



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding a requested variance on the front setback at 1105 W. Lindsey.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

Background INFORMATION:

The property owner has requested a variance on the front setback of his property located at 1105 W. Lindsey –Felton’s Third Addition, Block 1, Lot 2, E/30 of 3, in Breckenridge, Texas 76424. The property owner would like to install a 12 X 20 carport and this length exceeds what the city ordinance allows. The property owner is asking for a variance from the required 25 feet front setback, requesting the setback to be 10 feet, which is a variance of 15 feet.

Review of Variance Criteria: Conditions to meet (sec.. 2-32 of the Code of Ordinances)

In order to grant a variance, the board of adjustment **must** make specific, written findings that **all** of the following conditions have been met:

1. There are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the zoning ordinance would:
 - a. Deprive the applicant of the reasonable use of the property
 - b. Create an unnecessary hardship in the development of the property
2. That such circumstances or conditions are not
 - a. Self-imposed
 - b. Not based solely on economic gain or loss
 - c. Do not generally affect most properties in the vicinity of the property
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.