

Board of Adjustment
Resolution BOA 01-2016

**A Resolution Granting a Variance for a Replacement Mobile Home
at 365 Browning Avenue, Ignacio, Colorado**

WHEREAS, Mr. Tom Atencio is the rightful and proper owner of the property located at 365 Browning, Ignacio Colorado, (Subject Property) which is zoned R-2; and

WHEREAS, Mr. Atencio and Connie Herrera have submitted an application to replace the existing 50 year old (52'x20') double wide mobile home with a new 2016 (56'x32') double wide mobile home; and

WHEREAS, the Town of Ignacio denied the application in accordance with the allowed uses for R-2 zoning, and the applicants have applied for a variance; and

WHEREAS, a Board of Adjustment hearing was scheduled in accordance with the Town of Ignacio Land-Use Code and notices of the hearing were sent to property owners within a 100' radius of the subject property; and

WHEREAS, the Board of Adjustments conducted a public hearing on July 27, 2016, and the variance request was discussed with the applicants, the public, and staff.

NOW THEREFORE, LET IT HEREBY BE RESOLVED THAT THE VARIANCE REQUEST FOR THE REPLACEMENT OF THE EXISTING MOBILE HOME LOCATED AT 365 BROWNING WITH A NEW MOBILE HOME IS GRANTED BASED ON THE BELOW FINDINGS AND CONDITIONS:

1. The Subject Property currently has an allowed mobile home and the replacement of the existing mobile home with a new 2016 mobile home will be a substantial improvement.
2. The residential properties immediately adjoining the Subject Property both have mobile homes.
3. No negative comments were presented by the public or noticed neighbors.
4. The applicant will install the new mobile home on a permanent foundation, and will meet all other development and building code requirements.

PASSED AND APPROVED THIS 27TH DAY OF JULY, 2016.

Attest:

Larry Tucker
Chairman, Board of Adjustment

Town of Ignacio