



BOARD OF ADJUSTMENT MEETING MINUTES

SEPTEMBER 17, 2020
6:00 P.M.

- MEMBERS PRESENT:** Stephanie Boster (Chair), Tony Laird (Vice Chair), Kevin Schwaiger, Trent Carroll and Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Brian Fenimore, Swede Nelson, Michelle Garcia,
- QUORUM PRESENT:** Stephanie Boster (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present.
- CITY STAFF PRESENT:** Charles Bloom (Planning and Development Director), Lisa Pafford (Deputy Director), Connor White (Planner), Alessandra McCoy-Fakelman (Staff Attorney)
- OTHERS PRESENT:** Devin Jones and Joseph Pino
- APPROVAL OF MINUTES:** August 20, 2020

Tony Laird made a motion to approve the minutes and Trent Carroll seconded. The minutes were approved unanimously 4 to 0.

Director Charles Bloom read Item 1 into the record.

ITEM 1: UDC-20-00359: Conditional Use permit request to allow Outdoor Sales in the LI Light Industrial zone, pursuant to Section 5.1.4 Table 5-1: Zoning District Uses of the UDC for the West 22-feet of Lot 3, Lot 4, Block 223, Original City, Cheyenne, Wyoming.

LOCATION: 1019 W 22nd Street

Owner: Joseph Pino

Applicants: Devin Jones and Joseph Pino

Planner Connor White presented the staff report. Staff recommended denial of the Conditional Use request.

Tony Laird asked about the future west edge plan and what the zone designation is proposed by Plan Cheyenne. Mr. White spoke about Plan Cheyenne and specific information regarding the West Edge Plan and why it takes precedence over Plan Cheyenne.

Devin Jones (Agent) described the proposed request.

Mr. Laird asked if the sheet metal business is active. Mr. Jones stated yes, it is currently in operation. Mr. Laird asked if the conditions as listed would be acceptable. Mr. Jones stated he does not believe that the improvements are necessary because of this additional use and if required, they would not be able to install and add the outdoor sales for cars at this location.

Stephanie Boster opened the floor to public comment. Hearing none, public comment was closed.

Joseph Pino, owner, currently co-owner of sheet metal products since 1939. He has just partnered with Devin to sell cars online. We only need the office and the point of contact for the sale. Otherwise, nothing else is proposed to be happening on this site. Mr. Jones stated that he does not agree with the condition to install trees along Ames Avenue and the screening will interfere with the neighbor backing maneuvers. State of Wyoming licensing was discussed. Lisa Pafford, Deputy Director, stated that if the proposal is approved, the business will be allowed to park 5 cars at this location. Mr. Bloom stated that condition #1 may be modified to be exclusive to the two intended parties and might not be transferable. Mr. White stated that there were no comments from any neighbors. Mr. White stated the sidewalk along Ames Avenue is 12 feet wide and a tree well could be accommodated. Mr. Jones stated he would rather pay into a tree donation rather than plant the required. Mr. Carroll asked the applicant if he wanted to postpone until the next meeting for additional members to be present. Mr. Pino stated he wants the board to act now for a decision. Mr. Laird stated if the motion does not pass, the applicant can request from a board member on the prevailing side to reconsider the item.

Tony Laird made a motion to approve the Conditional Use to allow outdoor sales with conditions, except condition #1 to be modified to terminate upon transfer or change in license, a modification to condition number 8, to donate trees in placement of planting them and eliminate the screening, condition number 9. Kevin Schwaiger seconded.

RESULT: The motion passed by a unanimous vote of 4-0.

ITEM 2: UDC-20-00363: Variance requests to allow a new detached garage, with an area of 720 square feet to be 10-feet from the west property line and 3 feet from the north property line, in addition to allowing an existing 6- foot fence to remain along Dell Range in the HR High-density Residential Zone, pursuant to Section 5.1.5.a Lot Type DD6, Accessory Building Setbacks, Section 5.7.1 Accessory Building Requirements and Section 5.8.4 Fences of the UDC for Lot 4, Block 18, Frontier Gardens, 3rd Filing, Cheyenne, Wyoming.

LOCATION: 4601 Greybull Avenue

Owner: Kenneth and Joyce Gulliver
Agent: Joe Bechtel, JB Builders LLC

Planner Connor White stated that staff has withdrawn this application due to the request not being necessary.

Mr. Laird made a motion to accept the motion to withdraw the variance application. Mr. Carroll seconded.

RESULT: The motion passed by a unanimous vote of 4-0.

OTHER BUSINESS: Mr. Bloom discussed a complaint submitted by a property owner regarding Board Member's personal comments regarding the operation of private Homeowner's Associations.

ADJOURNED: 7:00 p.m.



Recording Planner: Lisa Pafford



Chair: Stephanie Boster

** Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please refer to the audio recording found on the City of Cheyenne's website.*