



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520-2848

TELEPHONE 307-332-2870 FAX 332-4317

<Amendment to 12/7/23 Letter>

To whom it may concern,

The City of Lander Building Department agrees that the buildings Main, A and B as shown on Exhibit "A" are in compliance with the current City Codes and are not a part of the Nonconforming Permit application submitted for 690 Evergreen Lane, Lander Wyoming 82520. The City of Lander Building Department also agrees that the "*occupation of*" or "*sale of*" the property would NOT be qualified as a *subdivision* or *change of use* for this address. Future building permits for Structures "Main", "A" and "B" would not be restricted based upon zoning issues as of 4/2/24. My findings within the City of Lander's Municipal Codes show that 690 Evergreen is not an "undeveloped property".



Hunter Roseberry

City of Lander Assistant Public Works Director/Chief Building Official

 4/30/24



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520-2848

TELEPHONE 307-332-2870 FAX 332-4317

4/26/24

<Addressing Motions concerning buildings 1-6>

To whom it may concern,

Structure "1&2" Proposed Motion

- Is a structure as defined in current 4-2-3-B (81) *Agreed*
- Is a Dwelling as defined in current 4-2-3-B (29) *Agreed*
- Is a Family unit as defined in current 4-2-3-B (36) *Agreed*
- Is a Permitted Use as a single family detached dwelling under current 4-12-3-B (1) *Building Official take is, structure 1-2 is eligible to be a permitted nonconforming use as a single family detached dwelling as deliberated by BOA.*
- Is in compliance with the minimum area, width, and setback requirements of 4-12-3 E, F, and G *Agreed*
- Is in compliance with the maximum height requirements of 4-12-3-I *Agreed*
- Is in compliance with the maximum coverage requirements 4-12-3-J *Agreed*
- Is in compliance with City code requirements for minimum distance from a fire hydrant *Agreed*
- Is in compliance with City code requirements with respect to number and type of parking surfaces 4-2-3-B *Agreed*

and as to these conforming structures and use is not subject to any zoning or building code requirements other than those required for properties with similar conforming structures and uses.

Building Official Findings: Structure 1&2 had been a duplex at one point, but has been in a single family formation for quite some time. There does appear to have been intention to inhabit this structure and doing so would not take much work. Building Official heard testimony from applicant that it was occupied as recently at Oct 2022

Structure "3" Proposed Motion

Is a structure as defined in current 4-2-3-B (81)

- Is a Dwelling as defined in current 4-2-3-B (29) *Agreed*
- Is a Family unit as defined in current 4-2-3-B (36) *Agreed*
- Is a Permitted Use as a single family detached dwelling under current 4-12-3-B (1) *Building Official take is, structure 3 is eligible to be a permitted nonconforming use as a single family detached dwelling, as deliberated by BOA.*

- Is in compliance with the minimum area, width, and setback requirements of 4-12-3 E, F, and G *Agreed*
- Is in compliance with the maximum height requirements of 4-12-3-I *Agreed*
- Is in compliance with the maximum coverage requirements 4-12-3-J *Agreed*
- Is in compliance with City code requirements for minimum distance from a fire hydrant *Agreed*

and as to these conforming structures and use is not subject to any zoning or building code requirements other than those required for properties with similar conforming structures and uses.

Building Official Findings: Structure 3 does look like it could be habitable with some work. It appears to be mostly structurally sound or the ability to do so with some work. It does appear that there was intention to inhabit this structure at some point in the not so distant past. Building Official heard testimony from applicant that it was occupied prior to 2022

