
ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: February 27, 2024
To: Chairman and Members of the Zoning Board of Adjustment
From: Cynthia Northrop
Subject: Request for variance at 603 W. 7th

Purpose:

Conduct a discussion and any necessary action for a requested variance on the east side setback at 603 W. 7th. 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. This request was tabled at last month's meeting on January 22, 2024.

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 1'4" 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