

Sheridan City Board of Adjustments
Decision

At the April 14, 2005 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: Christopher Neal Uroszek

VAR 05-04, 1248 Val Vista St., to expand an existing nonconforming structure without violating side yard setback and construction of a 30x40 garage partially on the front portion of lot and be 14 feet from the 9th Street property line. The North 49 feet of Lot 1, Block 31, of the Amended Plat of Sheridan Land Company's Second Addition.

This request was granted.

The motion by the Board of Adjustments allows Mr. Uroszek to expand an existing nonconforming structure without violating side yard setback and construction of a 30x40 garage partially on the front portion of the lot and be 14 feet from the 9th Street property line given the following findings:

Findings for this request were as follows:

1. The proposed addition would bring the existing residence any closer to the alley, and would come no closer than 5 feet to the neighboring property line.
2. The proposed garage would meet the rear yard setback requirement, and, give the location of the existing home, is the only position where a detached garage could be constructed.
3. The residence currently on the property predates any zoning ordinance in the City of Sheridan. A substantial renovation and upgrade of this nature is not detrimental to the neighborhood, and may server to enhance the character of the neighborhood as well as property values of adjacent owners.

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.

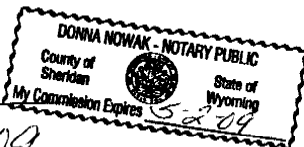
Acknowledged by:

[Signature]
Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 6 day of July, 2005.

Witness my hand and official seal.

Donna Nowak



My commission expires 5-2-09.

STATE OF WYOMING
COUNTY OF SHERIDAN

I hereby certify that the above instrument was filed for record in my office at _____ o'clock _____, 2005 and recorded in Plat Book number _____ on Page number _____.
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513168 VARIANCE
BOOK 465 PAGE 0191
RECORDED 07/08/2005 AT 01:00 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK