



**CITY OF LANDER
ZONING AMENDMENT/REZONING REQUEST – TITLE 4-6
INSTRUCTIONS AND APPLICATION
NON-REFUNDABLE FEE \$500.00**

For Office use only:

Date Received 10/13/23 Date Fee Paid 10/13/23 BOA Hearing Date Nov 2
Existing zone designation R-5 Applicable Section of zoning code _____

Name of Applicant David Hess Email Dave@boylelectrics.net
Address Jayden Quinn Corporation, LLC Phone 307-332-8139
request submitted

Do you own this property Yes ___ No ___
If no, Name of Owner _____ Email _____
Address _____ Phone _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
Lots 5-6 Earle Farlow Addition

Present Zoning District of Property R-5 Current zoning use of the property Variant
Proposed Zoning District C Proposed zoning use of property C

Will this zoning (check one):

- correct an obvious error or oversight in the regulations.
- recognize the promotion of the public health, safety and general welfare.

Describe the Proposed use of property and why a zoning request is needed.

See Attached.

Describe why the zoning amendment will NOT have an adverse effect on the surrounding properties and is in keeping with the existing uses of the neighborhood

Attached is a plot plan or drawing of all lots and buildings that request a zoning amendment showing the adjacent properties and their existing zoning designation.

Signature of applicant DHess Date 10-13-23

**CITY OF LANDER
VARIANCE REQUEST
INSTRUCTION SHEET
NON REFUNDABLE FEE - \$500.00**

1. Answer All Questions - Answers should be clear, readable and contain all the necessary information. **Petition forms which are not legible will not be accepted.**
2. An example of the information asked for in Question 4 would be: "between 2nd & 3rd Streets on the north side of E-Z Street" or "the northwest corner of the intersection of Cattle Drive and Lois Lane".
3. Question 5 is self-explanatory, simply note what you are requesting. For example, "reduce the side yard setback by 3', from 12' to 9'.
4. For Question 6, carefully read the standards which apply to all variance requests. **These standards must be met before the Board of Adjustment can grant a variance.** On a separate sheet of paper, outline to the Board of Adjustment your reasons for wanting the variance and how those reasons meet the standards mentioned.
5. **A plot plan or drawing must be submitted.** The graphic must be a straight-edged drawn plan (a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of the building(s) on the parcel, the area being requested for a variation.
6. A list of all **property owners, not renters**, and their mailing addresses, within 400 feet of your property must accompany this application. You can obtain this information **from the Fremont County Assessor's office, 332-1117.**
7. The following are the procedures for processing a variance petition:
 - a) Review the request with the City Staff. At this point, you will receive the necessary forms and instructions for filling out and filing said forms.
 - b) The Board of Adjustment meets the second Thursday of the month. By ordinance, a legal notice regarding the case must be published in a newspaper of general circulation at least fifteen (15) days prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet this publication requirement. There will be no exception from the twenty-one (21) day filing deadline date.
 - c) **The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request. Please see the attached *Rules of Procedure for the Lander Board of Adjustments*. If no one is present at the hearing, the request may be denied at the discretion of the Board.**
 - d) All public hearings are held by the Board in the City Council Chamber, 240 Lincoln Street, starting at 6:30 p.m.
 - e) After the case is heard, the Board will deliberate the facts of the case and make their decision. You will be notified of their decision in writing no later than thirty (30) days after the date of the public hearing.

Your meeting date will be: _____

Return form by: _____

**CITY OF LANDER
VARIANCE APPLICATION**

CASE # _____ V

See attached rezoning request

(For Office Use Only)

Date Received: _____ Board Action: _____

Fee: _____ Date of Action: _____

Hearing Date: _____

Variance Request Is From What Section of the Ordinance: _____

Date Notices Sent: _____

1. Name of Applicant: **David Hess (Boyle Electric Inc.)**
Address: **707 Garfield St, Lander, WY 82520** Phone: **(307) 332-8139**
Interest in Property: **Owner**
2. Owner (Indicate if different than above) _____
Address: _____ Phone: _____
3. Legal Description of Property: **Plat - EARL AND FARLOW ADDITION; LOT - 03,04;**
Location - EARL AND FARLOW ADDN BLK 110 LOTS 3-4 CORR QCD 2009-1324989
4. Street Address of Property: **000 Garfield St, Lander, WY 82520**
5. State Specifically The Changes You Are Asking For: **I would like to change the zoning district classification of this property from Multi-Family Residential District (R-5) to General Commercial District (C).**
6. On a separate sheet of paper please answer fully and completely the questions set forth below:
These address those conditions as prescribed by ordinance that must exist in order for the Board of Adjustment to consider granting a variance request.
 - a) a) Please state whether or not the proposed use is a permitted use in the zoning district, and specify the permitted use specifically enumerated in the zoning district which applies;
 - b) b) Please state what extraordinary circumstances exist in your case, such that literal enforcement of the provisions of the code will result in unnecessary hardship. Also, specify what hardships will result if the variance is not granted.
 - c) c) Please state whether or not the extraordinary circumstances were created by the applicant and if not, what created them. Do the circumstances represent the general condition of the district in which your property is located.
 - d) d) Please state whether or not the granting of this variance will substantially or permanently injure any adjacent, conforming property. If not, state the effect the variance, if granted, would have on any such adjacent, conforming property.
 - e) e) Will the variance alter the character of the district in which this property lies. If not, please explain the reasoning for your answer.
 - f) f) Please state whether the variance sought is the minimum variance and least modification that will afford the relief sought. Please state any other relief that may alleviate the condition that exists.

