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## ZONING BOARD OF ADJUSTMENT STAFF REPORT

**Meeting**

**Date:** March 26, 2024

**To:** Chairman and Members of the Zoning Board of Adjustment

**From:** Cynthia Northrop

**Subject:** Request for variance at 603 W. 7<sup>th</sup>

**Purpose:**

Conduct a discussion and any necessary action for a requested variance on the east side setback at 603 W. 7<sup>th</sup>. The property owner has recently purchased a mobile home that was set on this property back in 2021. The mobile home was set too close to the east property line. According to city of Breckenridge ordinance Article III, Section 2-30(h), the decision of the board requires concurring votes of at least four board members to authorize a variance.

**Existing Condition of Property:**

The property currently consists of a mobile home that was set back in 2021. It was placed too close to the east side property line. Our ordinance requires a 5' side yard setback.

**Adjacent Existing Land Uses and Zoning:**

North: Mobile home – Zoned R4

South: Multi-family dwelling – Zoned R4

East: Single family home – Zoned R4

West: Single family home – Zoned R4

**Development Review Analysis:**

The owner is requesting to accommodate the current location of the mobile home, which is 3'8" from the east property line vs. the required 5' from property line as established in our ordinance.

**Staff Recommendation:**

City staff forwards this request for your consideration.

**Attachments:**

BA request application

Aerial view map