

Sheridan City Board of Adjustment
Meeting Agenda
February 12, 2026
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Proof of Notice of Meeting

4. Review, correction and approval of minutes of the January 12, 2026 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

5. Consideration of PL-26-1; 507 Jackson Ave. The applicants, Colton Larson and Sydney Reed are requesting a variance from the 25-foot front yard setback in an R-1 Residence District to allow an addition to be 15.1-feet from the front property line. Zoned R-1 Residence District. PIN 56842811400725

   Motion by:

   Second:

   Vote:

6. Consideration of PL-26-2; 750 Hisham Dr. The applicant, Sage Flats, LLC, is requesting a variance from the building height regulation that the building cannot exceed forty-five (45) feet or four (4) stories in a B-1 Business District to allow a 5 story building. PIN 56843524100125.

   Motion by:

   Second:

   Vote:

7. Consideration PL-26-3; 1004 Illinois St. The applicants, Daniel Sanders and Diane Suchochleb-Sanders, are requesting a variance from the 20-foot setback for an accessory building on a corner lot in an R-2 Residence District to allow a setback of 12 feet from Colorado St. PIN 56843524100125

   Motion by:

   Second:

   Vote:

8. Comments from commissioners and staff.

9. Adjourn



MEMO

TO: Board of Adjustment
FROM: Kelly Schroeder, Planning Director
RE: Proof of Notice of Meeting

Attachments
Proof of Notice

Public Notice
Board of Adjustment

The Board of Adjustment of the City of Sheridan, Wyoming, will meet in the City Council Chambers at City Hall, 55 Grinnell Plaza, Sheridan WY, at 7:00 P.M. on February 12, 2026 to consider the following items:

1. Consideration of PL-26-1; 507 Jackson Ave. The applicants, Colton Larson and Sydney Reed are requesting a variance from the 25 foot front yard setback in an R-1 Residence District to allow an addition to be 15.1 feet from the front property line. Zoned R-1 Residence District. PIN 56842811400725.

2. Consideration of PL-26-2; 750 Hisham Dr. The applicant, Sage Flats LLC, is requesting a variance from the building height regulation that the building cannot exceed forty-five (45) feet or four (4) stories in a B-1 Business District to allow a 5 story building. PIN 56842330200233.

3. Consideration of PL-26-3; 1004 Illinois St. The applicants, Daniel Sanders and Diane Suchochieb-Sanders, are requesting a variance from the 20 foot setback for an accessory building on a corner lot in an R-2 Residence District to allow a setback of 12 feet from Colorado St. PIN 56843524100125.

Ashlee Foster, City Clerk
Publish: Feb 2 and 9, 2026

Public Notice
Board of Adjustment

The Board of Adjustment of the City of Sheridan, Wyoming, will meet in the City Council Chambers at City Hall, 55 Grinnell Plaza, Sheridan, WY, at 7:00 P.M. on February 12, 2026, to consider the following items:

1. Consideration of PL-26-1; 507 Jackson Ave. The applicants, Colton Larson and Sydney Reed, are requesting a variance from the 25-foot front yard setback in an R-1 Residence District to allow an addition to be 15.1 feet from the front property line. Zoned R-1 Residence District. PIN 56842811400725.

2. Consideration of PL-26-2; 750 Hisham Dr. The applicant, Sage Flats LLC, is requesting a variance from the building height regulation that the building cannot exceed forty-five (45) feet or four (4) stories in a B-1 Business District to allow a 5-story building. PIN 56842330200233.

3. Consideration of PL-26-3; 1004 Illinois St. The applicants, Daniel Sanders and Diane Suchochieb-Sanders, are requesting a variance from the 20-foot setback for an accessory building on a corner lot in an R-2 Residence District to allow a setback of 12 feet from Colorado St. PIN 56843524100125.

Publish Dates: February 2 & 9, 2026
COL-701083



MEMO

TO: Board of Adjustment

FROM:

RE: Review, correction and approval of minutes of the January 12, 2026 meeting.

Motion by:

Second:

Vote:

Attachments
minutes

CITY OF SHERIDAN BOARD OF ADJUSTMENT
MEETING MINUTES
THURSDAY, JANUARY 8, 2026
7:00 PM, CITY COUNCIL CHAMBERS,
3RD FLOOR CITY HALL

1. Chairperson Crump called the meeting to order at 7:00 P.M.

   The meeting was called to order with the following Board of Adjustment members present: Chairman Joe Crump, Members Nancy Drummond, Cathy Reichert, Jordan Kashav, and Ken Pendergraft via Google Meets. City of Sheridan staff members present included City Planner Kelly Schroeder, Public Works Director Hanns Mercer, and Fleet & Administrative Coordinator Heather Czaplinski.

2. Approval of Agenda. Board Member Nancy Drummond moved, seconded by Cathy Reichert to approve the agenda.

3. Proof of Notice of Meeting was given.

4. Review, correction and approval on minutes of October 9, 2025 meeting.

   Board Member Nancy Drummond moved, seconded by Joe Crump to approve the minutes from October 9, 2025. Minutes approved.

Chairperson Crump	Approved
Nancy Drummond	Approved
Cathy Reichert	Approved
Ken Pendergraft	Approved
Jordan Kashav	Approved

Old Business
No Old Business

New Business
5.Training on Findings of Fact

City Planner Kelly Schroeder explained revised Final Order Findings of Fact Form.

6. Consideration of PL-25-34; 1467 Lewis St. The applicant, Mary Roberts Alderson Revocable Family Trust, is requesting a special exemption listed in the R-1 Residence District to allow an office and storage building. Zoned R-1 Residence District. PIN 56842810400525.

Megan Crow, MC2 Engineering, presented the application on behalf of the applicant.

The Board asked questions and Chairperson Crump opened it up for Public Comment. Several residents spoke. The Board and Applicant Representative, Megan Crow, answered all questions and addressed any concerns.

Board member Nancy Drummond moved to approve the variance, seconded by Ken Pendergraft. Voice vote, unanimous. Nancy Drummond read the findings of the Board.

Chairperson Crump	Approved
Nancy Drummond	Approved
Cathy Reichert	Approved
Ken Pendergraft	Approved
Jordan Kashav	Approved

7. Consideration of PL-25-36; 1455 Victoria St. The applicants, Robert McDowell Trust, are requesting a variance from the 25 foot front yard setback in an R-1 Residence District to allow an addition to be 21.34 feet from the front property line. PIN 56842811300825.

Chairperson Crump opened it up for Public Comment. No public comments.

Board member Cathy Reichert moved to approve the variance, seconded by Jordan Kashav. Voice vote, unanimous. Cathay Reichert read the findings of the Board.

Chairperson Crump	Approved
Nancy Drummond	Approved
Cathy Reichert	Approved
Ken Pendergraft	Approved
Jordan Kashav	Approved

8. Comments from commissioners and staff.

Chairman Crump adjourned the meeting at 7:40 pm.

Date approved by Board of Adjustment: _____, 2025.

APPROVED:

_____

Joe Crump, Board of Adjustment Chairperson

ATTEST:

_____

Heather Czaplinski, Fleet & Administrative Coordinator

MEMO

TO: Board of Adjustment

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-1; 507 Jackson Ave. The applicants, Colton Larson and Sydney Reed are requesting a variance from the 25-foot front yard setback in an R-1 Residence District to allow an addition to be 15.1-feet from the front property line. Zoned R-1 Residence District. PIN 56842811400725

Attachments
Staff Report
Draft Final Order
application
survey
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Board of Adjustment
Date: February 12, 2026

Re: PL-26-1 507 Jackson Ave. Variance Staff Report

Background

Property owners Colton Larson and Sydney Reed have submitted a zoning variance request for the following location:

Address:	507 Jackson Ave., Sheridan, WY 82801
Legal:	Lot 8, Block 11, Highland Park Second Addition
PIN:	56842811400725

The applicant is requesting a variance to allow the extension of a pre-existing nonconforming building located in the R-1 Residence District. The existing home is located on a corner lot with a front setback of approximately 17 feet where 25 feet is required, and a rear setback of approximately 7 feet where 20 feet is required. The applicant is proposing to build an attached garage on the north side of the home and would maintain the established building pattern of the property. The requested front setback as shown on the attached site plan is 15.1 feet, while the requested rear setback is 6.8 feet.

Location & Zoning

The subject property is 6,985 square feet in size zoned R-1 Residence district. It is located on the corner of Jackson Avenue and Victoria Street. There is an existing single-family home on the property. All adjacent properties to the north, east, south, and west are zoned R-1 Residence District and have single-family residential uses.

Relevant Ordinances

Municipal Code Appendix A, Section 4.1 R-1 Residence District

C. *Area Regulations*

Front yard. The minimum front yard shall be twenty-five (25) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces, the depth shall be at least twenty-five (25) feet. The other yard between the adjacent street line and the line of the building shall be at least 15 feet in depth.

Rear yard. The minimum rear yard depth shall be twenty (20) feet.

Staff Comments

During the application review period, staff comments related to minor clarifications needed on the proposed site plan. Revised documents were submitted and addressed all staff comments.

Findings of Fact

Municipal Code Appendix A, Section 14.4 states that the Board of Adjustment may authorize a variance from the terms of the zoning ordinance in specific cases such that:

1. The variance will not be contrary to the public interest, and
2. There is a special circumstance in which the literal enforcement of the ordinance will result in unnecessary hardship, and
3. The spirit of the applicable ordinance will be observed, and substantial justice will be done by granting the modification.

Furthermore, Wyoming Statute 15-1-608(b)(ii) states that the Board of Adjustment may vary or adjust the strict application of any of the requirements of the adopted zoning ordinance in the case of any physical condition applying to a lot or building if the strict application would deprive the owner of the reasonable use of the land or building involved. No adjustment in the strict application of the zoning ordinance may be granted unless:

A. There are special circumstances or conditions, fully described in the Board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to the land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the ordinance.
B. The circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.
C. The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The attached responses submitted by the applicant detail how they believe the proposed variance meets these required findings of fact.

BOARD OF ADJUSTMENT
FINAL ORDER &
VARIANCE FOR R-1 RESIDENCE DISTRICT

Date of Meeting: February 12, 2026

Item Topic: PL-26-1; 507 Jackson Ave.; a variance request to allow the extension of a pre-existing nonconforming building in the R-1 Residence District

Applicant: Property owners Colton Larson and Sydney Reed

Property Address: 507 Jackson Ave., Sheridan, WY 82801

Property Legal Description: Lot 8, Block 11, Highland Park Second Addition to the City of Sheridan (the "Property").

Requested Variance: Extension of a pre-existing nonconforming building. The existing home has a front setback of approximately 17 feet where 25 feet is required, and a rear setback of approximately 7 feet where 20 feet is required. The applicant is proposing to build an attached garage that would have a front setback of 15.1 feet and a rear setback of 6.8 feet (the "Requested Variance").

Legal Reference: This matter was brought before the Board of Adjustments in accordance with W.S. 15-1-608(b)(ii) and City of Sheridan Ordinance Appendix A(14).

Relevant Ordinances:

Municipal Code Appendix A, Section 4.1 R-1 Residence District

C. *Area Regulations*

Front yard. The minimum front yard shall be twenty-five (25) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces, the depth shall be at least twenty-five (25) feet. The other yard between the adjacent street line and the line of the building shall be at least 15 feet in depth.

Rear yard. The minimum rear yard depth shall be twenty (20) feet.

Findings of Fact:

Pursuant to Sheridan Municipal Code Appendix A, Section 14.4 and W.S. 15-1-608(b)(ii), the Board of Adjustment finds as follows:

1. The Requested Variance **is/is not** contrary to the public interest *(If the proposed variance is found to be contrary, then there should be a "because" added to this sentence. If it is found that it is not contrary, then it does not need a "because.")*

DRAFT

2. There **is/is not** a special circumstance in which the literal enforcement of the ordinance will result in depriving the applicant of the reasonable use of the land or building or result in unnecessary hardship as supported by the following:

a. (List all of the findings as to what the special circumstance is)

3. The Requested Variance **is/is not** necessary for the reasonable use of the Property, and the Requested Variance **is/is not** the minimum adjustment that will accomplish the applicant's purpose.

4. The spirit of the applicable ordinance **will/will not** be observed and substantial justice **will/will not** be done by granting the modification. *(If the proposed variance is not found to observe the spirit, then there should be a "because" added to this sentence. If it is found that does observe the spirit, then it does not need a "because.")*

THEREFORE, the Board of Adjustment hereby **grants/denies** the Requested Variance for the reasons stated above and as may appear within the Board approved minutes.

Add the below section if the Variance is granted:

VARIANCE

NOW, THEREFORE, the Board of Adjustments hereby approves and grants the below described Variance for the Property situate in Sheridan County, Wyoming.

Variance: to allow the extension of an existing nonconforming building in the R-1 Residence District with a front yard setback of 15.1 feet and a rear setback of 6.8 feet.

Failure to abide by this Final Order & Variance or any violation of City of Sheridan Code may result in legal action authorized by W.S. 15-1-610, reversal of this Final Order & Variance, and/or termination and revocation of this Variance.

DATED this _____ day of _____ 2026.

_____
Board of Adjustment Chairman

ATTEST:

_____
Board of Adjustment Secretary

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

DRAFT

The foregoing Final Order of the Board of Adjustment was acknowledged before me by _____, **CHAIRMAN FOR THE BOARD OF ADJUSTMENT**, this _____ day of _____ 2026.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

DRAFT

Record No: PL-26-1

Variance Application

Status: Active

Submitted On: 1/13/2026

Primary Location

507 JACKSON AVE
SHERIDAN, WY 82801

Owner

LARSON, COLTON G & SYDNEY J
507 JACKSON AVE
SHERIDAN, WY 82801

Applicant

Colton Larson
307-689-4324
coltonglarson32@gmail.com
507 Jackson Ave
Sheridan, WY 82801

Additional Applicant Info

Applicant Type

Owner

Permit Info

Project Name*

GARAGE ADDITION

Occupancy Type*

Residential

Building Type

438 - Res Garage / Carport

Subdivision Name

HIGHLAND PARK 2ND ADDITION

Lot(s)

8

Block(s)

11

Total Property Area (to nearest 1/10th of an acre or sq. ft.):

6985 sq. ft

Present Zoning*

R1

Flood Zone Category*

na

Present Use of Property*

Residential

Garage in Back Half?*

No

In depth description of the purpose of the Variance Request*

The purpose of the variance request is to allow a reasonable residential addition and garage expansion at 507 Jackson Ave that is consistent with the existing legal nonconforming placement of the home and garage. The property is a corner lot with alley access and was developed prior to adoption of current setback requirements, resulting in front and rear setbacks that do not meet today's standards. These conditions significantly limit the buildable area of the lot.

The proposed addition, totaling approximately 1,100 square feet, is located on the north side of the home and oriented toward the alley. The design minimizes impacts to the surrounding neighborhood by maintaining the existing building pattern and limiting any increase in nonconformity. The variance is requested to allow reasonable use and improvement of the property where strict compliance with setback requirements would otherwise prevent functional expansion, while remaining compatible with the character and intent of the R-1 zoning district.

Please select the situation that applies to your variance request (Sheridan City Code Appendix A §14.4):

Variance to allow the extension of a preexisting nonconforming building (constructed prior to May 1948).

Per Sheridan City Code Appendix A §14.4, variances may be granted when they "will not be contrary to the public interest ..." Please explain below how it will not be contrary to the public interest.*

The proposed modification is not contrary to the public interest because it does not adversely affect public safety, traffic, visibility, access, or public infrastructure. The property at 507 Jackson Ave is an R-1 zoned corner lot with an existing legal nonconforming front setback of approximately 17 feet where 25 feet is required, and an existing rear setback of approximately 7 feet where 15 feet is required. The proposed addition and garage expansion are oriented toward the alley and maintain the established building pattern of the property. The addition will not interfere with sidewalks, utilities, or alley access and will remain compatible with the surrounding residential neighborhood.

What is the special circumstance in which literal enforcement of the ordinance will result in unnecessary hardship? Attach additional pages if necessary.*

The residence at 507 Jackson Ave was constructed prior to current setback requirements and is a legal nonconforming structure with respect to both front and rear setbacks. The property's corner-lot configuration, combined with the alley at the rear, significantly limits the buildable area. Literal enforcement of the 25-foot front setback and 15-foot rear setback would prevent any reasonable expansion of the home or garage. This hardship was not created by the applicant and results from the unique combination of existing nonconformity, alley access, and corner-lot setbacks.

Explain how the spirit of the applicable ordinance is observed and substantial just ice is done by granting the modification..*

The spirit of the ordinance is to promote orderly residential development while protecting neighboring properties and the public welfare. Granting this modification allows a reasonable improvement that respects the established placement of the home and garage while avoiding unnecessary disruption to the neighborhood. The proposed addition is modest in scale, one story in height, and consistent with the existing structure. Substantial justice is achieved by allowing reasonable use of the property rather than imposing strict compliance that would disproportionately burden this lot due to conditions beyond the applicant's control.

What is the unnecessary hardship? Hardships should be related to unique features of the property or historical conditions. Attach Additional pages if necessary*

The unnecessary hardship is created by the unique physical and historical conditions of the property at 507 Jackson Ave, including its corner-lot configuration, alley access, and the presence of an existing legal nonconforming residence and garage that were constructed prior to adoption of the current setback requirements. The home does not meet current front or rear setback standards, which significantly limits the buildable area of the lot in a way that does not apply to most interior lots in the neighborhood. As a result, strict application of the setback requirements would prevent reasonable expansion or improvement of the residence. This hardship is inherent to the property and was not created by any action of the applicant.

There are special circumstances or conditions, fully described below, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings for which the adjustment is sought and do not apply generally apply to land or buildings in the neighborhood, and have not resulted from any act by the applicant.*

The property is uniquely impacted by its corner-lot location, alley access, and existing legal nonconforming front and rear setbacks that predate current ordinance requirements. Unlike interior lots, this property must accommodate multiple setback constraints while also maintaining functional alley access. These circumstances are inherent to the land and building and were not created by any action of the applicant subsequent to adoption of the ordinance.

The circumstances or conditions are such that the strict application of provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, and the adjustment is the minimum adjustment necessary to accomplish this purpose. 1) Circumstances which strict application deprives reasonable use. 2) How the adjustment is necessary for reasonable use. 3) Describe why the adjustment is minimum adjustment?*

1) Circumstance which strict application deprives reasonable use:
Strict application of the 25-foot front setback and 15-foot rear setback would eliminate any practical area for expansion of the residence or garage, depriving the property of reasonable residential use.

2) How the adjustment is necessary for reasonable use:
The proposed approximately 1,100-square-foot, addition on the north side of the home, including the garage area extending toward the alley, allows the residence to function reasonably while maintaining its single-family use.

3) Describe why the adjustment is the minimum adjustment:
The proposed addition increases the front setback encroachment by approximately two feet and maintains the existing 6-foot rear setback consistent with the current structure and garage placement. The design minimizes any increase in nonconformity and does not request additional setback reductions beyond what is necessary for reasonable use.

Describe how the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborgood or otherwise detrimental to the public welfare.*

Granting the adjustment is in harmony with the general purposes and intent of the ordinance by allowing reasonable residential use while preserving neighborhood character. The addition is oriented toward the alley, and is compatible in scale and appearance with surrounding homes. The variance addresses a site-specific hardship and will not be injurious to neighboring properties or detrimental to the public welfare.

