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## ZONING BOARD OF ADJUSTMENT STAFF REPORT

**Meeting**

**Date:** November 18, 2024  
**To:** Chairman and Members of the Zoning Board of Adjustment  
**From:** Cynthia Northrop  
**Subject:** Request for variance at 1104 W. 4<sup>th</sup>

**Purpose:**

Conduct a discussion and any necessary action for a requested variance on the rear and front setbacks at 1104 W. 4<sup>th</sup>.

**Existing Condition of Property:**

The property is currently a vacant lot.

**Adjacent Existing Land Uses and Zoning:**

North: single family home – Zoned R4  
South: metal shop – Zoned R4  
East: vacant lot – Zoned R4  
West: single family home – Zoned R4

**Development Review Analysis:**

The property owner has requested a variance on the rear and front setbacks on his property located at 1104 W. 4<sup>th</sup> – Rosewell Addition, Block 11, Lot 4, in Breckenridge, Texas 76424. The property owner plans to buy a 1,216 square foot mobile home to place on this 5,130 square foot lot. This lot does not allow the required 25 feet rear and front setbacks. The property owner is asking for a variance from the required 25 feet rear setback to be 10 feet, which is a variance of 15 feet. He is also asking for a variance from the required 25 feet setback in the front to be 22 feet, which is a variance of 3 feet.

**Staff Recommendation:**

City staff forwards this request for your consideration.

**Attachments:**

BA request application  
Aerial map  
200' property owner map