

Sheridan City Board of Adjustment
Decision

At the March 10, 2016 meeting of the Sheridan City Board of Adjustment, the following item was heard at an advertised public hearing and voted on by a quorum of members.

Grantor: City of Sheridan
Grantee: Susan and Michael Hoy

Consideration of PL-16-4: A request for a variance to extend a commercial building which has existed for longer than five years (W.S. 15-1-608(b)(iii)), which is nonconforming by virtue of there being three different primary use structures on the same parcel. Brundage Place Tract 22

This request was granted.

The motion by the Board of Adjustment approves a request for a variance to extend a commercial building which has existed for longer than five years (W.S. 15-1-608(b)(iii)), which is nonconforming by virtue of there being three different primary use structures on the same parcel with the following findings:

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.

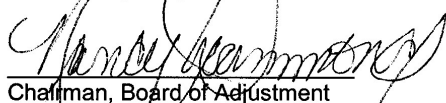
In determining that the variance is one that the Board is allowed to grant:

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.
5. The structure is a need and not a safety problem.

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 Adjustment

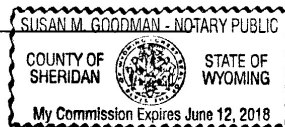
The foregoing instrument was acknowledged before me this 21 day of April, 2016.

Witness my hand and official seal.

Susan M. Goodman

My commission expires _____

STATE OF WYOMING
COUNTY OF SHERIDAN



2016-726292 4/25/2016 11:03 AM PAGE: 1 OF 1
BOOK: 559 PAGE: 418 FEES: \$12.00 SM VARIANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2016-726292 VARIANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN - PLANNING P O BOX 848
SHERIDAN WY 82801