



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **October 23, 2018**

Petition: **Petition 11348**

Zoning Amendment:
**R-1 Residence District TO R-1A
Residence District, R-1A
Residence District TO R-1
Residence District**

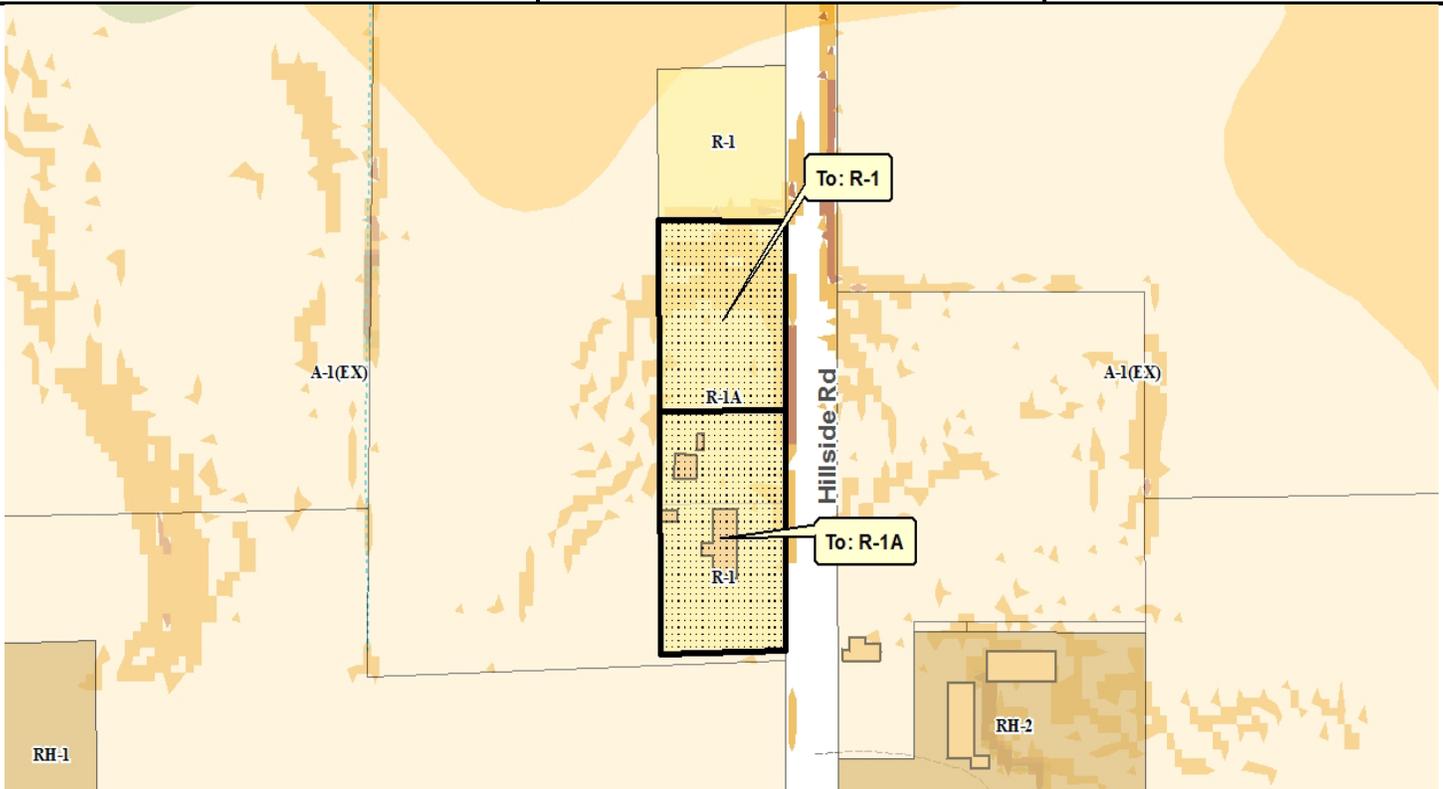
Town/sect:
ALBION, Section 14

Acres: 0.69,0.81
Survey Req. Yes

Applicant
KAREN A MCWILLIAM

Reason:
Creating two residential lots

Location:
983 HILLSIDE ROAD



DESCRIPTION: Applicant owns two existing lots of record and proposes to adjust the boundary between the two lots. One residence currently exists. A new residence is proposed to be built on the northerly R-1 zoned lot.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The subject property consists of two legal lots of record which were created prior to the adoption of the county's land division regulations in 1970. Each lot is eligible for use as a building site under the town plan. The proposed rezoning and Certified Survey Map will allow the modification of lot boundaries between the two existing ownership lots. The proposal is consistent with town plan policies.

TOWN: The Town Board approved the petition with no conditions.