
ZONING BOARD OF ADJUSTMENT STAFF MEMO

Meeting

Date: February 22, 2022

To: Chairman and Members of the Zoning Board of Adjustment

From:

Subject: Request for variance at 813 N. Payne – 10' front yard setback to the north and 10' back yard setback to the south.

Purpose:

Conduct a public hearing for a requested variance from the minimum front yard setback adjacent to street requirement of twenty-five (25') feet and a variance from the minimum rear yard setback requirement of fifteen (15') feet for the property 813 N. Payne, Breckenridge, Texas.

Existing Condition of Property:

Vacant lot.

Adjacent Existing Land Uses and Zoning:

North: Residential home – Zoned R-1

South: Vacant lot – Zoned R-1

East: Vacant lot – Zoned R-1

West: Residential home – Zoned R-1

Development Review Analysis:

The property owner at 813 N. Payne is wanting to build a house and garage at this location. Property owner needs more room to build the required 1,000 minimum square foot home. The proposed request would leave a fifteen (15') feet setback in the front yard and a five (5') feet setback in the rear yard.

Staff

Staff Recommendation:

City staff forwards this request for your consideration.

Attachments:

Site plan (Greg said he would have it here tomorrow 2/18)

BA request

Aerial view map

Proposed floor plans