



Perdue Minimum Lot Area VARIANCE

V-17-004

The Board of County Commissioners ("BOCC") held a public hearing on February 20, 2018, regarding the application of Anne Perdue ("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 20, 2018, heard public comment, and considered written comments.

1. Applicant is requesting a variance from Section 10.B. Minimum lot area of the Zoning Regulations that would permit reducing the size of an existing 55.39-acre parcel by 20 acres while retaining the possibility of future residential use.
2. The property for which the Variance is requested consists of approximately 55.39 acres, lies within the Agricultural zoning district, and is located in the:

NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, T57N, R83W.

3. After holding a public hearing on February 1, 2018, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the Variance with the following condition:
 - a. The applicant will comply with provisions regarding *Boundary Line Adjustments* for Sheridan County.

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 reducing the size of an existing 55.39-acre parcel by 20 acres while retaining the possibility of future residential use with the following condition:

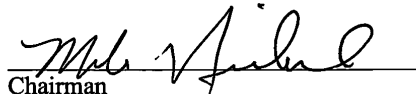
10. The applicant will comply with provisions regarding *Boundary Line Adjustments* for Sheridan County.

DATED: 6/14, 2018.

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:


Chairman



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BOOK: 575 PAGE: 324 FEES: \$0.00 SM APPROVAL - BOCC
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 14 day of June, 20 18
by Mike Nickel, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

A. Carroll

Notary Public

