

Sheridan City Board of Adjustments  
Decision

At the July 14, 2011 meeting of the Sheridan City Board of Adjustments, the following item was heard at an advertised public hearing and voted on by a quorum of members.

Grantor: City of Sheridan  
Grantee: Greg and Elizabeth Hansen

Consideration of VAR 6-11-2159: 925 Arlington Blvd.; a variance request from the 20' front yard setback requirement for an R-2 Residential District to allow a 0' front yard setback due to steep slopes. OConner Subdivision, Lot 3B

This request was granted.

The motion of the Board of Adjustments approves a variance request from the 20' front yard setback requirement for an R-2 Residential District to allow a 0' front yard setback with the following conditions to be met:

1. The City must approve the final site plan
2. It must have an engineered foundation plan
3. The site drainage will be based on the geotechnical report.

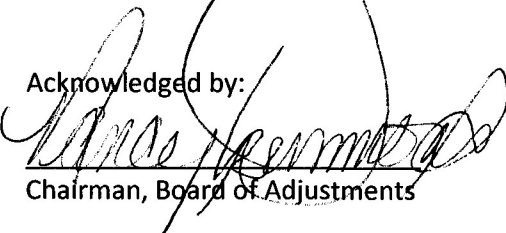
Findings for this request were as follows:

1. It is an appropriate improvement on the lot which has exceptional geographical and topographical conditions that it cannot be improved without this variance.
2. The city engineer must be satisfied with the site and foundation design so that it doesn't decrease the stability of the slope.

Conclusions of Law:

1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-605.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-605, Wyoming Statutes.

Acknowledged by:

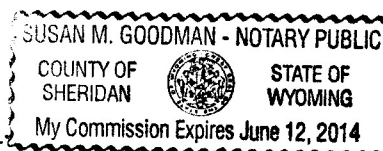
  
Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 16 day of August, 2011.

Witness my hand and official seal.

Susan M. Goodman

My commission expires \_\_\_\_\_



STATE OF WYOMING  
COUNTY OF SHERIDAN