



Staff Report

Public Hearing: **February 23, 2016**

Petition: **Rezone 10940**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District

Town/sect:
Vienna Section 09

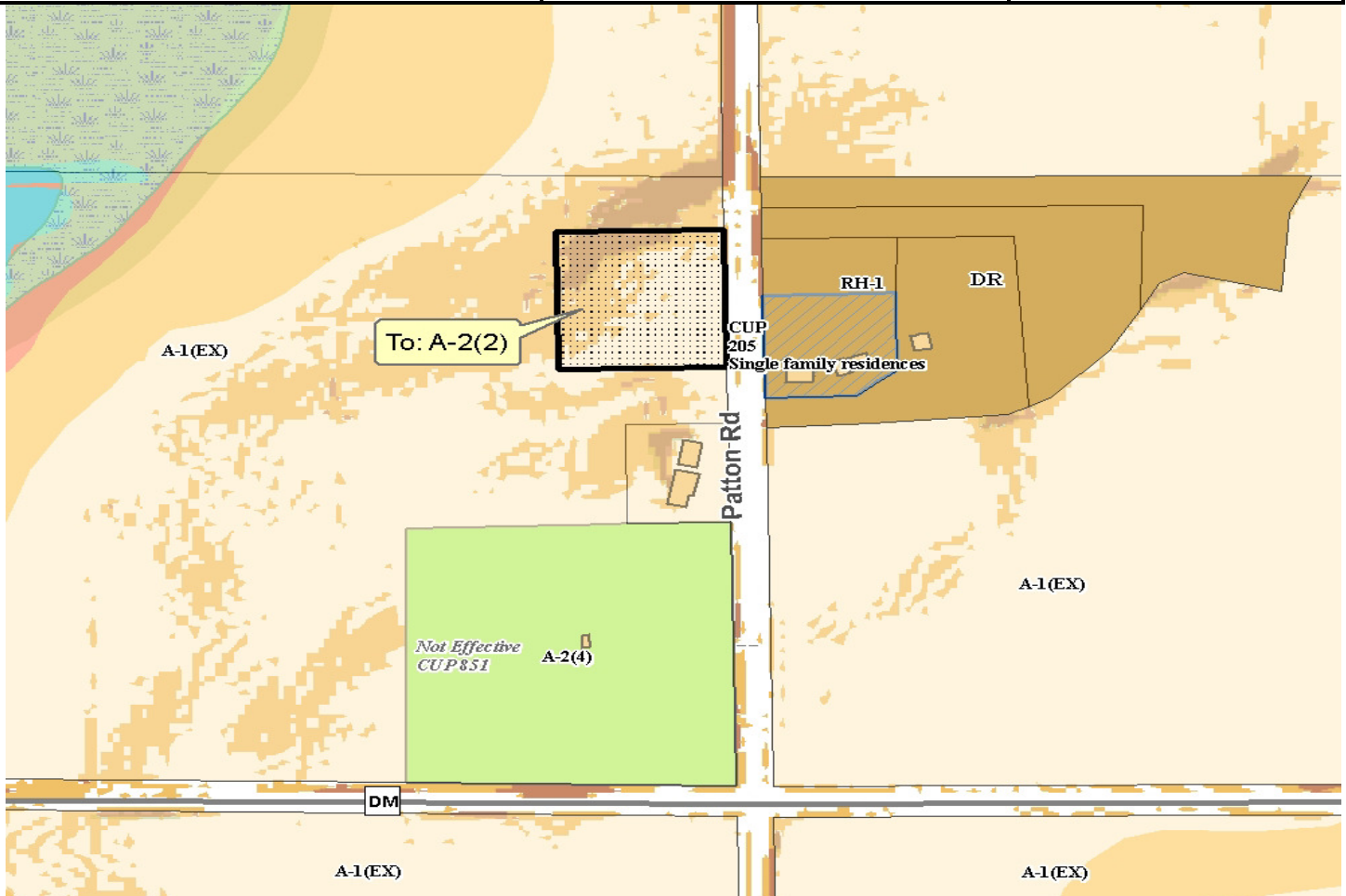
Acres: 2
Survey Req. Yes

Applicant
Donald A Hahn

Reason:
Creating one residential lot

Location:
7605 Patton Road

Zoning and Land Regulation Committee



DESCRIPTION: The petitioner would like to create a residential lot on the 197-acre farm.

OBSERVATIONS: The area is fully wooded. There are slopes exceeding 20% grade along the northern boundary. No sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The original ~340 acre Hahn farm remains eligible for 4 possible splits under the town density policy. If the petition is approved, it appears 3 possible splits will remain available to the original farm unit.

RESOURCE PROTECTION: The proposed lot is located outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved conditioned upon the balance of a 75-acre portion of property be deed restricted to prohibit future residential building sites. (Parcels 090-091-8000-9 and 0909-091-8500-4)