

Levi Lot Size VARIANCE

V-21-006

The Board of County Commissioners ("BOCC") held a public hearing on February 15, 2022, regarding the application of Robert & Sheryl Levi ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated February 15, 2022, heard public comment, and considered written comments.

1. Applicant is requesting a Variance from Section 10.B. Minimum Lot Area of the Zoning Regulations to allow the reduction of an approximately 0.53-acre parcel by 3,303 square feet.
2. The property for which the Variance is requested consists of approximately 0.53 acres, lies within the Agricultural zoning district, and is located in:

Tract 19 of Helsberg Subdivision.

3. After holding a public hearing on February 3, 2022, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the Variance with the following 1 condition:
 - a. That proper documentation is provided to the county as per the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* for the proposed boundary line adjustment.

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 reduction of an approximately 0.53-acre parcel by 3,303 square feet with the following 1 condition:

10. That proper documentation is provided to the county as per the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* for the proposed boundary line adjustment.

DATED: March 28, 2022.

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: Jonnie J. Wright
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 28th day of March, 2022
by Lonnie J. Wright, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Eileen M. Evers
Notary Public

