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ZONING BOARD
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LAND USE BUREAU – MEMORANDUM

Date: February 28, 2014

To: Randal Skigen, President
Board of Representatives

From: Norman F. Cole, Land Use Bureau Chief *NC*

Re: Petition Opposing Zoning Map Change, Saddle Rock Road

On February 11, 2014, the Land Use Bureau transmitted a petition, pursuant to Section C6-40-5 of the Charter, opposing a zoning map change from R-20 to RA-1 for six properties on Saddle Rock Road – Zoning File #213-33, submitted by Karen Murphy on February 7, 2014.

At the request of the Board of Representatives Office, the referral was expedited with a brief memo and limited information transmitted on February 11, 2014, followed by separate delivery of the staff report and full record of the Zoning Board decision on Friday, February 14, 2014. As a result, the February 11, 2014 transmittal memo was separated from the staff report and materials constituting the written findings, recommendations and reasons supporting the Zoning Board's decision.

I wish to supplement the transmittal memo of February 11, 2014 by citing the documents contained within the Zoning Board record constituting the findings and reasons for the Zoning Board's decision. These documents include:

1. Staff Report, dated November 26, 2013, prepared by David Woods, Principal Planner
2. Planning Board referral memo, dated November 26, 2013, signed by Theresa Dell, Chair
3. Memorandum, dated January 6, 2014, signed by Kari L. Olson, Esq.

The principal reason for approval of the zoning map amendment, paraphrasing the Staff Report, is to comply with Coastal Area Management policies and related federal floodplain management policies, by considering in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property of future development from such hazards. The six affected properties on Saddle Rock Road are located in a high hazard coastal flood zone and the proposed rezoning from R-20 to RA-1 will lower residential density. The rezoning will also facilitate the elevation of structures to comply with FEMA standards and decrease the risk of damage and loss of property.

Planning Board Agenda & Minutes

November 19, 2013

Zoning Board Agenda & Minutes

December 2, 2013

January 6, 2014

Decision Approval January 27, 2014

Certificate of Decision

Effective February 12, 2014