

Sheridan City Board of Adjustments
Decision

At the April 10, 2014 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: James W. Thompson

Consideration of PL-14-7: N. St. Gould Variance: a variance request from the accessory building requirement that it shall not be erected on the front one half of the lot, and may occupy not more than 30% of the rear yard and a variance from the R-3 Residence District 15' public street requirement, to be built 1 foot from the North Gould Street property line, for a carport on a double frontage lot, located at 1229 N. Gould Street, being the south 50' of Lot 8, Block 28, Sheridan Land Company 2nd Addition Amended.

This request was granted.

The motion by the Board of Adjustments approves a variance request from the accessory building requirement that it shall not be erected on the front one half of the lot, and may occupy not more than 30% of the rear yard and a variance from the R-3 Residence District 15' public street requirement, to be built 1 foot from the North Gould Street property line, for a carport on a double frontage lot, located at 1229 N. Gould Street.

Findings for this request were as follows:

1. The variance is not contrary to the public interest.
2. Owing to special conditions a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.
3. The spirit of the ordinance shall be observed and substantial justice done.

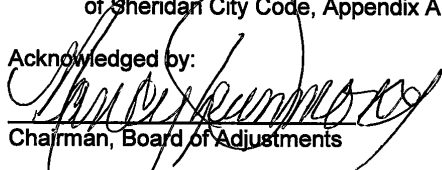
In determining that the variance is one that the Board is allowed to grant:

4. The variance is necessary to secure an appropriate improvement of a lot which has such exceptional geographical or topographic conditions that it cannot be appropriately improved without such variation.

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:

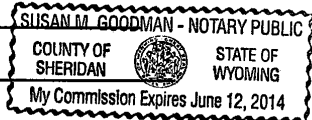

Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 28 day of May, 2014.

Witness my hand and official seal.

Susan M. Goodman

My commission expires _____



STATE OF WYOMING
COUNTY OF SHERIDAN



2014-712324 5/28/2014 4:19 PM PAGE: 1 OF 1
BOOK: 547 PAGE: 196 FEES: \$12.00 PK VARIANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2014-712324 VARIANCE

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