

Sheridan City Board of Adjustments
Decision

572912 VARIANCE
BOOK 485 PAGE 0033
RECORDED 05/02/2007 AT 01:20 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CL

At the March 8, 2007 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: Rob Bernard

1. VAR 07-02, 450 S. Thurmond St.; a request for a variance reducing the rear setback requirement for lot from 20 feet to 15.5 feet and the public street setback for the southern property line from 25 feet to 23.5 feet. Residence Hill, Block 9, East 129' of Lot 6.

This request was granted.

The motion by the Board of Adjustments allows Mr. Bernard a variance reducing the rear setback requirement for lot from 20 feet to 15.5 feet and the public street setback for the southern property line from 25 feet to 23.5 feet with the following findings:

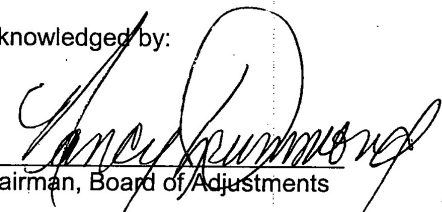
Findings for this request were as follows:

1. The original home was constructed 40.7 feet from the western property line. Given the lot topography and architectural character of the home and surrounding houses, an attached garage on the front of the home is undesirable.
2. Although it would not meet the requirements of an R-1 district, a 15 foot rear yard setback is in harmony with the rear yard requirements of the R-3 Residence district.
3. The proposed garage addition would be further from Kilbourne Street than the existing home.

Conclusions of Law:

1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-606, Wyoming Statutes.

Acknowledged by:


Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 27 day of April, 2007.

Witness my hand and official seal.

Susan M. Goodman

My commission expires June 12, 2010.

STATE OF WYOMING
COUNTY OF SHERIDAN

I hereby certify that the above instrument was filed for record in my office at _____ o'clock _____, 2007 and recorded in Plat Book number _____ on Page number _____.

