



BOARD OF ADJUSTMENT AGENDA

NOVEMBER 16, 2017
6:00 P.M.

CALL MEETING TO ORDER

ROLL CALL

APPROVAL OF MINUTES: OCTOBER 19, 2017

ITEM 1: UDC-17-00609 Conditional use approval request to allow Outdoor Sales (Auto Sales) use, in a MUB Mixed-Use Business Emphasis zone, pursuant to Section 5.1.4, Table 5-1 of the Cheyenne Unified Development Code for Lots 6 & 7, Block 167, Original City, Cheyenne, Wyoming.

LOCATION: 408 W. 23th Street and the parking lot adjacent to the west

Applicant: Devin Jones

Owners: Wyoming County Commissioners Association; Dennis Flynn

APPROVAL OF CONDITIONAL USE REQUEST TO ALLOW OUTDOOR SALES (AUTO SALES) IN A MUB ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

ITEM 2: UDC-17-00610 Variance requests to allow a 5' front setback from Reed, a 2.5' street side setback from Randall, and a 6' fence height along the northern property line adjacent to Randall Avenue, in a MR Medium-density Residential zone, pursuant to Sections 5.1.5.a Lot Type DD6 and 5.5.4.a Table 5-9 of the Cheyenne Unified Development Code for fractional portions of Lots 34-38, Block 8, Holdredge's Addition, 2nd Filing Amended, Cheyenne, Wyoming.

LOCATION: Southeast corner of the intersection of Randall and Reed Avenue

Applicant: Nicholas Coonce

Owner: James Dinneen

APPROVAL OF VARIANCE REQUESTS TO REDUCE FRONT SETBACK TO 5'; TO REDUCE STREET-SIDE SETBACK TO 2.5'; AND TO INCREASE FENCE HEIGHT WITHIN 10' OF A SIDE STREET TO 6' IN A MR ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

ITEM 3: UDC-17-0611 Variance request to allow an increase in height and size for a "Master Ground Sign" in a CB Community Business zone, pursuant to Section 6.5.4.b.1 Ground sign limits of the Cheyenne Unified Development Code for a portion of Block 28, Eastridge, 4th Filing, Cheyenne, Wyoming.

LOCATION: 1600 – 1620 E. Pershing Boulevard and 3410 Concord Road

Applicant/Agent: Will Byers
Owner: Bob Moberly, Wyoming Financial Properties, Inc

APPROVAL OF VARIANCE REQUESTS TO INCREASE MAXIMUM GROUND SIGN HEIGHT TO 25' AND MAXIMUM GROUND SIGN SIGNAGE AREA TO 150 SQUARE FEET IN A CB ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

ITEM 4: UDC-17-00614 Conditional Use approval request to allow Office Limited use in a MR Medium-density Residential zone pursuant to Section 5.1.4, Table 5-1 of the Cheyenne Unified Development Code for Lot 8, Block 23, Park Addition, Cheyenne, Wyoming.

LOCATION: 1223 W. 28th Street

Applicant: Carolyn Winter
Owner: David Skipper

APPROVAL OF CONDITIONAL USE REQUEST TO ALLOW OFFICE-LIMITED USE IN A MR ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

ITEM 5: UDC-17-00615 Conditional use approval request to allow Outdoor Sales (Auto Sales) use in a HI Heavy Industrial zone, pursuant to Sections 5.1.4, Table 5-1 of the Cheyenne Unified Development Code for Lot 1, Block 3, Campstool Addition, 4th Filing, Cheyenne, Wyoming.

LOCATION: Between Hutchins and Venture Drives, east of Industry Road

Owner: John Volk
Agent: Jean Vetter

APPROVAL OF CONDITIONAL USE REQUEST TO ALLOW OUTDOOR SALES (RV SALES) USE IN A HI ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

ITEM 6: UDC-17-00616 Landscape variance request for street tree separation along Hutchins Drive, in a HI Heavy Industrial zone, pursuant to Section 6.3.6.d of the Cheyenne Unified Development Code for Lot 1, Block 3, Campstool Addition, 4th Filing, Cheyenne, Wyoming.

LOCATION: Between Hutchins and Venture Drives, east of Industry Road

Owner: John Volk
Agent: Jean Vetter

APPROVAL OF VARIANCE REQUEST TO INCREASE MAXIMUM SEPARATION DISTANCE BETWEEN STREET TREES FROM 40' TO 552' IN A HI ZONING DISTRICT:

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS: _____

OTHER BUSINESS:

none

ADJOURNED: _____ PM