



Crow Lot Size VARIANCE

V-19-003

The Board of County Commissioners ("BOCC") held a public hearing on September 3, 2019, regarding the application of Chris and Megan Crow ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated September 3, 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 a 2-acre lot in the Groundwater Protection Area.
2. The property for which the Variance is requested consists of approximately 10 acres, lies within the (A) Agricultural zoning district (Rezone application is currently being considered), has a physical address of 304 Big Goose Road (State Hwy 331), and is located in:

Lot C, Guy Wood Ranch Subdivision.

3. After holding a public hearing on August 1, 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 approval of this variance application, Lot C Guy Wood Ranch Subdivision, first be rezoned by the county from (A) Agricultural to (RR) Rural Residential.

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 a 2-acre lot in the Groundwater Protection Area. The condition was removed due to the Rezone application being approved prior to this item being heard.

DATED: 10/16, 2019.

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:



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BOOK: 583 PAGE: 729 FEES: \$0.00 SM APPROVAL - BOCC
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 16th day of October, 2019
by Tom Bingley, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Eileen M. Evers
Notary Public

