

Sheridan City Board of Adjustments
Decision

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At the September 10, 2009 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: Amanda Turlington

VAR-8-09-1703, 1004 Burton Street, a variance request permitting (1) a front yard setback of five feet (5'), (2) the proposed building to be within the front one half of the lot, and (3) the building to be within the required visibility triangle all as depicted in the submittal survey (see Exhibit A attached). Located in Highland Park Addition, Block 6, Lot 6, Sheridan, Wyoming.

This request was granted.

The motion by the Board of Adjustments approves VAR-8-09-1703, 1004 Burton Street, a variance request permitting (1) a front yard setback of five feet (5'), (2) the proposed building to be within the front one half of the lot, and (3) the building to be within the required visibility triangle all as depicted in the submittal survey with the following condition:

All of the existing bushes within the right-of-way of Florence Avenue from the alley to the south of the subject property north to the existing concrete drive on the subject property be removed prior to receiving a certificate of occupancy for the proposed garage.

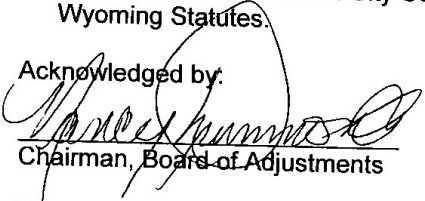
Findings for this request were as follows:

1. Not be contrary to public interest.
2. Not result in a literal enforcement of the provisions of the granting of variances which would result in an unnecessary hardship.
3. Result in the spirit of the variance ordinance being observed.
4. Result in substantial justice being done.

Conclusions of Law:

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.

Acknowledged by:

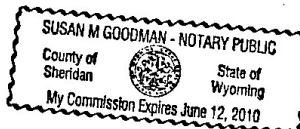

Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 21 day of October, 2009.

Witness my hand and official seal.

Susan M. Goodman

My commission expires _____



STATE OF WYOMING
COUNTY OF SHERIDAN

I hereby certify that the above instrument was filed for record in my office at _____ o'clock _____, 2009 and recorded in Plat Book number _____ on Page number _____.

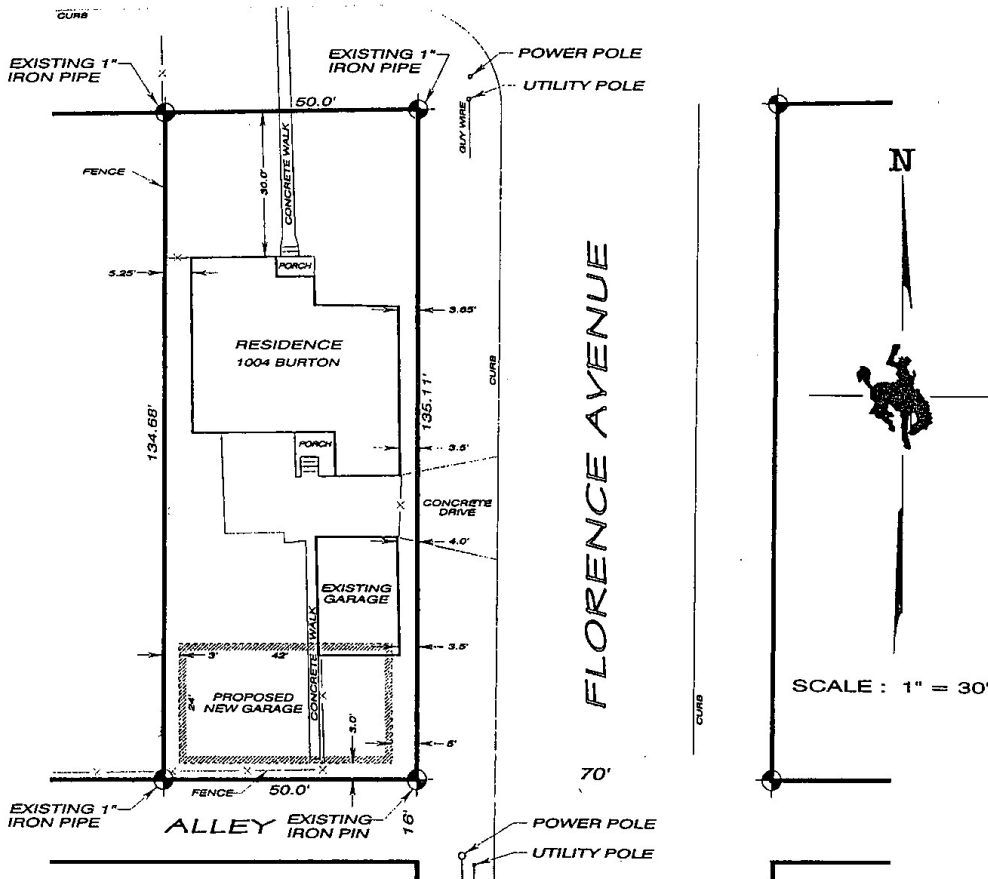
654360 VARIANCE
BOOK 510 PAGE 0090
RECORDED 10/22/2009 AT 10:45 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

Surveyor's Certificate

I, David L. Randall, a registered professional engineer and land surveyor in the State of Wyoming, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, or from surveys by others duly recorded as public record, or from existing monuments of surveys made by others of the parcel of land in the CITY of SHERIDAN, SHERIDAN COUNTY, State of Wyoming, and described as follows: LOT 6, BLOCK 6 of HIGHLAND PARK ADDITION to the TOWN now CITY of SHERIDAN

PROPERTY IS ZONED R-1

BURTON STREET



Street Number 1004 BURTON STREET, this property being situated on the SOUTH side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are wholly within the boundary lines of the above-described property.
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than 3.5 feet from any of the said boundary lines.
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have not been violated.
6. The front wall of the residence is 30.0 feet from the front lot line.
7. (a) This residence is not in the Flood Plain as designated by H.U.D.
OR
(b) This residence does not appear to be within the Flood Plain as designated by H.U.D. for the unincorporated areas of Sheridan County, Wyoming. However, no exact elevations for the Flood Plain in unincorporated areas are known and I disclaim the accuracy of the locations with reference to the Flood Plain in unincorporated areas of Sheridan County, Wyoming.
8. This certificate correctly represents all the data shown hereon.

SIGNED AND DATED at 1:00 P.M. this 11th day of March, 2009.



Randall Engineering Surveys

Wyoming Registration No. 3159 P.E. and L.S.

Exhibit A

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