- g) Please state how the variance, if granted, would be in harmony with the spirit of the ordinance and what effect, if any, it will have on the public health, safety or welfare.
- 7. Please submit a plot plan or drawing of the property showing the existing condition of said property and the area of the proposed variance.



10-13-2023

Signature of Applicant

Date

Signature of Owner, if different Date

6. On a separate sheet of paper please answer fully and completely the questions set forth below: These address those conditions as prescribed by ordinance that must exist in order for the Board of Adjustment to consider granting a variance request.

a) Please state whether or not the proposed use is a permitted use in the zoning district, and specify the permitted use specifically enumerated in the zoning district which applies;

The proposed use of this property is to expand the business operations of Boyle Electric Inc, which is located on the adjacent lot to the east (707 Garfield St), onto this property. This is not currently a permitted use of the zoning district to which this property belongs, which is Multi-Family Residential District (R-5). If the zoning district to which the property belongs is changed to General Commercial District (C), then Municipal Code 4-12-7 (C) would allow this use of the property.

b) Please state what extraordinary circumstances exist in your case, such that literal enforcement of the provisions of the code will result in unnecessary hardship. Also, specify what hardships will result if the variance is not granted.

Boyle Electric Inc has grown a lot in recent years and now employs twelve people. The current space we occupy is too small to expand much further. We would like to have the space to hire more people and continue to expand to better serve Lander and the surrounding area.

The hardship that will result if this variance isn't granted will be having to relocate our entire business. We've been at our current location for many years and are conveniently located for walk in business from the community. Our current location is well known to the community. If we have to relocate, our walk in business will be negatively impacted as will our customers ease of access.

c) Please state whether or not the extraordinary circumstances were created by the applicant and if not, what created them. Do the circumstances represent the general condition of the district in which your property is located.

The circumstances were not created by the applicant. They were created when the zoning districts were originally applied to these properties.

These circumstances do represent the general condition of these districts (R-5 & C) in this area of Lander. There is a somewhat "checkerboard" layout of R-5 and C zoned properties along Garfield Street.

d) Please state whether or not the granting of this variance will substantially or permanently injure any adjacent, conforming property. If not, state the effect the variance, if granted, would have on any such adjacent, conforming property.

Granting this variance will not substantially or permanently injure any adjacent property. Currently, the property we are requesting the variance for is a vacant lot. There will be no need to demolish any existing structures.

We plan on constructing a building on the property if this variance is granted. This construction may result in minor, short-term inconvenience for neighboring properties. This inconvenience would be minimized as much as possible.

e) Will the variance alter the character of the district in which this property lies. If not, please explain the reasoning for your answer.

This variance will not alter the character of the district in which this property lies. As stated above, the property is currently a vacant lot. The only change to the area will be the expansion of an existing business into this lot. If anything, this should improve the character of this area.

f) Please state whether the variance sought is the minimum variance and least modification that will afford the relief sought. Please state any other relief that may alleviate the condition that exists.

The variance sought is the minimum variance and least modification that will afford the relief sought.

g) Please state how the variance, if granted, would be in harmony with the spirit of the ordinance and what effect, if any, it will have on the public health, safety or welfare.

The granting of this variance would help make the zoning in this area of town more consistent. This variance would be in the spirit of Lander's 2012 Master Plan - Action Plan, Actions section 1.1 - Encourage infill development.

This variance will have no effect on the public health, safety, or welfare.

Property Owners within 400 feet

Owner: DUSL BUILDING PARTNERSHIP
Mailing Address: PO BOX 1342, LANDER, WY 82520

Owner: MADJAR DAVID D JR MD
Mailing Address: 24730 US HIGHWAY 285 S, BUENA VISTA, CO 81211-7704

Owner: SWEETWATER 795 LLC
Mailing Address: PO BOX 81, LANDER, WY 82520

Owner: APPLEBY BEVERLIE A
Mailing Address: 175 S 8TH ST, LANDER, WY 82520-3013

Owner: ADAMS C K LIVING TRUST DTD 1/12/2021
Mailing Address: 6030 S WALNUT ST, CASPER, WY 82601-6248

Owner: SPRIGGS R THOMAS & SANDRA K
Mailing Address: 808 SWEETWATER, LANDER, WY 82520

Owner: SCHOOL DISTRICT #1
Mailing Address: 320 BALDWIN CREEK RD, LANDER, WY 82520

