

Sheridan City Board of Adjustments
Decision

At the April 10, 2014 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: Stonemill Construction, LLC

Consideration of PL-14-05; 6th Ave East Variance: a variance request from the 25' front yard setback requirement for an B-1 Business District adjacent to a Residence District, to allow a 10' setback from the 6th Ave. East property line, located at 2727 Coffeen Ave. Lot 2 of Scotchman Subdivision.

This request was granted.

The motion by the Board of Adjustments approves a variance request from the 25' front yard setback requirement for an B-1 Business District adjacent to a Residence District, to allow a 10' setback from the 6th Ave. East property line, located at 2727 Coffeen Ave.

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.

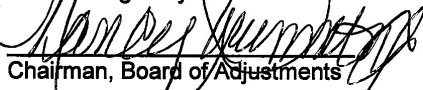
In determining that the variance is one that the Board is allowed to grant:

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.

Conclusions of Law:

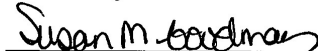
1. The request was in accordance with the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-605.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-605, Wyoming Statutes.

Acknowledged by:

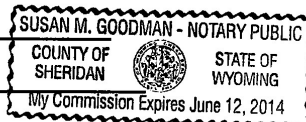

Chairman, Board of Adjustments

The foregoing instrument was acknowledged before me this 28th day of May, 2014.

Witness my hand and official seal.

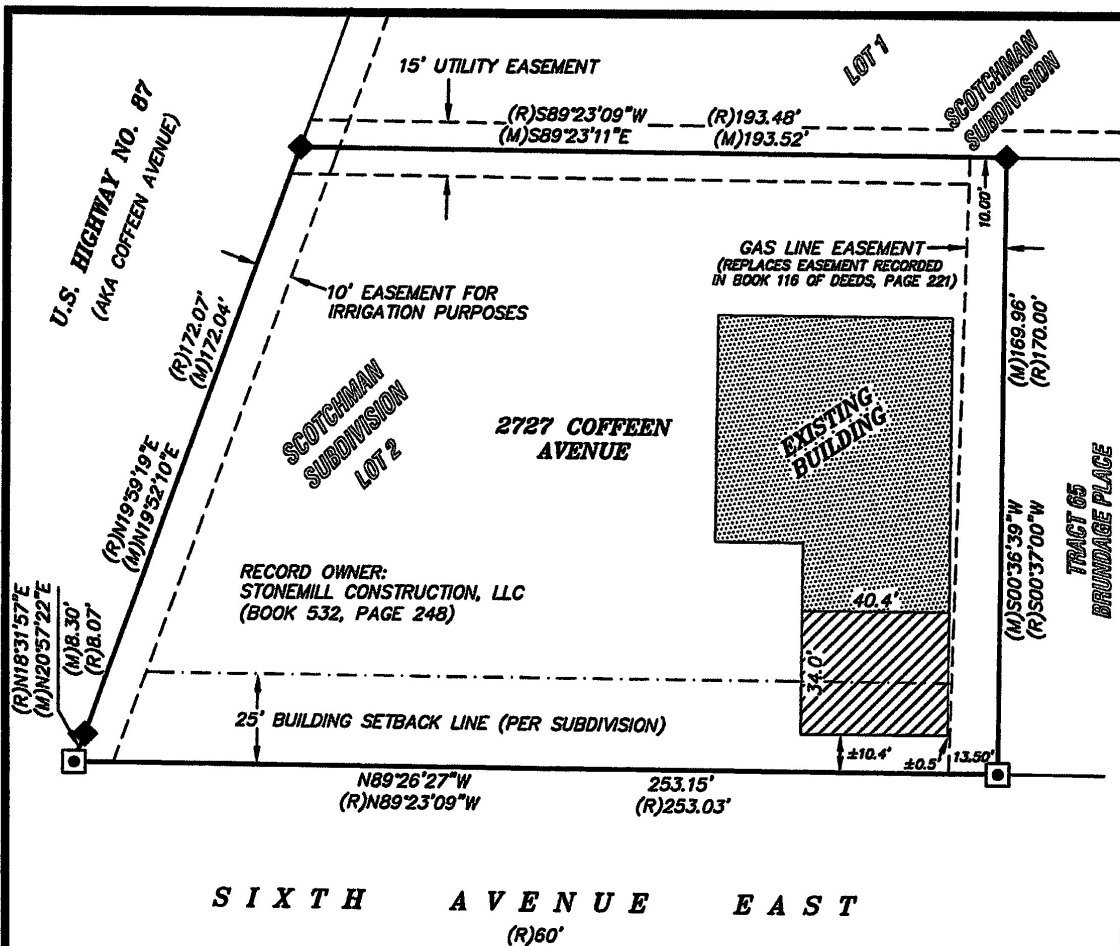


My commission expires _____



STATE OF WYOMING
COUNTY OF SHERIDAN





ZONED: B-1



SCALE: 1"=40'

BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

LEGEND:

- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- PROPERTY/DEED LINE
- LOT LINE
- - - EASEMENT LINE (WIDTH AND TYPE NOTED)
- - - BUILDING SETBACK LINE
- ▨ BUILDING ADDITION

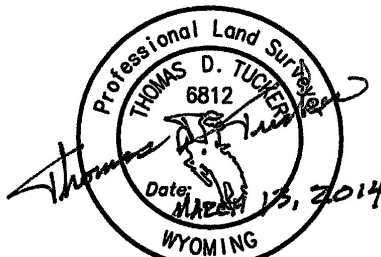
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RECORD OF SURVEY
 "EXHIBIT FOR VARIANCE"

CLIENT: STONEMILL CONSTRUCTION, LLC
 LOCATION: LOT 2, SCOTCHMAN SUBDIVISION, CITY
 OF SHERIDAN, SHERIDAN COUNTY, WYOMING



"PLAT IS VALID ONLY IF PRINT HAS
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2014-024
 DN: 2014-024D
 PF: T2007016
 MARCH 13, 2014

NO. 2014-712325 VARIANCE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 CITY OF SHERIDAN - PLANNING P O BOX 848
 SHERIDAN WY 82801