



BOARD OF ADJUSTMENT MEETING MINUTES

NOVEMBER 16, 2023
6:00 P.M.

- MEMBERS PRESENT:** Trent Carroll (Chair), Dustin Brown (Vice Chair), Linda Burt (Secretary), Tony Laird, Curtis Clabaugh, Erin LeBlanc, Markese Green, Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** None
- QUORUM PRESENT:** Trent Carroll (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with seven members in attendance.
- CITY STAFF PRESENT:** Connor White (Planner), Erin Fagan (Planner), Valerie Pickard (Planning & Development Office Manager), Sophia Maes (Planner)
- OTHERS PRESENT:** **Eric Fountain**

APPROVAL OF MINUTES: October 19, 2023

Markese Green made a motion to approve the minutes and Curtis Clabaugh seconded the motion. Tony Laird made a motion to amend the minutes with corrections. The minutes were approved unanimously with corrections.

Connor White, Planner, stated the variance PUDC-23-160 had been withdrawn.

ITEM A: REQUEST: [PUDC-23-158: Variance request to UDC 5.1.5.a, Lot Type DD8 to reduce the required street side setback and rear setback for the principal building in the MUB Mixed-use Business zone.](#)

Location: 223 W 8th Street

Applicant: Josh Fountain
Case Planner: Connor White, Planner II

Valerie Pickard, Planning & Development Office Manager, read the item into the record.

Connor White, Planner II, read the staff report.

Trent Carroll, Chair, asked for questions from the Board.

Tony Larid asked what was on the neighbor's property adjacent to this project.

Mr. White stated there is a garage on the property to the south. He stated the proposed garage

would be 3' from the property line.

Eric Fountain, applicant, presented the item.

Mr. Carroll asked for questions from the Board. Hearing none, he asked for public comment. Hearing none, he closed the public comment.

Mr. Laird made a motion to approve the requested variance to UDC 5.1.5.a, Lot Type DD8, to allow the principal building to have a street side setback of 2 feet and a rear setback of 3 feet to allow for a garage addition at 223 W 8th St., legally known as the North 74.10' Lots 10 and 11, Block 593, South Cheyenne, Cheyenne, Wyoming, noting that the request meets all of the review criteria for approval. Erin LeBlanc seconded the motion.

Mr. Carroll stated he would support the variance.

RESULT: The motion to postpone passed unanimously by a vote of 7-0.

ANNOUNCEMENTS:

- **No December meeting**
- **Tony Laird Service on Board**
- **Text Amendments for the UDC**

ADJOURNED: 6:22 p.m.



Produced by City Staff



Board Official

** 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.*