

Goodman Lot Size VARIANCE

V-19-006

The Board of County Commissioners ("BOCC") held a public hearing on December 17th, 2019, regarding the application of Casey & Susan Goodman ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated December 17th, 2019, heard public comment, and considered written comments.

1. Applicant is requesting a Variance from Section 9.B. Minimum Lot Area of the Zoning Regulations to allow the creation of 2, 2-acre lots in the Groundwater Protection Area from a current 4.17-acre parcel.
2. The property for which the Variance is requested consists of approximately 4.17-acres, lies within the Urban Residential zoning district, has a physical address of 6811 Big Horn Avenue and 6868 Coffeen Avenue, and is located in:

A portion of Lot 17, Roberts Subdivision.

3. After holding a public hearing on December 5th, 2019, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the Variance with the following 1 condition:
 - a. That prior to any division of the existing parcel, the requisite subdivision permit be approved by Sheridan County with each new lot containing at least 2-acres.

THE BOCC HEREBY FINDS AS FOLLOWS:

4. Applicant properly applied for a Variance, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The use is already allowed within the zoning district.
6. The Variance is not contrary to the public welfare.
7. Special conditions do exist on the property.
8. A literal enforcement of the regulation would result in an unnecessary hardship.
9. The proposed Variance would promote the public health, safety, morals and general welfare.

NOW THEREFORE, THE BOCC HEREBY GRANTS the Variance to allow the creation of 2, 2-acre lots in the Groundwater Protection Area from a current 4.17-acre parcel with the following condition:

10. That prior to any division of the existing parcel, the requisite subdivision permit be approved by Sheridan County with each new lot containing at least 2-acres.

DATED: Jan 2, 2020.

Pursuant to W.S. 16-3-114 and Rule 12 of the Wyoming Rules of Appellate Procedure, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.

**BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING**

BY:

Nick Siddle
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 2nd day of January, 2020
by Nick Siddle, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Elleen M. Evers
Notary Public

