



Staff Report

Public Hearing: **June 26, 2018**

Petition: **Petition 11301**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District

Town/sect:
YORK, Section 7

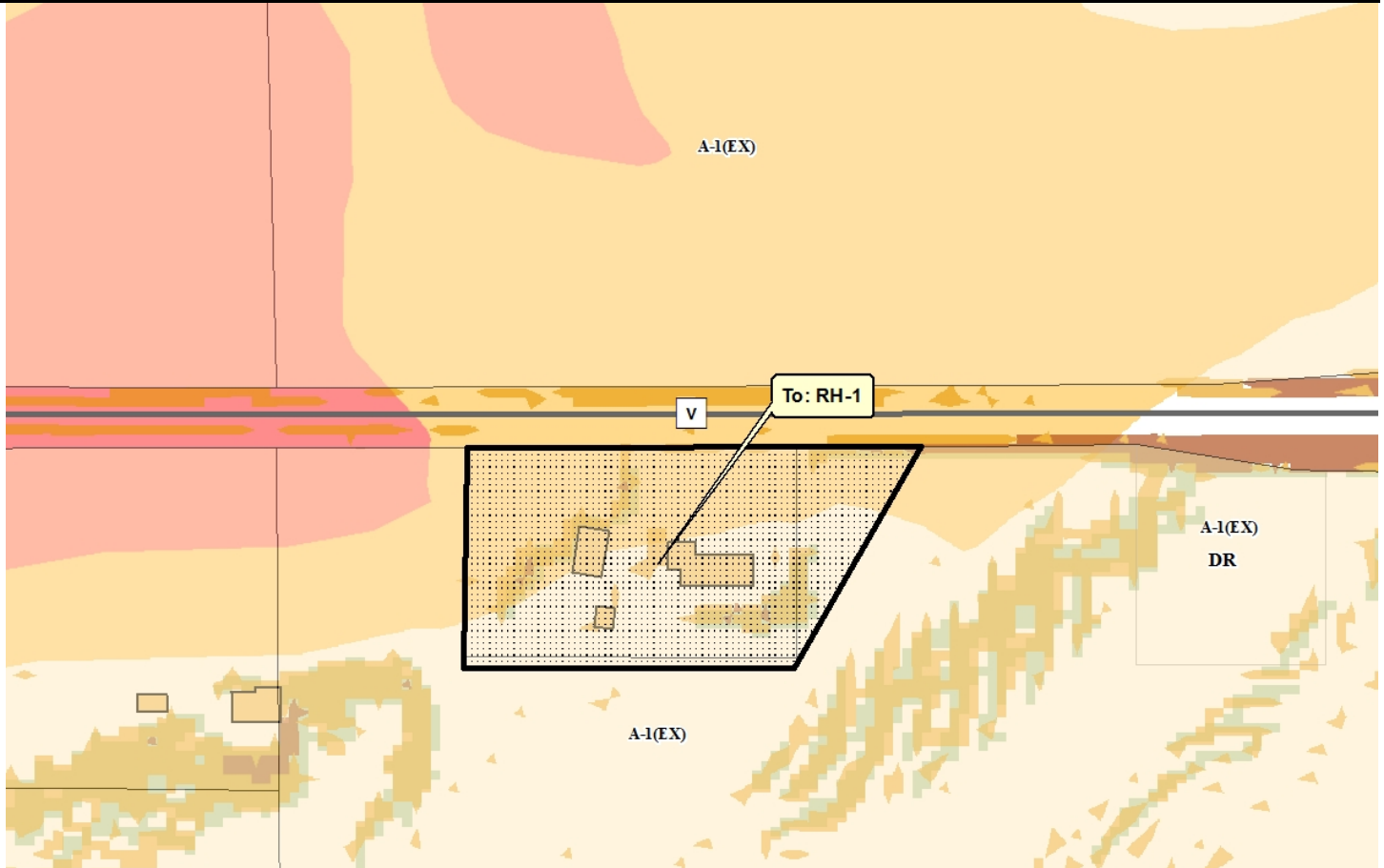
Acres: 2.1
Survey Req. Yes

Applicant
RUBEN J CHRISTIAN

Reason:
Shifting of property lines between adjacent land owners

Location:
1427 COUNTY HIGHWAY V

Zoning and Land Regulation Committee



DESCRIPTION: The applicant wishes to expand the size of the existing 1.74 acre (net) residential parcel by adding an additional ~0.35 acres to the property. The revised parcel would be 2.1 net acres and be zoned in the RH-1 district, and a new Certified Survey Map will be recorded to establish the new lot boundaries.

OBSERVATIONS: The land being added to the proposed RH-1 lot is not being cropped. No sensitive environmental features observed.

TOWN PLAN: The subject property is in the *Agricultural Preservation* district of the town of York Comprehensive Plan.

COUNTY HIGHWAY: County Hwy V is not a controlled access highway. No new access points will be permitted.

RESOURCE PROTECTION: There are no areas of resource protection corridor on the subject property.

STAFF: The proposal will add a small area of non-agricultural land to the existing residential property. The proposal is consistent with the town and county comprehensive plans.

TOWN: Approved.