

Barnes Lot Size VARIANCE

V-21-002

The Board of County Commissioners ("BOCC") held a public hearing on June 15, 2021, regarding the application of Robert & Bronwyn Barnes ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated June 15, 2021, 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 1.15-acre parcel to 0.53 acres.
2. The property for which the Variance is requested consists of approximately 1.15 acres, lies within the Commercial 2 zoning district, has a physical address of 36 North Piney Road, and is located in the:

Ponderosa Subdivision, Lot 112 and Lot 126

3. After holding a public hearing on June 3, 2021, 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 between the applicant's parcels, documentation be provided to the county that assures all small wastewater components associated with the residence on proposed Tract A are situated appropriately.

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 1.15-acre parcel to 0.53 acres with the following condition:

10. That prior to the proposed boundary line adjustment between the applicant's parcels, documentation be provided to the county that assures all small wastewater components associated with the residence on proposed Tract A are situated appropriately.

DATED: July 22, 2021.

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.

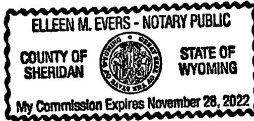
**BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING**

BY: Nick Siddle
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 22nd day of July, 2021
by Nick Siddle, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Eileen M. Evers
Notary Public



NO. 2021-771160 VARIANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
COUNTY PLANNING