



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a requested variance on the East Side setback at 603 W. 7th

Department: Administration

Staff Contact: Cynthia Northrop

Title: City manager

BACKGROUND INFORMATION:

The property owners at 603 W. 7th have requested a variance to the setback on their property. Ordinance requires a 5' side yard setback. The current location of the mobile home is 1'4" from the east side property line vs. the required 5' from the property line established.

The property was purchased by the owners after it had been placed in the current location which was approved by Code Enforcement at the time based on the fence line. Since then, the property owners at 601 W. 7th have obtained a survey that shows the fence line is not on the property line. This now makes the mobile home closer to the property line than the 5' required.

This item has been brought to the Board of Adjustments on 2 different occasions and a satisfactory vote has not been established to either deny or approve this variance. A concurrent vote of at least 4 members of the board is required to authorize a variance from the terms of a zoning ordinance according to Sec. 2-30 (h) of the City Charter.