

**Oxbow Setback VARIANCE**

**V-21-001**

The Board of County Commissioners ("BOCC") held a public hearing on May 18, 2021, regarding the application of Randal & Stacie Huckeba ("Applicant") for a Variance from the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated May 18, 2021, heard public comment, and considered written comments.

1. Applicant is requesting a Variance from Section 8.D. Minimum yard requirements of the Zoning Regulations to permit an existing milk barn to be located approximately 11.5 feet from a proposed road right-of-way, and an existing house to be located approximately 16 feet from the same right-of-way.
2. The property for which the Variance is requested consists of approximately 50.35 acres, lies within the Urban Residential zoning district, has a physical address of 2896 West Loucks, and is located in the:

SW $\frac{1}{4}$ NE $\frac{1}{4}$  and the W $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 32, T56N, R84W.

3. After holding a public hearing on May 6, 2021, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the Variance to permit an existing milk barn to be located approximately 11.5 feet from a proposed road right-of-way, and an existing house to be located approximately 16 feet from the same right-of-way.

**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 permit an existing milk barn to be located approximately 11.5 feet from a proposed road right-of-way, and an existing house to be located approximately 16 feet from the same right-of-way.

DATED: May 27, 2021.

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:

*Mike Suddler*  
Chairman

STATE OF WYOMING )  
 )  
County of Sheridan )

This instrument was acknowledged before me on the 27 day of May, 2021  
by Dick Siddle, as Chairman of the Board of County Commissioners for Sheridan  
County, Wyoming.

Elleen M. Evers  
Notary Public

