



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Zoning Amendment:

A-2 Agriculture District and RH-2 Rural Homes District to A-4 Agriculture District and RH-1 Rural Homes District

Acres: 13.98, 5.52, 3.68

Survey Req. Yes

Reason:

Shifting of property lines between adjacent land owners

Petition: **Rezone 10760**

Town/sect:

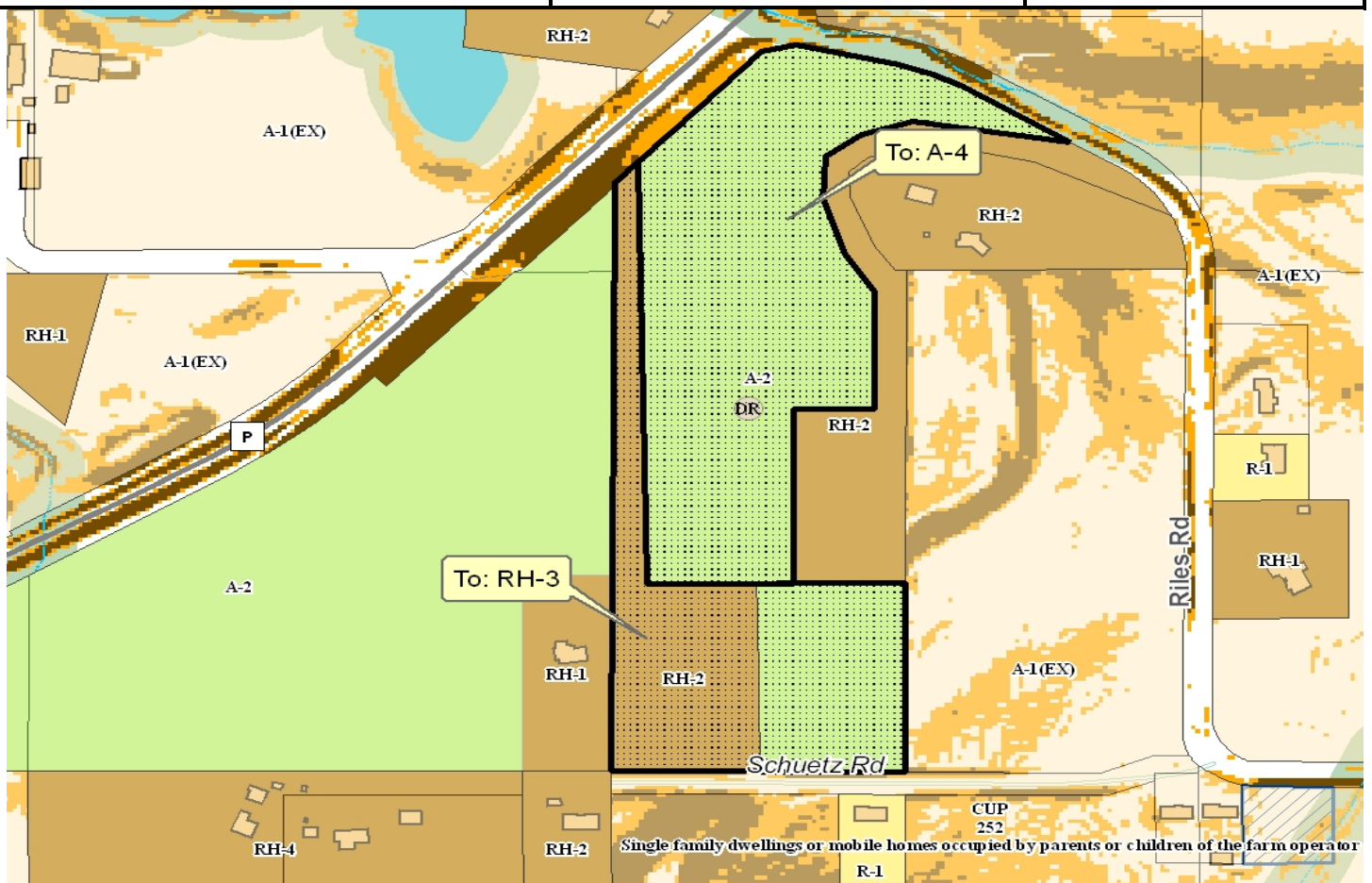
**Springfield
Section 19**

Applicant

Jeffrey J Pongratz

Location:

7671 Riles Road



DESCRIPTION: Land to be added to existing residential lot from adjacent landowner, specifically, part of the A-2 parcel will be transferred to the RH-2 parcel.

OBSERVATIONS: A-2 property is deed restricted against residential development. The RH-2 parcel already contains an existing home. The proposed changes have no density implications.

TOWN PLAN: The property is in the Agricultural preservation district.

RESOURCE PROTECTION: No resource protection corridors are affected by this proposal.

STAFF: There is an existing home on proposed RH-3, no density implications. The deed restricted A-2 parcel will now be A-4. Since the A-4 district does not permit any form of residential development, there's no need to require another deed restriction prohibiting residential development.

10/28 ZLR: Postponed due to no town action.

TOWN: Approved with no conditions.