

Tift Lot Size VARIANCE

V-24-004

The Board of County Commissioners ("BOCC") held a public hearing on October 15, 2024, regarding the application of Jeff Tift ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated October 15, 2024, heard public comment, and considered written comments.

1. Applicant is requesting a Variance from Section 9.B. Minimum Lot Area of the Zoning Regulations to allow the reduction of an approximately 2.91-acre parcel to 2.41 acres in the (RR) Rural Residential District .
2. The property for which the Variance is requested consists of approximately 2.91 acres, lies within the Rural Residential zoning district and the Groundwater Protection Area, has a physical address of 163 North Piney Road, and is located in the:

NE1/4SE1/4 of Section 12, T53N, R84W

3. After holding a public hearing on October 3, 2024, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the Variance with the following 1 condition:
 - a. That proper documentation is provided to the county as per the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* for the proposed boundary line adjustment.

THE BOCC HEREBY FINDS AS FOLLOWS:

4. Applicant properly applied for a Variance, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The use is already allowed within the zoning district.
6. The Variance is not contrary to the public welfare.
7. Special conditions do exist on the property.
8. A literal enforcement of the regulation would result in an unnecessary hardship.
9. The proposed Variance would promote the public health, safety, morals and general welfare.

NOW THEREFORE, THE BOCC HEREBY GRANTS the Variance to allow the reduction of an approximately 2.91-acre parcel to 2.41 acres in the (RR) Rural Residential District with the following condition:

- a. That proper documentation is provided to the county as per the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* for the proposed boundary line adjustment.

DATED: 10/18, 2024.

Pursuant to W.S. 16-3-114 and Rule 12 of the *Wyoming Rules of Appellate Procedure*, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.

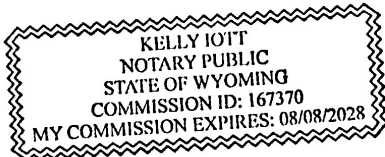
**BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING**



BY: *Nick Sidle*
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 18 day of October, 2024
by Nick Sidle, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.



[Signature]
Notary Public