Owner: FRANCH DARRELL C
Mailing Address: 721 SWEETWATER ST, LANDER, WY 82520

Owner: WECHSLER ALYSSA
Mailing Address: 719 SWEETWATER ST, LANDER, WY 82520-3046

Owner: BROWN FAMILY TRUST DOUGLAS E & BEVERLY A BROWN;CO-TRUSTEES
Mailing Address: 11130 W HOHOKAM DR, SUN CITY, AZ 85373-1502

Owner: ABERNATHY RONALD J
Mailing Address: 345 S 7TH ST, LANDER, WY 82520-3213

Owner: SPARKS JASON J & ROBERTSON JENNIFER E
Mailing Address: 5523 E FARMDALE AVE, MESA, AZ 85206-2964

Owner: MEYER MEL R BORTON RADALL M
Mailing Address: PO BOX 840, LANDER, WY 82520-0840

Owner: MEYER ALYSSA KATE & MEYER MEL R
Mailing Address: 675 SWEETWATER ST, LANDER, WY 82520-3044

Owner: SILVERSTEIN NOAH ISAAC
Mailing Address: 651 SWEETWATER ST, LANDER, WY 82520-3044

Owner: ALCARAZ VICENTE KING EMILEE S
Mailing Address: 652 SWEETWATER ST, LANDER, WY 82520-3045

Owner: EQUITY TRUST COMPANY CUSTODIAN FBO GERARD ALVIR
Mailing Address: 5006 MCLAUGHLIN TER, THE VILLAGES, FL 32163-5570

Owner: PRUETT THOMAS & ELIZABETH
Mailing Address: 672 SWEETWATER ST, LANDER, WY 82520-3045

Owner: FULLER DAVID MILTON & ANDERSON PATRICIA LOUISE
Mailing Address: 9466 W REMUDA DR, PEORIA, AZ 85383-1473

Owner: FREMONT COUNTY
Mailing Address: 450 N 2 ST, LANDER, WY 82520

Owner: KIDWELL JOHN A
Mailing Address: 659 GARFIELD ST, LANDER, WY 82520

Owner: WALKER SANDRA & JOHN E REVOCABLE LIVING TRUST DTD 06/21/2023
Mailing Address: 250 S 7TH ST, LANDER, WY 82520-3012

Owner: PERRY & RICHARD COOK LLC
Mailing Address: PO BOX 469, LANDER, WY 82520

Owner: SPRIGGS JENNIE MAY
Mailing Address: 652 GARFIELD, LANDER, WY 82520

Owner: SPRIGGS WARREN VANCE & SPRIGGS WARREN VANCE JR
Mailing Address: PO BOX 276, DANIEL , WY 83115

Owner: GARFIELD PROPERTIES LLC
Mailing Address: 1631 SQUAW CREEK RD, LANDER, WY 82520

Owner: WYOMING NATIONAL BANK A UNITED STATES BANKING;CORPORATION
Mailing Address: 1700 N FEDERAL, RIVERTON, WY 82501

Owner: BRATT PROPERTIES LLC
Mailing Address: 650 BELLVUE AVE, LANDER, WY 82520-3417

Owner: BOYLE FAMILY REVOCABLE TRUST DTD 06/24/2013
Mailing Address: 5100 5TH AVE UNIT 510, PITTSBURGH, PA 15232

Owner: PIPLICA FAMILY TRUST DTD 9/24/09
Mailing Address: 1828 PRAIRIE RD, RIVERTON, WY 82501-2228

Owner: LANDER RIFLE CLUB A WYO
Mailing Address: ATTN: LVSA PO BOX 1113, LANDER, WY 82520-1113

Owner: CONNOR ADAM G

Mailing Address: 785 GARFIELD ST, LANDER, WY 82520-3025

Owner: HUDSON DANIEL & JACOBSON MARGARET

Mailing Address: PO BOX 1399, LANDER, WY 82520-1399

Owner: DAVIS KARLA SUE & COMES NICK MARCUS

Mailing Address: 120 BALDWIN DR, LANDER, WY 82520-3082

Owner: BROWN TIM

Mailing Address: 790 SWEETWATER ST, LANDER, WY 82520-3047

Owner: BAERWALD RICHARD

Mailing Address: 770 SWEETWATER ST, LANDER, WY 82520-3047

Owner: JAMES WILLIAM FRANKLIN & KIMBERLY TAYLOR

Mailing Address: 760 SWEETWATER ST, LANDER, WY 82520-3047

Owner: RANGITSCH THOMAS R & TIBBETS TERESA M

Mailing Address: 720 SWEETWATER ST, LANDER, WY 82520

Owner: RANGITSCH THOMAS R

Mailing Address: 720 SWEETWATER ST, LANDER, WY 82520

Owner: VALLEE PROPERTIES LLC

Mailing Address: 168 KITTY HAWK DR, WINDSOR, CO 80550-3530

Owner: STEG RONALD F II

Mailing Address: 275 S 7TH ST, LANDER, WY 82520-3011