Structure “4” Proposed Motion

- Is a structure as defined in current 4-2-3-B (81) *Agreed*
- Is a Dwelling as defined in current 4-2-3-B (29) *Building Official feels this structure is not a dwelling anymore as it hasn't been lived in or intended to be lived in for many years.*
- Is a Family unit as defined in current 4-2-3-B (36) *Building Official feels this structure is not a dwelling anymore as it hasn't been lived in or intended to be lived in for many years.*
- Is a Permitted Use as a single family detached dwelling under current 4-12-3-B (1) *Building Official feels this is not a PERMITTED use as a single family dwelling with the City of Lander*
- Is in compliance with the minimum area, width, and setback requirements of 4-12-3 E, F, and G *Agreed*
- Is in compliance with the maximum height requirements of 4-12-3-I *Agreed*
- Is in compliance with the maximum coverage requirements 4-12-3-J *Agreed*
- Is in compliance with City code requirements for minimum distance from a fire hydrant *Agreed*

and as to these conforming structures and use is not subject to any zoning or building code requirements other than those required for properties with similar conforming structures and uses.

Building Official Findings: Structure 4 does not appear to have been inhabited in quite some time. Much of the structure is leaning beyond a safe level. There is glazing missing from the door and has been weathered this way for many years. The shower surround has started to fail with

many tiles missing from neglect. The gas service has been disconnected and meter removed at some point previous to this inspection. The siding has been weathered well beyond its expected life. I do not feel there was intent to keep this building habitable, thus deeming this structure abandoned.

Structure "5" Proposed Motion

- Is a structure as defined in current 4-2-3-B (81) *Agreed*
- Is a Dwelling as defined in current 4-2-3-B (29) *Agreed so some extent*
- Is a Family unit as defined in current 4-2-3-B (36) *Agreed so some extent*
- Is a Permitted Use as a single family detached dwelling under current 4-12-3-B (1) *Building Official feels is not a PERMITTED use as a single family dwelling with the City of Lander*
- Is in compliance with the minimum area, width, and setback requirements of 4-12-3 E, F, and G *Agreed*
- Is in compliance with the maximum height requirements of 4-12-3-I *Agreed*
- Is in compliance with the maximum coverage requirements 4-12-3-J *Agreed*
- Is in compliance with City code requirements for minimum distance from a fire hydrant *Agreed*

and as to these conforming structures and use is not subject to any zoning or building code requirements other than those required for properties with similar conforming structures and uses.

Building Official Findings: Structure 5 was used as an accessory use as an art studio. The bathroom has "osb" plywood walls with no waterproof surround suitable for wet locations like shower or bath. Much of the ceiling is starting to come down from lack of habitation. It appears to have functioned as more of an accessory structure than a dwelling unit during its functional lifetime. Much of the structure is leaning and is in significant disrepair. It appears that this structure would qualify as abandoned as a single family dwelling but would be eligible to be permitted as an accessory structure as deliberated by BOA.

Structure "6" Proposed Motion

- Is a structure as defined in current 4-2-3-B (81) *Agreed*
- Is an Accessory Structure as defined in current 4-2-3-B (3) *Agreed*
- Is used for Accessory Use as defined in current 4-2-3-B (4) *Agreed*
- Is a Permitted Accessory Use under 4-12-3-D and 4-11-8 (4) *Building Official feels this was never PERMITTED as an accessory use with the City of Lander.*
- Is in compliance with City code requirements for minimum distance from a fire hydrant *Agreed*

Building Official Findings: Structure 6 has seen much of the roof has blown off and the structure has seen significant weathering due to this. Much of the structure is leaning and is in significant disrepair. It appears that this structure would qualify as abandoned.

and as a conforming structure and use is not subject to any zoning or building code requirements other than those required for properties with similar conforming structures and uses.

Motions Applicable to All Structures

John S requests that the Board find that 690 Evergreen Lane was not as of at least Jan 1, 1977 and is not now in compliance with City of Lander codes that:

1. Require frontage on a public street. *Building Official feels an overall property non-conforming permit would be at the discretion of BOA due to the lack of public street frontage. 4-11-6*



Hunter Roseberry

City of Lander Assistant Public Works Director/Chief Building Official

[Handwritten signature] 4/26/24