

Sheridan City Board of Adjustments  
Decision

At the February 10, 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: Woodland Park LLC

Consideration of VAR 1-11-2046: Patio Homes at Woodland Park; a variance request from the 5' side yard setback requirement for an R-3 Residential District to allow a zero (0) side yard setback for duplex construction on 5.5 acres. Patio Homes @ Woodland Park, lots 1-36.

This request was granted.

The motion of the Board of Adjustments approves a variance request from the 5' side yard setback requirement for an R-3 Residential District to allow a zero (0) side yard setback for duplex construction of 5.5 acres with the following conditions.

1. The variance would apply to all lots in the subdivision and all other setback requirements are to be followed.
2. All dwellings use a single common road.
3. Approval of the Subdivision by City Council.

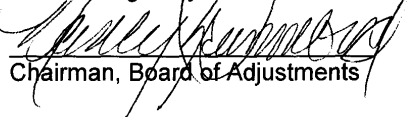
Findings for this request were as follows:

1. Granting a variance from side yard setback requirements is preferable to creating a Planned Unit Development solely for a single variance request.
2. Granting the variance is not contrary to the public interest, and is in harmony with the spirit of the zoning ordinance, as long as the property owner complies with other aspects of the zoning ordinance.

Conclusions of Law:

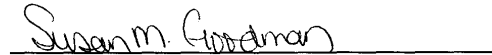
1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-605.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-605, Wyoming Statutes.

Acknowledged by:

  
Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 8 day of June, 2011.

Witness my hand and official seal.



My commission expires June 12, 2014.



STATE OF WYOMING  
COUNTY OF SHERIDAN

I hereby certify that the above instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_, 2011 and recorded in Plat Book number \_\_\_\_\_ on Page number \_\_\_\_\_.

**NO. 2011-690794 VARIANCE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN - PLANNING P O BOX 848  
SHERIDAN WY 82801