

**Sheridan City Board of Adjustment
Variance Decision**

On May 11, 2023 at 7:00PM, the City of Sheridan Board of Adjustment ("Board") held a meeting to consider the granting of a variance to Cove Court Manor LLC, as record owner of 1368 and 1386 Cove Ct.; Lots 6 and 7, Block 1, Hill Pond Subdivision Subdivision, to the City of Sheridan, Sheridan County, Wyoming (herein the "Property"). Said variance consisted of the following request made by the owner:

Consideration of PL-23-15; 1368 and 1386 Cove Ct., a variance request from the Hill Pond Subdivision plat requirement of a 5 foot side yard setback requirement to allow two twin homes to share a common wall and a variance from the plat requirement rear yard setback of 20 feet to allow new duplexes to be built 15 feet from the rear property line. PIN 56842140100601 and 568442140100600

The Board of Adjustment convened an advertised public hearing and voted on the matter of the variance by a quorum of members.

Persons in attendance and heard at the public meeting on the matter were:

- Ronald Elliott – owner

The property owner, as part of his application to the Board, submitted a packet of materials that included an application, proposed subdivision plat, and a letter of request.

Mr. Elliott testified at the public hearing that he hopes to build four units, 2 apartments and 2 studios. It is on a snow route so wants to have off street parking.

City Staff submitted a staff report for the October 13th hearing, which was considered by the Board of Adjustment in their review of the matter. The contents of the staff report and all other submittals referenced above, are incorporated herein by reference.

The request was for a variance request from the Hill Pond Subdivision plat requirement of a 5 foot side yard setback requirement to allow two twin homes to share a common wall and a variance from the plat requirement rear yard setback of 20 feet to allow new duplexes to be built 15 feet from the rear property line, and after full consideration of the evidence presented at the hearing, and the staff report, the application for a variance was denied.

In order for a variance to be granted by the Board, the following factors must be met (Sheridan City Code Appendix A §14.4):


1. Does the variance meet the criteria of variances the Board of Adjustments may grant?
2. The granting of the variance will not be contrary to the public interest.
3. The need for a variance is owing to special conditions and a literal enforcement of the Code will result in unnecessary hardship, and
4. The spirit of the Code is still observed and substantial justice done.

Conclusions of Law:

1. The request was in accordance with and met the criteria of the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-606 and 15-1-608.
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.

THEREFORE, the Board of Adjustment hereby denies the application for a variance as described in Planning Case File PL-22-15, 1368 and 1386 Cove Ct.

So decided by the Board of Adjustment following the hearing date of May 11, 2023:


Chairman, Board of Adjustment


STATE OF WYOMING

ss

COUNTY OF SHERIDAN

Signed before me on 19th day of June, 2023 by Nancy Drummond.

Witness my hand and official seal.


Notary public
My commission expires 06/12/2028.

