

**Story Community Library VARIANCE**

**V-21-005**

The Board of County Commissioners ("BOCC") held a public hearing on February 15, 2022, regarding the application of Story Community Library, Inc. ("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 12.B. Minimum Lot Area of the Zoning Regulations to allow the reduction of a 0.41-acre residential parcel to 0.23 acres.
2. The property for which the Variance is requested consists of approximately 0.41 acres, lies within the Commercial 2 zoning district, has a physical address of 22 North Piney Road, and is located in the:

SW¼SW¼, Section 8, T53N, R83W.

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 prior to the proposed boundary line adjustment, documentation be provided to the county that assures both access and sanitary sewer easements to the residence have been properly executed.

**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 a 0.41-acre residential parcel to 0.23 acres with the following condition:

10. That prior to the proposed boundary line adjustment, documentation be provided to the county that assures both access and sanitary sewer easements to the residence have been properly executed.

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**

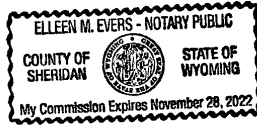
BY:

Lonnie J. Wright  
Chairman

STATE OF WYOMING )  
 )  
County of Sheridan )

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

Elleen M. Evers  
Notary Public



**NO. 2022-777362 VARIANCE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY PLANNING