Parcels Included in Project

Street Address	MBL / Parcel ID
507 Jackson Ave	

Setbacks

Front Yard Required	Front Yard Requested
–	15.1

Back Yard Required	Back Yard Requested
–	6.9

Left Side Yard Required	Left Side Yard Requested
–	20.9

Right Side Yard Required	Right Side Yard Requested
–	25

Engineer Information

Company Name

Engineer Name

Address

City

State

Zip

Phone

Email

Surveyor Information

Company Name

Northern Wyoming Surveys

Surveyor Name

Nathan Sturtevant

Address

555 W. Burkitt St

City

Sheridan

State

WY

Zip

82801

Phone

307-461-9030

Email

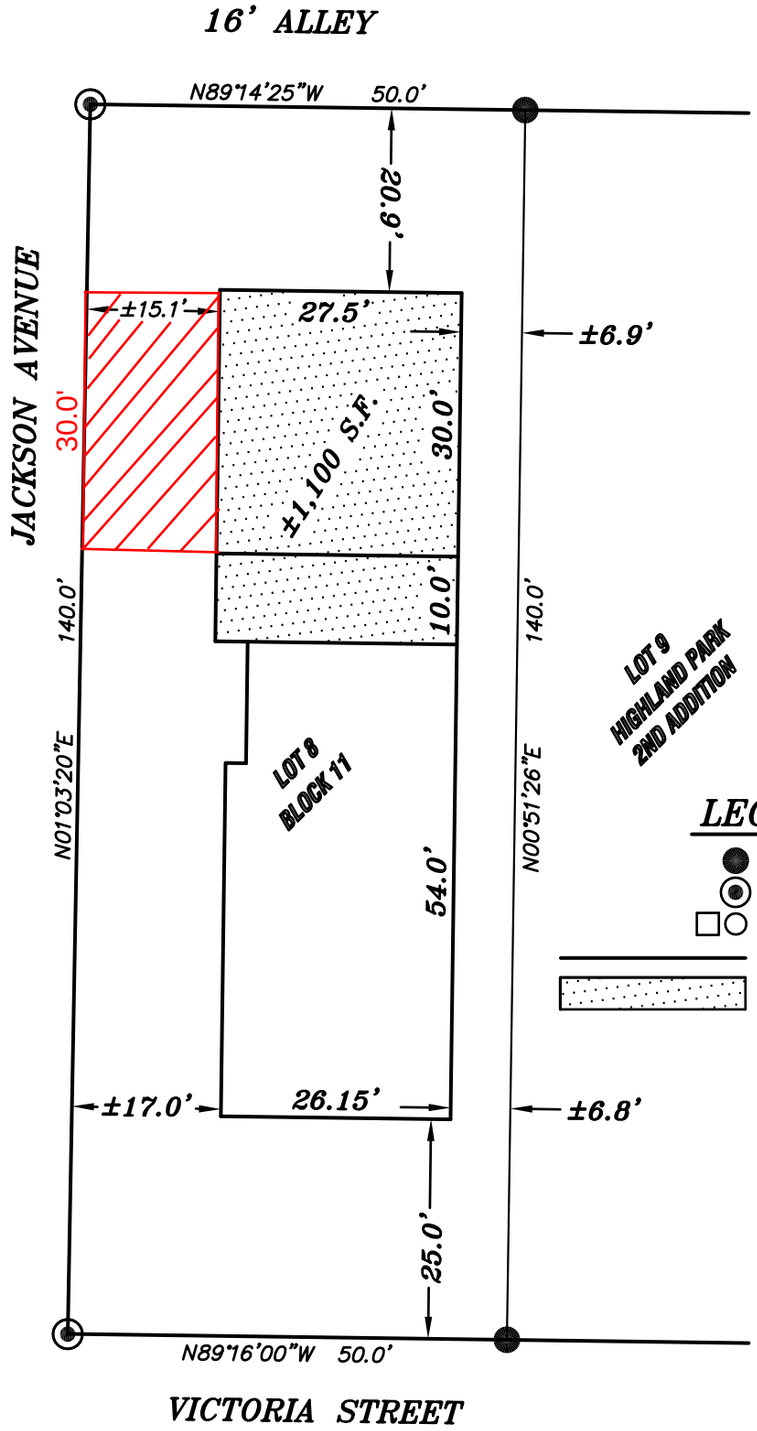
info@northernwyomingsurveys.com

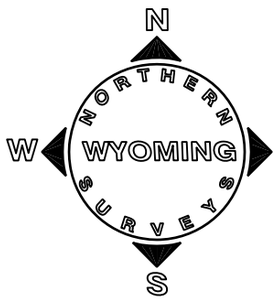
Applicant Certification

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.*

Colton Larson
Jan 12, 2026

EXHIBIT "B"





SCALE: 1"=20'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE
DATUM: NAD 83(2011), NAVD 88 (FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

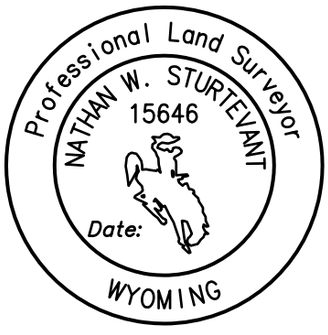
LEGEND:

- 2" AC PER PLS 15646
- 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- NEW ADDITION TO RESIDENCE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

I, NATHAN W. STURTEVANT, 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.



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

SITE PLAN

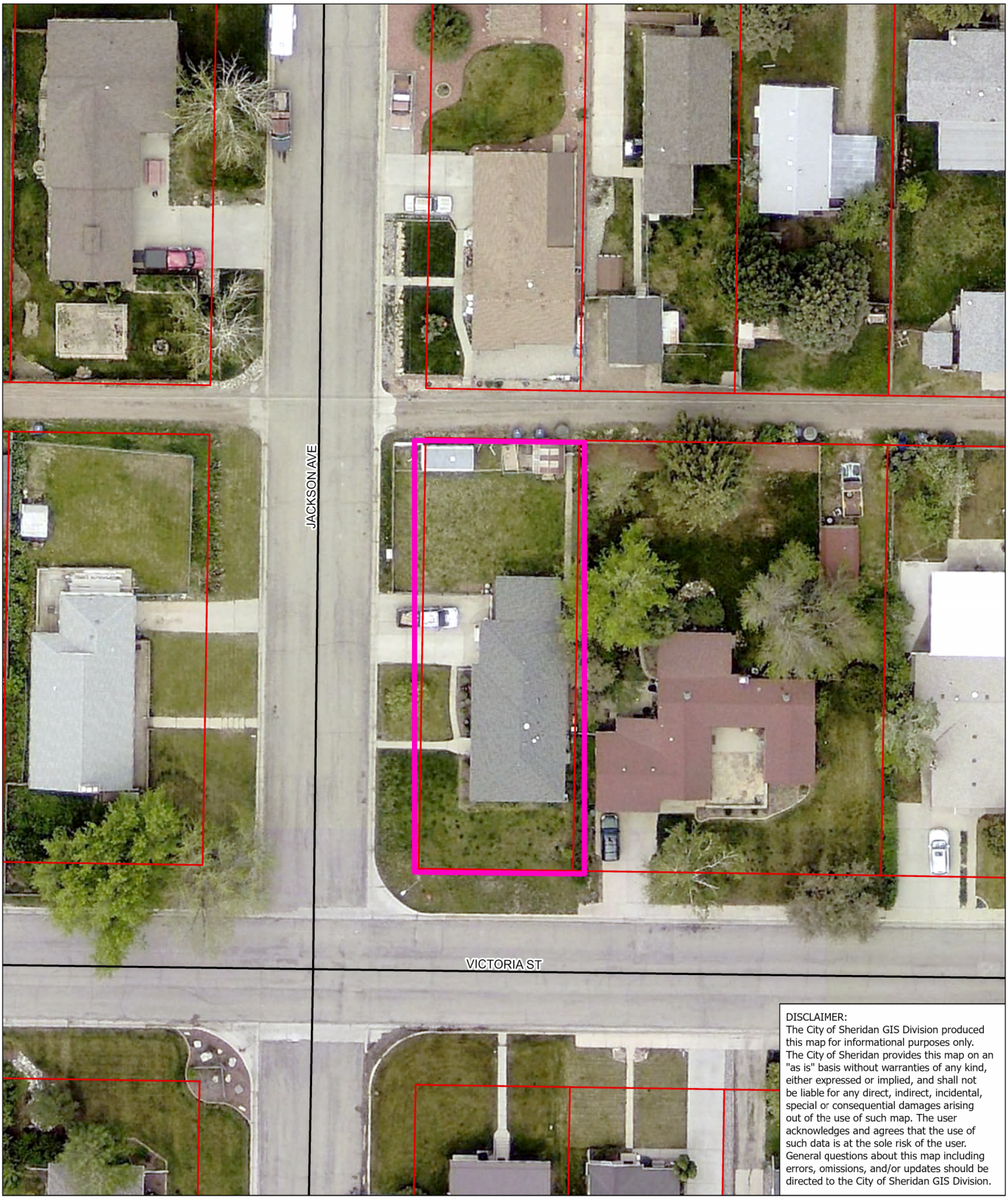
CLIENT: COLTON G. LARSON
507 JACKSON AVE
SHERIDAN, WY 82801

LOCATION: LOT 8, BLOCK 11, HIGHLAND PARK 2ND ADDITION, CITY OF SHERIDAN, WYOMING



555 W. BURKITT ST.
sHERIDAN, WY 82801

AC: 2025-054 COLTON
DN: 2025-054
OCTOBER 9, 2025



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

507 Jackson

N

Miles 0 0.0055 0.011

Date: 1/16/2026 9:12 AM User: sgoodman

MEMO

TO: Board of Adjustment

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-26-2; 750 Hisham Dr. The applicant, Sage Flats, LLC, is requesting a variance from the building height regulation that the building cannot exceed forty-five (45) feet or four (4) stories in a B-1 Business District to allow a 5 story building. PIN 56843524100125.

Attachments
Staff Report
Draft Final Order
application
elevations
site plan
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Board of Adjustment
Date: February 12, 2026

Re: PL-26-2 750 Hisham Drive Variance Staff Report

Background

AVI, PC, on behalf of property owner Sage Flats, LLC, has submitted a zoning variance request for the following location:

Address: 750 Hisham Drive, Sheridan, WY 82801
Legal: Lot 2, Block 2, Elmwood Estates
PIN: 56842330200233

The applicant is requesting a variance to the B-1 Business District height regulation that no building shall exceed a height of forty-five (45) feet or four (4) stories. The applicant is requesting to increase the allowable height by 1 story for an apartment building that will have 1 story of covered parking and 4 stories of residential living. The parking level is below grade on the north side of the building, but because of the topography of the site, this level is above grade on the south side of the building.

Location & Zoning

The subject property is 2.6 acres in size zoned B-1 Business district. It is located south of E. 5th Street and just west of Interstate 90. The property is currently vacant land as are the adjacent properties to the east, south, and west. Properties across E. 5th Street to the north are zoned B-2 and are occupied by a variety of uses including hotels, a restaurant, and a single-family home.

Relevant Ordinances

Municipal Code Appendix A, Section 2 - Definitions

> *Basement.* That part of a building which is wholly or partially below grade, the ceiling of which is less than four (4) feet above grade. A basement shall be deemed a story if the vertical distance from the grade to ceiling is four (4) feet or more.

Building, height of. The vertical distance at the center of a building's principal front measured from the established grade to the highest point in the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height between the eaves and ridge for a gable, hip, or gambrel roof; provided that where a building is set back from the street line, the building height may be measured from the average finished grade along the front of the building.

Municipal Code Appendix A, Section 7- B-1 Business District

B. Height Regulations. The regulations shall be the same as in the R-3 Residence District.

Municipal Code Appendix A, Section 6 – R-3 Residence District

B. Height Regulations. No building shall exceed a height of forty-five (45) feet or four (4) stories, except as provided by this Section.

Staff Comments

During the application review period, staff comments related to information needed to verify that sufficient water pressure exists to serve the highest elevations of the project after accounting for head loss. The applicant submitted documentation to demonstrate that the estimated static and residual pressure at the highest finished floor level will be above the 35-psi minimum required. Staff have no further comments or concerns about this application.

Findings of Fact

Municipal Code Appendix A, Section 14.4 states that the Board of Adjustment may authorize a variance from the terms of the zoning ordinance in specific cases such that:

1. The variance will not be contrary to the public interest, and
2. There is a special circumstance in which the literal enforcement of the ordinance will result in unnecessary hardship, and
3. The spirit of the applicable ordinance will be observed, and substantial justice will be done by granting the modification.

Furthermore, Wyoming Statute 15-1-608(b)(ii) states that the Board of Adjustment may vary or adjust the strict application of any of the requirements of the adopted zoning ordinance in the case of any physical condition applying to a lot or building if the strict application would deprive the owner of the reasonable use of the land or building involved. No adjustment in the strict application of the zoning ordinance may be granted unless:

A. There are special circumstances or conditions, fully described in the Board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to the land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the ordinance.
B. The circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of reasonable use of the land or building, the

granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.

C. The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The attached narrative and exhibits submitted by the applicant detail how they believe the proposed variance meets these required findings of fact.

BOARD OF ADJUSTMENT
FINAL ORDER &
VARIANCE FOR B-1 BUSINESS DISTRICT

Date of Meeting: February 12, 2026

Item Topic: PL-26-2; 750 Hisham Drive; a variance request to allow a 5-story building in the B-1 Business District

Applicant: AVI, PC on behalf of property owner Sage Flats, LLC

Property Address: 750 Hisham Drive, Sheridan, WY 82801

Property Legal Description: Lot 2, Block 2, Elmwood Estates (the "Property").

Requested Variance: a variance to the B-1 Business District height regulation that no building shall exceed a height of forty-five (45) feet or four (4) stories. The applicant is requesting to increase the allowable height by 1 story for an apartment building that will have 1 story of covered parking and 4 stories of residential living (the "Requested Variance").

Legal Reference: This matter was brought before the Board of Adjustments in accordance with W.S. 15-1-608(b)(ii) and City of Sheridan Ordinance Appendix A(14).

