

CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

For Office use only:	Case # <u>CN25.0A</u>
Date Received <u>6/19/25</u>	Date Fee Paid <u>6/20/25</u> BOA Hearing Date <u>7/17/25</u>
Existing zone designation _____	Applicable Section of zoning code <u>4-6-1-4-12</u>

Name of Applicant Andrew Winkler Email andrewwinkler@gmail.com
Address 965 N 1st St, Lander WY 82520 Phone (307) 354-2211

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)
965 N 1st St, Lander WY 82520

Present Zoning District of Property _____ Current zoning use of the property _____

Proposed Zoning District _____ Proposed zoning use of property _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)

Check Conditional Use Type below

<input type="checkbox"/> Child Care/preschool	<input type="checkbox"/> RV campground	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Home Business	<input type="checkbox"/> Clinic/nursing home	<input type="checkbox"/> Gaming
<input type="checkbox"/> Bed/Breakfast	<input type="checkbox"/> Professional office	<input type="checkbox"/> Communication tower
<input type="checkbox"/> Short term Rental	<input type="checkbox"/> Mortuary/crematory	<input type="checkbox"/> Junkyard
<input type="checkbox"/> Group/foster home	<input type="checkbox"/> Motel	<input type="checkbox"/> Other, Explain _____

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)
When we are not at the home, we rent our house to 1-4 short term guests via AirBnb. We do not allow any pets, no parties and

only parking off street in designated parking in front of garage. Quiet hours begin at 9pm. Our adjacent neighbors, Wendy Elias and

Coleman Griffith keep an eye on the place and have reported friendly guests with no problems. We will live in this home year round soon.

Explain why your conditional use will not adversely affect your neighborhood

Most of our guests are visiting for vacation to recreate in the Sinks or for local contracting or nursing.

We recommend our guests to visit local restaurants and retails shops and also have local fresh bread (Joke Perkins) delivered to the home for them to enjoy. We have a local housekeeper and lawn maintenance to routinely care for the home, as well as neighbors go to the home to check in. Our house rules are strict and our measures keep things quiet.

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 X Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

 Attached is additional information for Child Care, Group Home, or Home Business, as required

Signature of applicant Andrew P. White Date 6/19/25

Signature of owner Andrew P. White Date 6/19/25



Gmail

Fwd: Bread delivery

a w <yamahito25@yahoo.com>

To: Andrew <andrewpwinkler@gmail.com>

Thu, Jun 19, 2025 at 10:30 |

From: Jake Perkinson <

Date: June 13, 2025 at 4:45:48 PM EDT

To: a w <

Subject: Re: Bread delivery

To whom it may concern,

I have delivered bread to different guests renting at 965 N 1st on several occasions. Each time I encountered respectful and quiet groups who did not negatively impact the neighborhood.

Best regards,

Jake Perkinson