

Sheridan City Board of Adjustments
Decision

At the April 14, 2005 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: William G. & Laurel M. Hanewald

VAR 05-02, 256 West 8th, a request for a variance from Appendix B Section 10 of City Code requiring a garage to be completely on back half of a residential lot. The detached garage to be built partially on the front half of a lot 65.5 feet from the property line.
Lot 5, 6, and 7, Block 8, Sheridan Land Company's Addition.

This request was granted.

The motion by the Board of Adjustments allows William Hanewald a request for a variance from Appendix B, Section 10 of City Code requiring a garage to be completely on back half of a residential lot. The detached garage will be built partially on the front half of a lot 65.6 feet from the property line given the following findings:

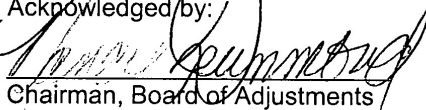
Findings for this request were as follows:

1. There is a permitted well roughly 95 feet back on the property. Nothing can be developed on top of it.
2. The proposed garage meets all other setback requirements, and is to be located 65.6' from the 8th Street property line.
3. The requirement that accessory buildings should be placed on the back half of the lot in all cases may not be appropriate, and may actually cause some detrimental effects.

Conclusions of Law:

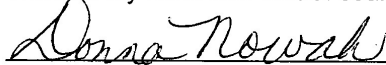
1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-605.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-605, Wyoming Statutes.

Acknowledged by:


Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 6 day of July, 2005.

Witness my hand and official seal.



My commission expires 5-2-09.

STATE OF WYOMING
COUNTY OF SHERIDAN

I hereby certify that the above instrument was filed for record in my office at _____ o'clock _____, 2005 and recorded in Plat Book number _____ on Page number _____.

513167 VARIANCE
BOOK 465 PAGE 0190
RECORDED 07/08/2005 AT 01:00 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