Relevant Ordinances:

Municipal Code Appendix A, Section 2 - Definitions

> *Basement.* That part of a building which is wholly or partially below grade, the ceiling of which is less than four (4) feet above grade. A basement shall be deemed a story if the vertical distance from the grade to ceiling is four (4) feet or more.
>
> *Building, height of.* The vertical distance at the center of a building's principal front measured from the established grade to the highest point in the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height between the eaves and ridge for a gable, hip, or gambrel roof; provided that where a building is set back from the street line, the building height may be measured from the average finished grade along the front of the building.

Municipal Code Appendix A, Section 7- B-1 Business District

> *B. Height Regulations.* The regulations shall be the same as in the R-3 Residence District.

Municipal Code Appendix A, Section 6 – R-3 Residence District

> *B. Height Regulations.* No building shall exceed a height of forty-five (45) feet or four (4) stories, except as provided by this Section.

DRAFT

Findings of Fact:

Pursuant to Sheridan Municipal Code Appendix A, Section 14.4 and W.S. 15-1-608(b)(ii), the Board of Adjustment finds as follows:

1. The Requested Variance **is/is not** contrary to the public interest *(If the proposed variance is found to be contrary, then there should be a "because" added to this sentence. If it is found that it is not contrary, then it does not need a "because.")*

2. There **is/is not** a special circumstance in which the literal enforcement of the ordinance will result in depriving the applicant of the reasonable use of the land or building or result in unnecessary hardship as supported by the following:

a. (List all of the findings as to what the special circumstance is)

3. The Requested Variance **is/is not** necessary for the reasonable use of the Property, and the Requested Variance **is/is not** the minimum adjustment that will accomplish the applicant's purpose.

4. The spirit of the applicable ordinance **will/will not** be observed and substantial justice **will/will not** be done by granting the modification. *(If the proposed variance is not found to observe the spirit, then there should be a "because" added to this sentence. If it is found that does observe the spirit, then it does not need a "because.")*

THEREFORE, the Board of Adjustment hereby **grants/denies** the Requested Variance for the reasons stated above and as may appear within the Board approved minutes.

Add the below section if the Variance is granted:

VARIANCE

NOW, THEREFORE, the Board of Adjustments hereby approves and grants the below described Variance for the Property situate in Sheridan County, Wyoming.

Variance: building height not to exceed five (5) stories.

Failure to abide by this Final Order & Variance or any violation of City of Sheridan Code may result in legal action authorized by W.S. 15-1-610, reversal of this Final Order & Variance, and/or termination and revocation of this Variance.

DATED this _____ day of _____ 2026.

_____
Board of Adjustment Chairman

ATTEST:

DRAFT

_____
Board of Adjustment Secretary

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

The foregoing Final Order of the Board of Adjustment was acknowledged before me by _____, **CHAIRMAN FOR THE BOARD OF ADJUSTMENT**, this _____ day of _____ 2026.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

DRAFT

Record No: PL-26-2

Variance Application

Status: Active

Submitted On: 1/14/2026

Primary Location

750 HISHAM DR
SHERIDAN, WY 82801

Owner

SAGE FLATS LLC
PO BOX 89624 Sioux Falls, SD 57109

Applicant

AVI P.C. AVI P.C.
307-637-6017
mchristensen@avipc.com
1103 Old Town Lane
Cheyenne, WY 82001

Additional Applicant Info

Applicant Type

Agent

Permit Info

Project Name*

Sage Flats

Occupancy Type*

Residential

Building Type

105 - 5+ Family Building

Subdivision Name

Elmwood Estates

Lot(s)

2

Block(s)

2

Total Property Area (to nearest 1/10th of an acre or sq. ft.):

2.6 Acres

Present Zoning*

R-1

Flood Zone Category*

NA

Present Use of Property*

Vacant

Garage in Back Half?*

Yes

In depth description of the purpose of the Variance Request*

No

Please select the situation that applies to your variance request (Sheridan City Code Appendix A §14.4):

–

Per Sheridan City Code Appendix A §14.4, variances may be granted when they "will not be contrary to the public interest ..." Please explain below how it will not be contrary to the public interest.*

The modification is seeking to increase the allowable height by 1 story. This is not contrary to public interest because of the topography of the site. The grade drops significantly from E 5th Street to the fixed floor grade of the building. The grade change from the center line of E 5th Street to the base of the first floor of the proposed multi-family building is approximately 29 feet, or roughly 2.5 stories. This leads the building to appear to be under the height permitted by the zoning code from E 5th Street, which is the primary façade facing the public realm. Furthermore, should the site continue to develop to the south, the drainage reservoir will provide visual relief for those across from the subject building to the south. Those seeking to construct on the south will be doing so after the construction of this building, ensuring this effort will not have any modification contrary to the public interest. In addition to this, the site is in the entryway corridor, so it will have enhanced landscaping and design requirements that will mitigate any perceived impact.

What is the special circumstance in which literal enforcement of the ordinance will result in unnecessary hardship? Attach additional pages if necessary.*

The original building plans from June of 2025 depicted the building placed further south on the site. This placement of the building had the primary entrance and primary façade facing East 5th Street and Hisham Drive. The height of the building from this direction met the zoning code requirement of four floors. As previously mentioned with the grade change of 29 feet, the building would appear to fall comfortably within the zoning standards. During the engineering review of the subdivision plat, staff noted that they had significant concerns on the queueing of traffic from the parking lot to Hisham Drive for movements on to East 5th Street. This was due to the significant grade change from East 5th Street to the site. To mitigate these grade concerns, the project team moved the building further north to allow the entrance to the parking lot to be farther from the Hisham Drive and East 5th Street intersection. Due to the movement of the building, the project team moved the entrance to the south side of the building as this is where the primary parking area had to be moved because of the grades. This led staff to be required to change the interpretations of building height from the north façade to the east façade. We have provided building drawings from the previous location of the building to the new location of the building that were required to address engineering concerns about the changes in grade and traffic impacts. Furthermore, the site is constrained by a drainage reservoir on the south side. Because of the drainage reservoir and the grades, the project team is utilizing a walkout approach for the underground parking to ensure the site can meet parking requirements and addresses the grade change. Illustrations of this concept are also included in the building permit package. Though the height of the front has technically increased from a code perspective, the visual impact remains the same, meeting the intent of code.

Explain how the spirit of the applicable ordinance is observed and substantial just ice is done by granting the modification..*

The visual impact of the proposed project will be maintained through the granting of this variance. The interpretation of the front of the building has changed while the overall height of the building has not. The project team is committed to doing an innovative project for the City of Sheridan by providing structured parking on a constrained site with significant changes in grade. The topography of the site ensures that the building will meet the spirit of the ordinance, as the primary façade faces a public right of way that is approximately 29 feet higher than the bottom of the first floor of the building.

What is the unnecessary hardship? Hardships should be related to unique features of the property or historical conditions. Attach Additional pages if necessary*

The grade drops significantly from E 5th Street to the fixed floor grade of the building. The grade change from the center line of E 5th Street to the base of the first floor of the proposed multi-family building is approximately 29 feet, or roughly 2.5 stories. This leads the building to appear to be under the height permitted by the zoning code from E 5th Street, which is the primary façade facing the public realm. Furthermore, should the site continue to develop to the south, the drainage reservoir will provide visual relief for those across from the subject building to the south.

There are special circumstances or conditions, fully described below, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings for which the adjustment is sought and do not apply generally apply to land or buildings in the neighborhood, and have not resulted from any act by the applicant.*

The special circumstances of the site include the significant grade change and the reservoir that constrains the site. In the drafting of the ordinance, it may have been assumed that buildings would be placed on level ground. The impact of this height variance will not create a more significant visual impact than a theoretical four-story building would on level ground in the same zoning district. Furthermore, due to the topography the hotel on the north side of East 5th Street maintains a more significant visual impact from the public realm than the proposed multi-family structure will. The increase in the height is not due to any actions of the applicant, rather it is the required interpretation of the code. The engineering department requested that the access point be changed for safety considerations, which resulted in a required different interpretation of the code. This is no fault of the applicant and can be attributed to the topography of the site, which may not impact other properties in the same zoning district. Additionally, the properties to the north of East 5th Street are in the B-2 zone, meaning building heights are permitted to be the height of the width of the adjacent right-of-way. These buildings are in the same neighborhood and may be allowed to be substantially higher than the permitted four floors for the B-1 zone for the subject multi-family development.

The circumstances or conditions are such that the strict application of provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, and the adjustment is the minimum adjustment necessary to accomplish this purpose. 1) Circumstances which strict application deprives reasonable use. 2) How the adjustment is necessary for reasonable use. 3) Describe why the adjustment is minimum adjustment?*

1)Circumstance which strict application deprives reasonable use:
Due to the topography of the site, a reduction in height would deprive the land of this residential use as it would reduce the ability of the site to meet parking standards and the required design standards of the entryway corridor.
2)How the adjustment is necessary for reasonable use:
The building was designed to meet market conditions of residential in the Sheridan area. The unit mix and unit count lends itself to the building design and number of floors. Should the variance not be granted, a multi-family development would likely not be feasible at this location.
3)Describe why the adjustment is the minimum adjustment:
The purposed variance is the minimum adjustment because the building has already been fully designed. The building was designed with an anticipated front entrance on 5th Street. This was running concurrently with the subdivision processes. When engineering staff requested that the access point be moved, the building was adjusted so that the entrance would face south instead of north. The remainder of the building maintained its design. With the building under full design and moving forward to construction, the requested relief is the minimum to bring the desired use to fruition.

Describe how the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborgood or otherwise detrimental to the public welfare.*

As previously mentioned, the granting of the variance would not change the perceived impact from East 5th Street. East 5th Street is the primary public right of way from which the site will be seen. The combination of the required interpretation of the code and the grades located on the site lend itself to the necessity of the variance. The strict interpretation of the code will result in the subject project not being built. It has been noted that residential units are needed in the Sheridan area. This project results in an innovative way to provide housing units on a geographically constrained site, while simultaneously providing many amenities. The project team has cooperated with city staff to meet other safety concerns that resulted in a different building frontage. This cooperation led to the need for the variance, however the design of the building coupled with the grade changes ensures the impact of the variance is minimal.

Setbacks

Front Yard Required

25

Front Yard Requested

25

Back Yard Required

20

Back Yard Requested

20

Left Side Yard Required

5

Left Side Yard Requested

5

Right Side Yard Required

5

Right Side Yard Requested

5

Engineer Information

Company Name

AVI PC

Engineer Name

Blane Cowley

Address

1103 Old Town Lane

City

Cheyenne

State

WY

Zip

82001

Phone

307-637-6017

Email

bcowley@avipc.com

Surveyor Information

Company Name

AVI PC

Surveyor Name

Adam Deschler

Address

1103 Old Town Lane

City

Cheyenne

State

WY

Zip

82009

Phone

307-637-6017

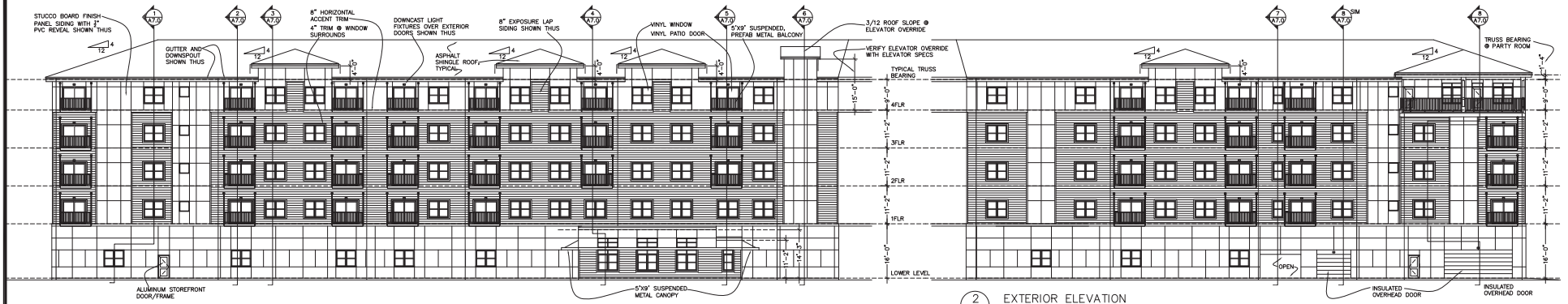
Email

adeschler@avipc.com

Applicant Certification

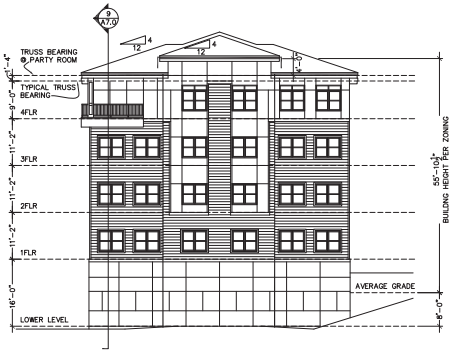
I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.*

Mark Christensen
Jan 14, 2026



1 A5.0 EXTERIOR ELEVATION
1" = 12'-0"

2 A5.0 EXTERIOR ELEVATION
SEE 1/A5.0 FOR ADDITIONAL NOTES/DIMS
1" = 12'-0"



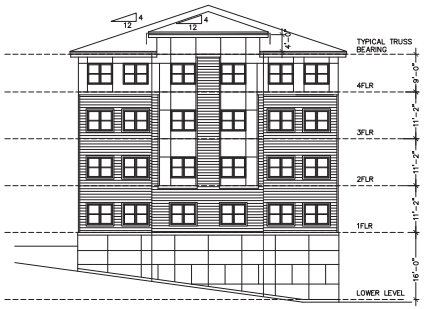
3 A5.0 EXTERIOR ELEVATION
SEE 1/A5.0 FOR ADDITIONAL NOTES/DIMS
1" = 12'-0"



4 A5.0 EXTERIOR ELEVATION
SEE 1/A5.0 FOR ADDITIONAL NOTES/DIMS
1" = 12'-0"



5 A5.0 EXTERIOR ELEVATION
SEE 1/A5.0 FOR ADDITIONAL NOTES/DIMS
1" = 12'-0"



6 A5.0 EXTERIOR ELEVATION
SEE 1/A5.0 FOR ADDITIONAL NOTES/DIMS
1" = 12'-0"

LICENSED ARCHITECT VIREN H. GORI C-3775 DATE: 02/14/2022 WYOMING

Permit Set
12/05/25

Revisions:

Owner:
The Stendt Group
332 Minnesota Street,
Suite W120,
St Paul, MN 55101

Consultants:

Structural:
FISHER STRUCTURAL ENGINEERING
FISHER STRUCTURAL ENGINEERING
WWW.FISHERSTRUCTURAL.COM
715.358.3538

Mechanical / Electrical / Fire Protection
Design Build

Sheridan Apartments - phase 1
Sheridan, Wyoming

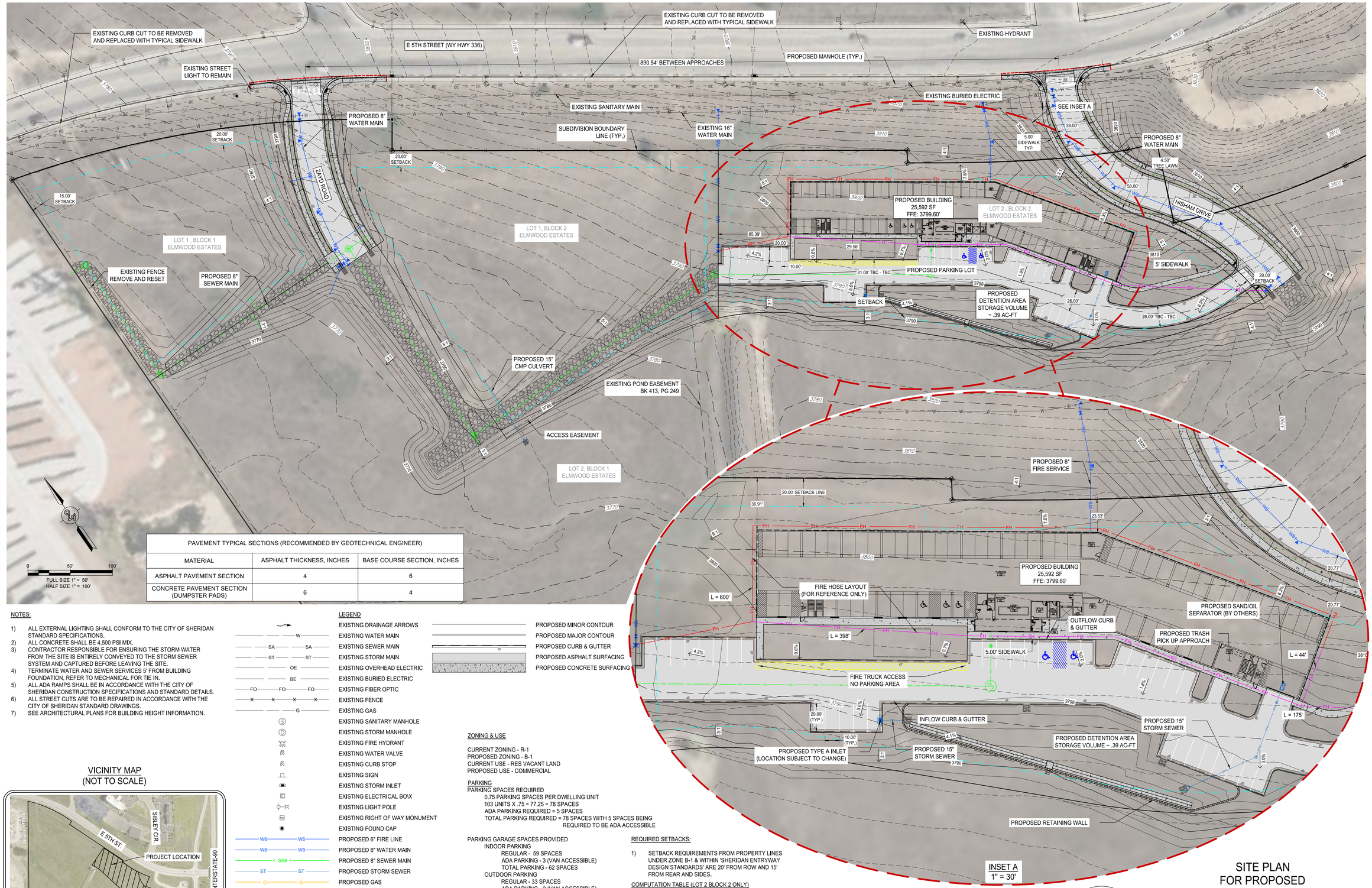
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the state of Wyoming.
Name: Viren Gori
Signature:
Date: 12/05/25
WA Reg No: 42026
WY Reg No: C-3775

Architect:
GORI & ASSOCIATES
4633 1st avenue South
Minneapolis, MN 55419

SCALE: AS SHOWN
DRAWN BY: SG
CHECKED BY: VG

Exterior Elevations

A 5.0
PROJECT # 2025-04



FULL SIZE 1" = 50'
HALF SIZE 1" = 100'

INSET A
1" = 30'

PAVEMENT TYPICAL SECTIONS (RECOMMENDED BY GEOTECHNICAL ENGINEER)		
MATERIAL	ASPHALT THICKNESS, INCHES	BASE COURSE SECTION, INCHES
ASPHALT PAVEMENT SECTION	4	6
CONCRETE PAVEMENT SECTION (DUMPSTER PADS)	6	4

NOTES:

1) ALL EXTERNAL LIGHTING SHALL CONFORM TO THE CITY OF SHERIDAN STANDARD SPECIFICATIONS.
2) ALL CONCRETE SHALL BE 4,500 PSI MIX.
3) CONTRACTOR RESPONSIBLE FOR ENSURING THE STORM WATER FROM THE SITE IS ENTIRELY CONVEYED TO THE STORM SEWER SYSTEM AND CAPTURED BEFORE LEAVING THE SITE.
4) TERMINATE WATER AND SEWER SERVICES 5' FROM BUILDING FOUNDATION. REFER TO MECHANICAL FOR TIE IN.
5) ALL ADA RAMPS SHALL BE IN ACCORDANCE WITH THE CITY OF SHERIDAN CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
6) ALL STREET CUTS ARE TO BE REPAIRED IN ACCORDANCE WITH THE CITY OF SHERIDAN STANDARD DRAWINGS.
7) SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHT INFORMATION.

LEGEND

- EXISTING DRAINAGE ARROWS
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING BURIED ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING FENCE
- EXISTING GAS
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING ELECTRICAL BOX
- EXISTING LIGHT POLE
- EXISTING RIGHT OF WAY MONUMENT
- EXISTING FOUND CAP
- PROPOSED 6" FIRE LINE
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED GAS
- PROPOSED ELECTRIC
- PROPERTY BOUNDARY
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED ASPHALT SURFACING
- PROPOSED CONCRETE SURFACING

VICINITY MAP
(NOT TO SCALE)

ZONING & USE

CURRENT ZONING - R-1
PROPOSED ZONING - B-1
CURRENT USE - RES VACANT LAND
PROPOSED USE - COMMERCIAL

PARKING
PARKING SPACES REQUIRED
0.75 PARKING SPACES PER DWELLING UNIT
103 UNITS X .75 = 77.25 = 78 SPACES
ADA PARKING REQUIRED = 5 SPACES
TOTAL PARKING REQUIRED = 78 SPACES WITH 5 SPACES BEING REQUIRED TO BE ADA ACCESSIBLE

PARKING GARAGE SPACES PROVIDED
INDOOR PARKING
REGULAR - 59 SPACES
ADA PARKING - 3 (VAN ACCESSIBLE)
TOTAL PARKING - 62 SPACES
OUTDOOR PARKING
REGULAR - 33 SPACES
ADA PARKING - 2 (VAN ACCESSIBLE)
TOTAL PARKING - 35 SPACES

TOTAL SPACES PROVIDED ON SITE
REGULAR - 92 SPACES
ADA PARKING - 5 SPACES (VAN ACCESSIBLE)
TOTAL PARKING - 97 SPACES

REQUIRED SETBACKS:

1) SETBACK REQUIREMENTS FROM PROPERTY LINES UNDER ZONE B-1 & WITHIN 'SHERIDAN ENTRYWAY DESIGN STANDARDS' ARE 20' FROM ROW AND 15' FROM REAR AND SIDES.

COMPUTATION TABLE (LOT 2 BLOCK 2 ONLY)

TOTAL PROJECT AREA = 113,190.51 SF (2.60 AC±)
TOTAL PROJECT BUILDING FOOTPRINT AREA = 25,592 SF
TOTAL PROJECT PAVED AREA = 22,347.66 SF
TOTAL PROJECT LANDSCAPE AREA = 59,954.77 SF (53% OF PROJECT AREA)
TOTAL PROJECT IMPERVIOUS AREA = 54,259.47 SF (47% OF PROJECT AREA)

CERTIFICATE OF SURVEYOR

I, ADAM DESCHLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SITE PLAN ADHERES TO ALL SETBACK REQUIREMENTS AS PROVIDED IN THE CITY OF SHERIDAN ENTRYWAY STANDARDS.

LAND SURVEYOR
WYOMING NO. 12045

Professional Land Surveyor · ADAM L. DESCHLER · 12045 · Date · WYOMING

SITE PLAN FOR PROPOSED SHERIDAN APARTMENTS

A TRACT OF LAND BEING SITUATED IN A PORTION THE NE¼ SW¼ OF SECTION 23, AND THE E½ NE¼ & W½ NW¼ OF SECTION 26 T56N, R84W; THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
PREPARED JANUARY 2026

NO.	REVISION	DATE

PREPARED FOR:
STENCIL GROUP
PO BOX 89624
SIOUX FALLS , SD 57109

PROJECT: SHERIDAN APARTMENTS

DRAWING TITLE: SITE PLAN

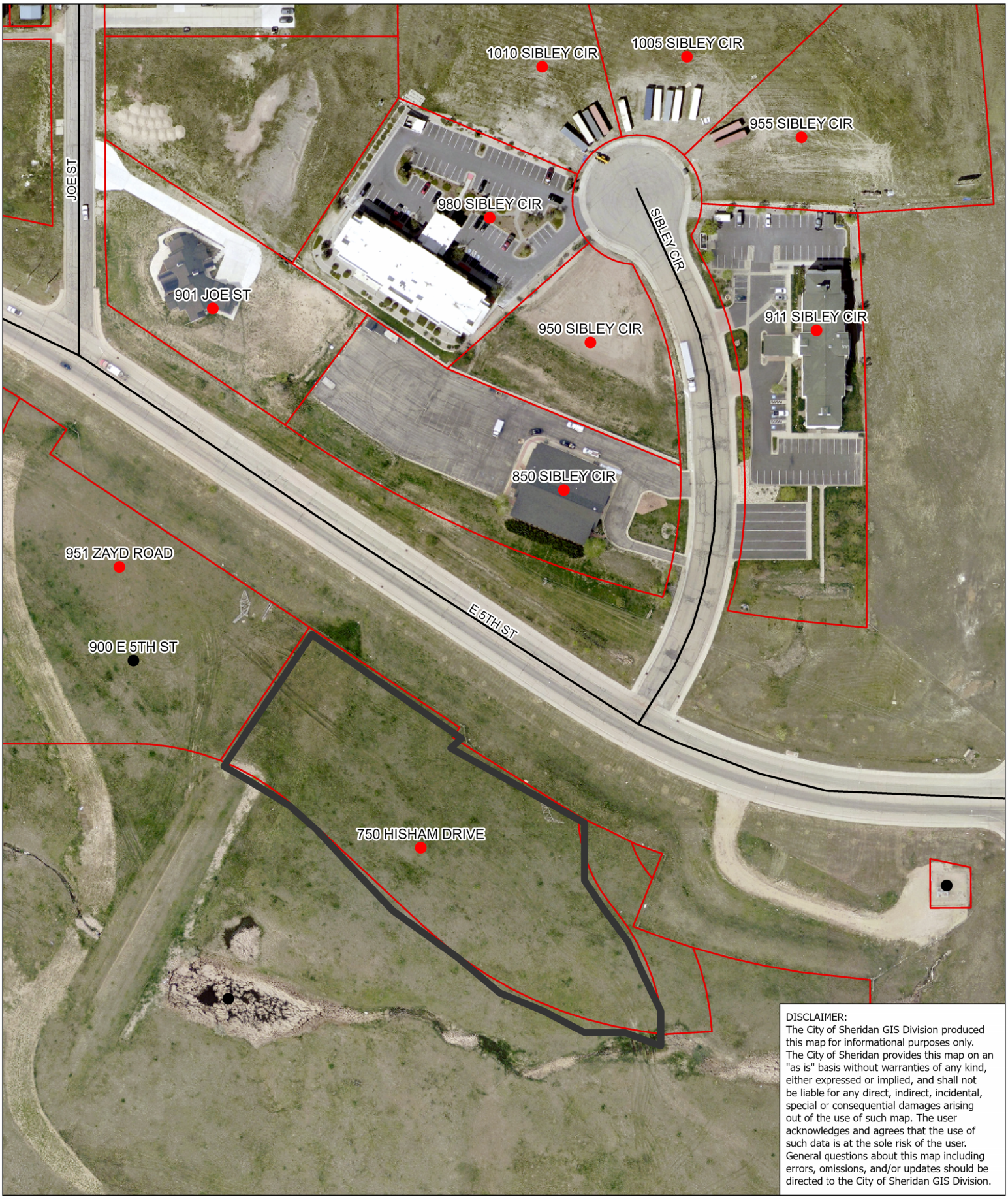
AVI 45 YEARS
ENGINEERING · PLANNING · SURVEYING
307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE PLOTTED: Jan 13, 2026
DRAWN BY: ZP
DESIGNED BY: ZP
CHECKED BY: BC

JOB NO.: 4984

DWG NO. SP OF 68

Dwg: H:\4984_STENCIL SHERIDAN APTS\PLANNING\SITE PLAN\4984_SITE PLAN.DWG Layout: SITE PLAN (SURVEYOR STAMPED) Plotted: 1/13/2026 3:10 PM



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

CITY OF Sheridan WYOMING

750 Hisham Dr

N

Miles 0 0.02 0.04

Date: 1/20/2026 11:55 AM User: sgoodman

MEMO

TO: Board of Adjustment

FROM: Kelly Schroeder, Planning Director

RE: Consideration PL-26-3; 1004 Illinois St. The applicants, Daniel Sanders and Diane Suchochleb-Sanders, are requesting a variance from the 20-foot setback for an accessory building on a corner lot in an R-2 Residence District to allow a setback of 12 feet from Colorado St. PIN 56843524100125

Attachments
Staff Report
Draft Final Order
application
survey
aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Board of Adjustment
Date: February 12, 2026

Re: PL-26-3 1004 Illinois St. Variance Staff Report

Background

Property owners Daniel Sanders and Diane Suchochleb-Sanders have submitted a zoning variance request for the following location:

Address: 1004 Illinois St., Sheridan, WY 82801
Legal: Lot 1, Block 2, Vale Avoca Place 4th Addition
PIN: 56843524100125

The applicant is requesting a side yard setback variance to allow a detached garage to be built 12 feet from the corner side lot line. The subject property is a corner lot located in the R-2 Residence Zone District. The applicant is requesting a reduced corner side yard setback from the required 20 feet for the north side of the property adjacent to Colorado Street.

Location & Zoning

The subject property is 6,400 square feet in size zoned R-2 Residence district. It is located on the corner of Illinois Street and E Colorado Street. There is an existing single-family home on the property and a detached shed that will be removed if the variance is approved. All adjacent and nearby properties are zoned R-2 Residence District and are residential in use.

Relevant Ordinances

Municipal Code Appendix A, Section 10 – General Provisions and Exceptions

6. *Accessory uses in residence districts*. A use accessory to a use permitted in a residence district shall be permitted. A store, trade, or business shall not be deemed an accessory use, except that the office of a physician, dentist, or other professional person may be located in his private residence, and home occupations as defined herein shall be permitted. No accessory building located in the rear of the main building shall be used for residence purposes except by a member of the family residing in the main building,

or by persons employed on the premises. In any residence district a detached private garage or other accessory building shall not be erected on the front one-half of the lot and shall not be nearer the main building than five feet. Such garage shall be set back not less than five (5) feet from an alley from which it has a direct entrance. Such garage or other accessory building shall not be nearer than three (3) feet to the side line of a lot, provided that in the case of a corner lot, such building shall not be nearer the side street than the depth of front yard required on the lot adjoining the corner lot and in the rear thereof or separated therefrom by an alley.

Municipal Code Appendix A, Section 5 - R-2 Residence District

C. *Area Regulations*

Front yard. The minimum front yard shall be twenty (20) feet.

a. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces, the depth shall be at least twenty (20) feet. The other yard between the adjacent street line and the line of the building shall be at least ten (10) feet in depth.

Staff Comments

During the application review period, staff requested information to verify the location of water and sewer service lines and stated that if the sewer line is located underneath the proposed building, it must be cast iron or Schedule 40 PVC. The applicant submitted documentation verifying the material of the existing sewer line to be cast iron. Staff have no further comments or concerns with this application.

Findings of Fact

Municipal Code Appendix A, Section 14.4 states that the Board of Adjustment may authorize a variance from the terms of the zoning ordinance in specific cases such that:

1. The variance will not be contrary to the public interest, and
2. There is a special circumstance in which the literal enforcement of the ordinance will result in unnecessary hardship, and
3. The spirit of the applicable ordinance will be observed, and substantial justice will be done by granting the modification.

Furthermore, Wyoming Statute 15-1-608(b)(ii) states that the Board of Adjustment may vary or adjust the strict application of any of the requirements of the adopted zoning ordinance in the case of any physical condition applying to a lot or building if the strict application would deprive the owner of the reasonable use of the land or building involved. No adjustment in the strict application of the zoning ordinance may be granted unless:

A. There are special circumstances or conditions, fully described in the Board's findings, which are peculiar to the land or building for which the adjustment is sought and do not

apply generally to the land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the ordinance.

B. The circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.
C. The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The attached responses submitted by the applicant detail how they believe the proposed variance meets these required findings of fact.

BOARD OF ADJUSTMENT
FINAL ORDER &
VARIANCE FOR R-2 RESIDENCE DISTRICT

Date of Meeting: February 12, 2026

Item Topic: PL-26-3; 1004 Illinois St.; a variance request to allow a detached garage to be built 12 feet from the corner side lot line of a corner lot in the R-2 Residence District

Applicant: Property owners Daniel Sanders and Diane Suchochleb-Sanders

Property Address: 1004 Illinois St.

Property Legal Description: Lot 1, Block 2, Vale Avoca Place 4h Addition (the "Property").

Requested Variance: a reduced corner side yard setback from the required 20 feet to allow a detached garage to be built 12 feet from the side lot line of a corner lot (the "Requested Variance").

Legal Reference: This matter was brought before the Board of Adjustments in accordance with W.S. 15-1-608(b)(ii) and City of Sheridan Ordinance Appendix A(14).

Relevant Ordinances:

Municipal Code Appendix A, Section 10 – General Provisions and Exceptions

6. *Accessory uses in residence districts.* A use accessory to a use permitted in a residence district shall be permitted. A store, trade, or business shall not be deemed an accessory use, except that the office of a physician, dentist, or other professional person may be located in his private residence, and home occupations as defined herein shall be permitted. No accessory building located in the rear of the main building shall be used for residence purposes except by a member of the family residing in the main building, or by persons employed on the premises. In any residence district a detached private garage or other accessory building shall not be erected on the front one-half of the lot and shall not be nearer the main building than five feet. Such garage shall be set back not less than five (5) feet from an alley from which it has a direct entrance. Such garage or other accessory building shall not be nearer than three (3) feet to the side line of a lot, provided that in the case of a corner lot, such building shall not be nearer the side street than the depth of front yard required on the lot adjoining the corner lot and in the rear thereof or separated therefrom by an alley.

Municipal Code Appendix A, Section 5 - R-2 Residence District

C. *Area Regulations*

Front yard. The minimum front yard shall be twenty (20) feet.

a. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces, the depth shall be at

least twenty (20) feet. The other yard between the adjacent street line and the line of the building shall be at least ten (10) feet in depth.

Findings of Fact:

Pursuant to Sheridan Municipal Code Appendix A, Section 14.4 and W.S. 15-1-608(b)(ii), the Board of Adjustment finds as follows:

1. The Requested Variance **is/is not** contrary to the public interest *(If the proposed variance is found to be contrary, then there should be a "because" added to this sentence. If it is found that it is not contrary, then it does not need a "because.")*

2. There **is/is not** a special circumstance in which the literal enforcement of the ordinance will result in depriving the applicant of the reasonable use of the land or building or result in unnecessary hardship as supported by the following:

a. (List all of the findings as to what the special circumstance is)

3. The Requested Variance **is/is not** necessary for the reasonable use of the Property, and the Requested Variance **is/is not** the minimum adjustment that will accomplish the applicant's purpose.

4. The spirit of the applicable ordinance **will/will not** be observed and substantial justice **will/will not** be done by granting the modification. *(If the proposed variance is not found to observe the spirit, then there should be a "because" added to this sentence. If it is found that does observe the spirit, then it does not need a "because.")*

THEREFORE, the Board of Adjustment hereby **grants/denies** the Requested Variance for the reasons stated above and as may appear within the Board approved minutes.

Add the below section if the Variance is granted:

VARIANCE

NOW, THEREFORE, the Board of Adjustments hereby approves and grants the below described Variance for the Property situate in Sheridan County, Wyoming.

Variance: side yard setback of 12 feet for a detached garage on a corner lot

Failure to abide by this Final Order & Variance or any violation of City of Sheridan Code may result in legal action authorized by W.S. 15-1-610, reversal of this Final Order & Variance, and/or termination and revocation of this Variance.

DATED this _____ day of _____ 2026.

DRAFT

_____
Board of Adjustment Chairman

ATTEST:

_____
Board of Adjustment Secretary

STATE OF WYOMING)
) §§
COUNTY OF SHERIDAN)

The foregoing Final Order of the Board of Adjustment was acknowledged before me by _____, **CHAIRMAN FOR THE BOARD OF ADJUSTMENT**, this _____ day of _____ 2026.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

DRAFT

Record No: PL-26-3

Variance Application

Status: Active

Submitted On: 1/16/2026

Primary Location

1004 ILLINOIS ST
SHERIDAN, WY 82801

Owner

Daniel Wade Sanders,
Diane Suchochleb-Sanders
746 Arlington Blvd 746
SHERIDAN, WY 82801

Applicant

Daniel Sanders
207-891-7637
diane.dan.sanders@gmail.com
746 Arlington Blvd
Sheridan, WY 82801

Additional Applicant Info

Applicant Type

Owner

Permit Info

Project Name*

1004 Illinois Setback Variance

Occupancy Type*

Residential

Building Type

101 - Single Family Detached

Subdivision Name

(V9) Vale Avoca Place 4th

Lot(s)

1

Block(s)

2

Total Property Area (to nearest 1/10th of an acre or sq. ft.):

6400 sqft

Present Zoning*

R2

Flood Zone Category*

FEMA Zone X (Area of Minimal Flood Hazard)

Present Use of Property*

residential rental

Garage in Back Half?*

No

In depth description of the purpose of the Variance Request*

This Variance Request is for a minimal reduction in setback requirements for 1004 Illinois Street, a corner lot, in order to build a garage on the back portion of the property.
This corner lot is fourty (40) feet wide by one hundred-sixty (160) feet deep. The required setbacks for this lot are twenty (20) feet at the front and rear, fifteen (15) feet from a side road, and five (5) feet from an adjoining property. We are requesting a reduction in setback from five (5) feet to three (3) feet along the adjoining, south property line and from fifteen (15) to twelve (12) feet for the setback along the side road (Colorado St.). The above reduction would allow for a build envelope of twenty-five (25) feet depth as opposed to twenty (20) feet as currently exists.
The additional five feet of depth would allow for us to build a garage twenty-four (24) feet deep allowing for easier access to enter/exit the garage from Colorado Street.

Please select the situation that applies to your variance request (Sheridan City Code Appendix A §14.4):

Area variance (setback, etc.) to allow appropriate development of a lot with exceptional geographical or topographic conditions.

Per Sheridan City Code Appendix A §14.4, variances may be granted when they "will not be contrary to the public interest ..." Please explain below how it will not be contrary to the public interest.*

Granting the requested setback variances will not be contrary to the public interest because the proposed garage will not negatively impact public safety, traffic visibility, or neighborhood character. The requested reductions—2 feet along the adjoining property line and 3 feet from Colorado Street—are minimal and will not interfere with public rights-of-way, utilities, or emergency access.

The garage will be constructed in a manner consistent with surrounding development and will remain subordinate to the primary residence. Its placement will not obstruct sight lines along Colorado Street, will not create congestion, nor increase risk to pedestrians or vehicles. Adequate setbacks from all other property lines will be maintained, and the structure will comply with all applicable building and safety codes.

Approving this variance supports reasonable use of the property while preserving the intent of the zoning ordinance, which is to protect the public health, safety, and welfare. Because the variance is limited in scope and avoids any adverse effects on neighboring properties or the general public, it is not contrary to the public interest.

What is the special circumstance in which literal enforcement of the ordinance will result in unnecessary hardship? Attach additional pages if necessary.*

The special circumstance creating unnecessary hardship is the physical configuration of the property, specifically its corner-lot orientation and modern setback requirements which lead to a rather limited buildable area. The required setbacks from both the adjoining property line and Colorado Street significantly reduce the area available for placing a detached garage.

Literal enforcement of the ordinance would prevent the construction of a reasonably sized, functional garage without encroaching into other required setbacks or interfering with access, circulation, or existing site features. Due to the lot's dimensions and orientation, there is no practical alternative location on the property that would allow full compliance while still permitting reasonable use.

This hardship is not self-created and does not result from the actions of the property owner. The requested variances represent the minimum relief necessary to alleviate the hardship while remaining consistent with the intent of the zoning ordinance.

Explain how the spirit of the applicable ordinance is observed and substantial just ice is done by granting the modification..*

Granting the requested setback variances observes the spirit of the ordinance by balancing reasonable use of the property with the protection of public health, safety, and neighborhood character. The intent of the setback regulations is to ensure adequate spacing between structures, maintain safety and visibility, and preserve the overall character of the area—not to prevent reasonable accessory improvements when site conditions create practical limitations.

The proposed garage will remain consistent in scale and use with other accessory structures in the neighborhood and will comply with all applicable building and safety codes. The modest nature of the requested variances—2 feet along the adjoining property line and 3 feet from Colorado Street—maintains the ordinance's intent while allowing a functional and appropriate placement of the structure.

By granting this modification, substantial justice is done by allowing reasonable use of the property without granting a special privilege or creating adverse impacts on neighboring properties or the public. The variance provides equitable relief from a hardship caused by the property's physical characteristics while upholding the overall purpose and spirit of the zoning ordinance.

What is the unnecessary hardship? Hardships should be related to unique features of the property or historical conditions. Attach Additional pages if necessary*

The special circumstance creating unnecessary hardship is the physical configuration of the property, specifically its corner-lot orientation and limited buildable area. The modern era required setbacks from both the adjoining property line and Colorado Street significantly reduce the area available for placing a detached garage. These setbacks as well as the needs to support a modern residential neighborhood have evolved since the early 1900's when this neighborhoor was originally developed.
Additionaly, the existing structure from the early 1900's has very limited storage. The structure has already been expanded with a bump out addition to provide modern living needs such as bathroom and laundry.

There are special circumstances or conditions, fully described below, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings for which the adjustment is sought and do not apply generally apply to land or buildings in the neighborhood, and have not resulted from any act by the applicant.*

The most relevant special circumstance for this particular property would be the proportions of the lot. This lot has adequate volume to accomodate the planned garage, however the 4:1 depth to width ratio provides a particular challenge for the planned garage. Without the requested relief the planned garage would have to be altered significantly and would fail to provide the desired storage capacity.

The circumstances or conditions are such that the strict application of provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, and the adjustment is the minimum adjustment necessary to accomplish this purpose. 1) Circumstances which strict application deprives reasonable use. 2) How the adjustment is necessary for reasonable use. 3) Describe why the adjustment is minimum adjustment?*

1. Strict application would require a complete change of plans. Strict application would limit the structure to less than twenty (20) feet depth which would limit the ability to use the garage for larger modern vehicle, such as pick-up trucks, and many SUV's.
2. The adjustment would allow for a twenty-four (24) foot deep garage which would accomodate most modern vehicles including typical residential pick-up trucks and larger SUV's.
3. Very simply, I measured my pick-up truck, a 2015 Chevrolet Silverado, and allowed for a minimal amount of "walk around space." The planned twenty-four (24) foot garage would allow space for the walls of the garage, my pick-up truck, and minimal "walk around space."

Describe how the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborgood or otherwise detrimental to the public welfare.*

The requested adjustment is in harmony with the general purposes and intent of the ordinance as the request is minimal in scope. The intent of these ordinance is to protect public health, safety, and neighborhood character, as well as property boundaries and right of way access for public use and services. Our plans if the adjustment is approved, are to build a twenty-four (24) foot deep garage.

We will placing this garage between three and four feet from the adjoining property line on the south of our lot, thusly preserving the integrity of the property boundary. On the north property boundary along Colorado Street, the garage will be positioned roughly twenty-three (23) to twenty-four (24) feet from the curb of Colorado. Adequately setback to not interfer with utilities, as well as driving visibility / activities along Colorado Street.

For reference, the six (6) foot tall backyard fence along Colorado Street is ten (10) feet from the curb and coincides with the property boundary. The planned garage would be thirteen (13) to fourteen (14) feet beyond the fence from the curb.

It is arguable that approval of the request would improve several factors affecting the neighborhood. This neighborhood is currently experiencing a resurgence as young families are buying into this neighborhood with its proximity to Henry Coffeen Elementary, central location in Sheridan, and relatively reasonable housing prices.

In the time we have owned 1004 Illinois, we have noticed a very visible change to the neighborhood; properties changing ownership with new owners making their improvements on their new homes, previous rental houses becoming primary residences, and a general pride of ownership to name the easily noticeable changes. We ourselves have been slowly making such improvements as well which have included restoration and preservation of the Sheridan Pressed Brick exterior walls, and recent new roof & gutters.

Approving this request, thusly allowing for the planned garage would also benefit the neighborhood by removing several vehicles from on street parking. This will help reduce the noticeable curbside congestion on Illinois Street during the evenings and weekends. The planned improvement would also add value to the area by furthering the sentiment that the neighborhood is

experiencing a revitalization which inturn leads to a higher likelyhood of further investment in future as more owners see increased value in the neighborhood.

Parcels Included in Project

Street Address	MBL / Parcel ID
1004 Illinois Street	56843524100125

Setbacks

Front Yard Required

20

Front Yard Requested

20

Back Yard Required

20

Back Yard Requested

20

Left Side Yard Required

5

Left Side Yard Requested

3

Right Side Yard Required

5

Right Side Yard Requested

12

Engineer Information

Company Name

N/A

Engineer Name

Address

City

State

Zip

Phone

Email

Surveyor Information

Company Name

Northern Wyoming Surveys

Surveyor Name

Nathan Sturtevant

Address

555 W. Burkitt St

City

Sheridan

State

WY

Zip

82801

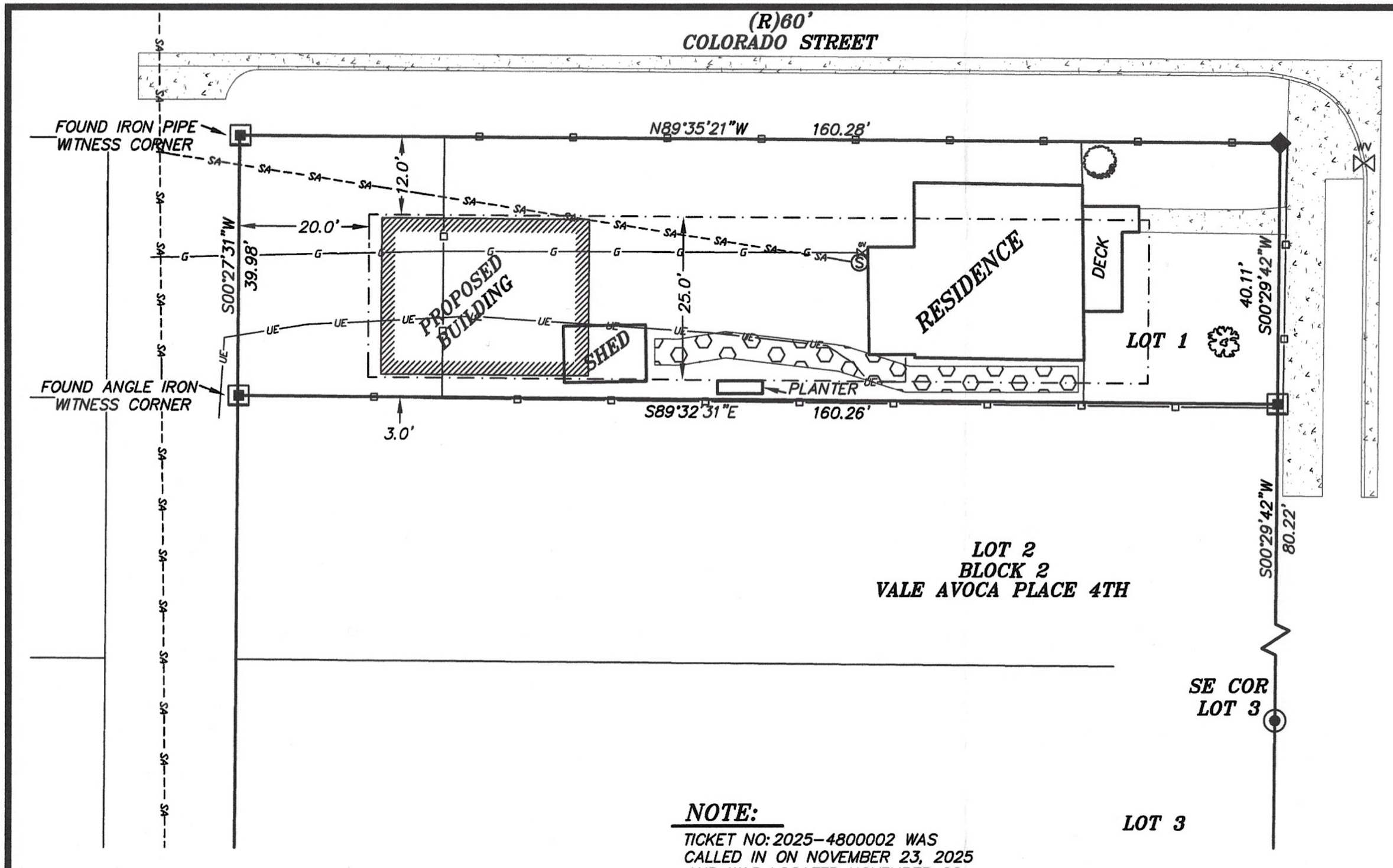
Phone

Email

Applicant Certification

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.*

Daniel Wade Sanders
Jan 16, 2026



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 15646
- 2" ALUMINUM CAP PER PE&LS 4364
- 2" ALUMINUM CAP PER PLS 6812
- 1/2" IRON PIPE
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY LINE
- G — G UNDERGROUND GAS LINE
- UE — UE UNDERGROUND ELECTRIC LINE
- OE — OE OVERHEAD ELECTRIC LINE
- SA — SA SANITARY SEWER (APPROXIMATE)
- WOODEN FENCE LINE
- CONCRETE
- PATHWAY (OVERGROWN)
- SEWER CLEANOUT
- WV WATER STAMP
- GAS METER
- BUSH
- TREE
- SETBACK LINE
- PROPOSED BUILDING

NOTE:

TICKET NO: 2025-4800002 WAS CALLED IN ON NOVEMBER 23, 2025 AND WAS LOCATED NOVEMBER 26, 2025.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

I, NATHAN W. STURTEVANT, 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.

Professional Land Surveyor
NATHAN W. STURTEVANT
15646
Date: Dec 17, 2026
WYOMING

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

N
W NORTHERN WYOMING SURVEYS
S

SCALE: 1"=20'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE
DATUM: NAD 83(2011), NAVD 88 (FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

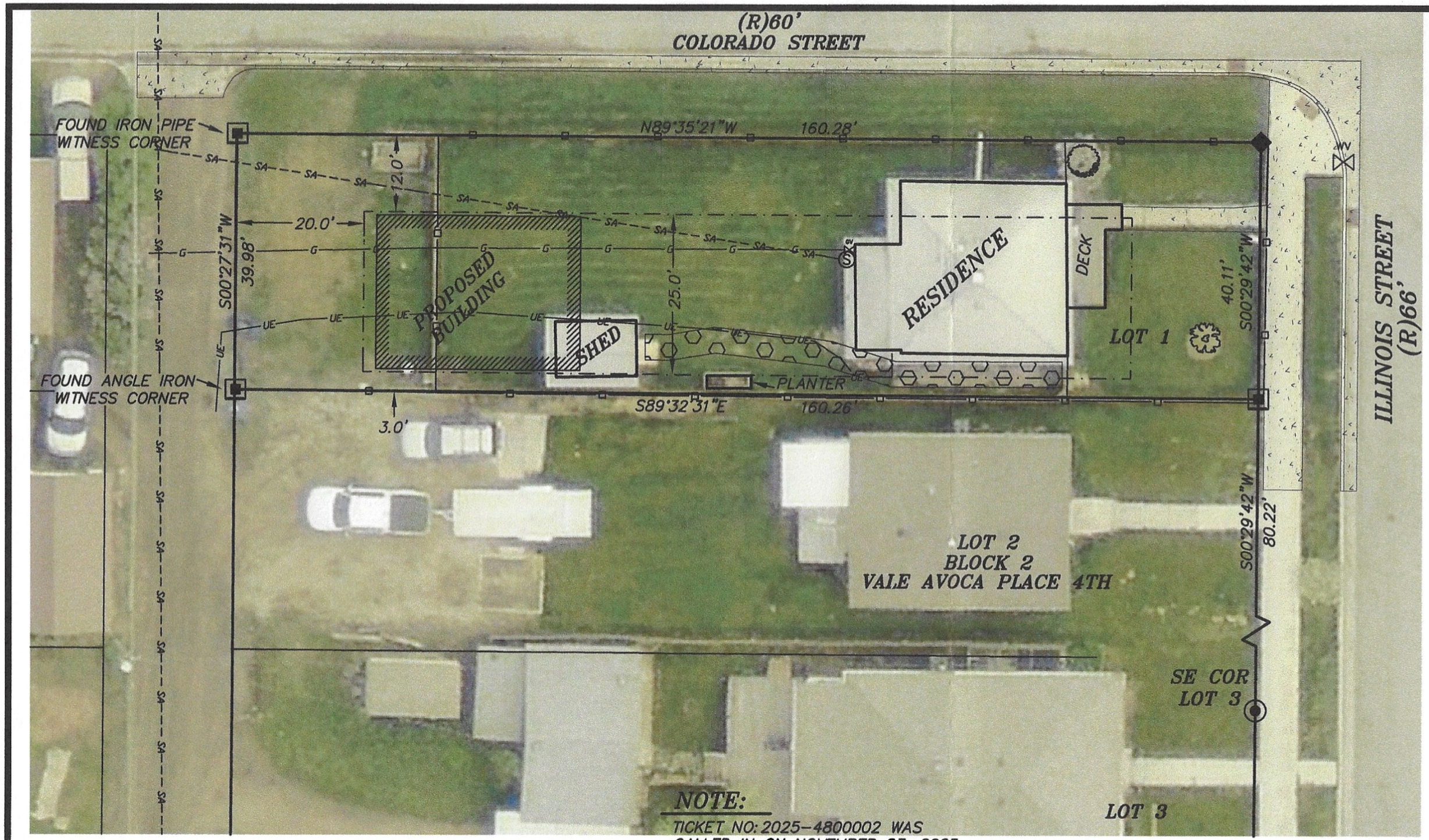
EXHIBIT
RECORD OF SURVEY

CLIENT: DANIEL WADE SANDERS, & DIANE SUCHOCHLEB-SANDERS, TRUSTEES
746 ARLINGTON BLVD.
SHERIDAN, WY 82801

LOCATION: LOT 1, BLOCK 4, VALE AVOCA PLACE 4TH, CITY OF SHERIDAN, WYOMING

N
W NORTHERN WYOMING SURVEYS
S
555 W. BURKITT ST.
sHERIDAN, WY 82801

AC: 2025-061
DN: 2025-061 SAND
JANUARY 5, 2026



LEGEND:

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- 1/2" IRON PIPE
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15646
Date: JAN 12 2026
WYOMING

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N
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CLIENT: DANIEL WADE SANDERS, & DIANE SUCHOCHLEB-SANDERS, TRUSTEES
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SHERIDAN, WY 82801

LOCATION: LOT 1, BLOCK 4, VALE AVOCA PLACE 4TH, CITY OF SHERIDAN, WYOMING

NORTHERN WYOMING SURVEYS
555 W. BURKITT ST.
sHERIDAN, WY 82801

AC: 2025-061
DN: 2025-061 SAND
JANUARY 5, 2026



DISCLAIMER:
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CITY OF Sheridan WYOMING

1004 Illinois St

N

Miles 0 0.0065 0.013

Date: 1/16/2026 11:34 AM User: sgoodman