



BOARD OF ADJUSTMENT MEETING AGENDA

JANUARY 16, 2020
6:00 P.M.

CALL MEETING TO ORDER

ROLL CALL

ELECTION OF OFFICERS FOR 2020 TERM

APPROVAL OF MINUTES: December 18, 2019

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ITEM 1: **REQUEST:** [\(Postponed from December 18, 2019\) UDC-19-00674: Conditional use approval request to allow Outdoor Recreation \(volleyball court and bean bag toss\) in a CB Community Business zone, pursuant to Section 5.1.4 Table 5-1: Zoning District Uses of the Cheyenne Unified Development Code \(UDC\) for a portion of Block 1, Eastwood Addition, Cheyenne, WY.](#)

LOCATION: 3307 Nationway

Applicant and Owner: WYO Bar LLC
Agent: Michael E. Potter, Potter Architecture, LLC

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS:

ITEM 2: **REQUEST:** [UDC-19-00689: Variance request to reduce the required corner lot street side setback from 10-feet to 0-feet for a 6-foot high fence in a MR Medium-density Residential zone, pursuant to Section 5.8.4.a Table 5-9: Fence Height Limits of the UDC for Lot 1, South 22-feet of Lot 2, Block 1042, Capital Heights Addition, Cheyenne, WY.](#)

LOCATION: 4000 Bent Avenue

Applicant and Owner: Wendy Volk

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS:

ITEM 3: **REQUEST:** UDC-19-00692: Variance request to extend the maximum encroachment of a new front porch from 10-feet to 12-feet for a new porch, as well as a reduction to the side setback from 5-feet to 2-feet for a carport attached to the primary structure and a reduction of the side setback from 5-feet to 2-feet for a carport attached to the detached garage in a MR Medium-density Residential zone, pursuant to Section 6.6.3.b.1.b: Building Design Encroachment and Section 5.1.5.a: Lot Type DD6 of the UDC for Lot 7, Block 2, Kelly's Addition, Cheyenne, WY.

LOCATION: 2514 E 9th Street

Applicant and Owner: Jesus Anaya

ACTION: STAFF REQUESTS POSTPONEMENT **VOTE:** _____

CONDITIONS/MODIFICATIONS:

ITEM 4: **REQUEST:** [UDC-19-00693: Variance request to reduce the required front setback from 25-feet to 8-feet for the enclosure of a porch to add to the existing building footprint in a CB Community Business zone, pursuant to Section 5.4.2.d: Lot and Building standards in a CB zone of the UDC for Lot 5, Block 1, Mc Farland Addition, Cheyenne, WY.](#)

LOCATION: 1816 E 17th Street

Applicant and Owner: Adam Stuart-Walker
Agent: Michael E. Potter, Potter Architecture, LLC

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS:

ITEM 5: REQUEST: [ZV-19-00016- Appeal of an administrative determination that a Manufactured Home Park \(Park\) is operating in violation of the Unified Development Code \(UDC\)](#)

LOCATION: 316 Central Avenue

Appellant: Robert Wink of H Rose LLC – Appellant
Attorney: Bruce Asay of ALG Law, LLC – Appellant’s Attorney

ACTION: _____ **VOTE:** _____

CONDITIONS/MODIFICATIONS:

Annual Board Training by Planning and Development Director Charles Bloom

OTHER BUSINESS: None

ADJOURNED: _____PM