



## DEVELOPMENT OFFICE

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A COMMUNITY OF CHOICE

## Board of Adjustment 2015 Annual Report

### **BACKGROUND:**

The Board of Adjustment (BOA) consists of seven members. Meetings are held the third Thursday of every month in the Council Chambers at City Hall. The Board may also meet as needed in order to convene special meetings.

Members who served in 2015 are Stefanie Boster, Michael Hofmeister, John Knepper, Michael O'Donnell, Kevin Schwaiger, Jody Shields, and John Hall (resigned July, 2015).

Attorney to the Board was Bill Hibbler. Staff support was provided by planners Greg Barnes, Stephanie Lowe, and Logan Graves as well as the Development Director, Brandon Cammarata.

### **2015 YEAR IN REVIEW:**

There were a total of twelve scheduled BOA meetings during calendar year 2015. Of these, nine were regularly scheduled meetings, two were cancelled due to no hearing requests, one was a special meeting request and one regularly scheduled meeting was cancelled due to lack of a quorum. BOA member attendance rates for the calendar year 2015 are as follows: Stefanie Boster, 80%; John Hall, 100%; Michael Hofmeister, 80%; John Knepper, 90%; Michael O'Donnell, 70%; Kevin Schwaiger, 100%; and Jody Shields, 70%.

Seventeen applications for variances to the Land Use Code regulations were submitted to the Board of Adjustment in 2015. Of these, seven were related to residential setbacks, five were related to accessory buildings, one was related to primary material coverage, two were related to lot coverage, one was related to landscaping reduction, and one was related to fence height in the front yard. In summary, eight variances were approved with no conditions, two variances were approved with conditions, one was withdrawn, one was postponed and five were denied.

In addition, fourteen conditional use requests were presented to the BOA in 2015. Of these, one conditional use request was for expansion of use, eight were for multi-dwelling apartments, one was for a group dwelling use within a PUD zone, one was for a liquor store use, one was for an industrial use in an HI zone, one was for a child care center (minor) in a MUR zone, and one was for an outdoor sales use. Nine conditional use requests were approved by the BOA; three were approved with conditions, one was postponed, and one was withdrawn.