

Sheridan City Board of Adjustments  
Decision

54

At the August 5, 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: Mark and Julie Weitz

1. Consideration of **VAR 5-09-1613** 504 S Thurmond.; A variance request for a new detached garage from the 25 foot front yard setback for an R-1 Residential District to allow a zero (0) front yard setback on Kilbourne St.; a variance from the three (3) foot side yard setback to allow a zero (0) side yard setback on the southern lot line side; and a variance from the requirement in any residence district that a detached private garage shall not be erected on the front one-half of the lot.  
Located in E 129' & N 32' of W 6.5' of E 135.5' Lot 10, Block 12, Residence Hill Addition, Sheridan, Wyoming.

This request was granted.

The motion by the Board of Adjustments approves a variance for a new detached garage located at 504 S. Thurmond, from the 25 foot front yard setback for an R-1 Residential District to allow a zero (0) front yard setback on Kilbourne St.; a variance from the three (3) foot side yard setback to allow a zero (0) side yard setback on the southern lot line side; and a variance from the requirement in any residence district that a detached private garage shall not be erected on the front one-half of the lot with the following condition:

The applicant is to start construction of the new garage within one (1) year of the date of approval (August 5, 2009).

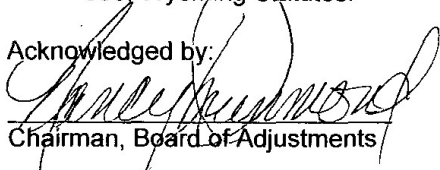
Findings for this request were as follows:

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:

1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14.
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.

Acknowledged by:

  
Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of Sept, 2009.

Witness my hand and official seal.

Susan M. Goodman

My commission expires June 12, 2010.



STATE OF WYOMING  
COUNTY OF SHERIDAN

I hereby certify that the above instrument was acknowledged before me at \_\_\_\_\_ o'clock \_\_\_\_\_, 2009 and recorded number \_\_\_\_\_.

651444 VARIANCE  
BOOK 509 PAGE 0054  
RECORDED 09/14/2009 AT 10:45 AM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK