



TOWN OF SARATOGA
PO BOX 486
PHONE: 326-8335
APPLICATION FOR VARIANCE

DATE OF APPLICATION: 10/31/22 ZONE: RETAIL BUSINESS FEE: _____

APPLICANT:

NAME: TDC PROPERTIES LLC BEHALF OF INTERNATIONAL
ADDRESS: PO Box 821 RESORT PROPERTIES/
P.O. BOX: _____ OWNER
PHONE: 307 326 5019

ADDRESS OF PROPERTY: 313 E BRIDGE ST

PURPOSE OF VARIANCE:

I hereby request of the Saratoga Town Council, a hearing on my behalf for a Variance of the strict application of the Saratoga Zoning Ordinance. The exceptions to the ordinance I seek are outlined as follows:

SETBACK REQUIREMENTS ON NON CONFORMING LOT

Signature: Bruce Dake
Date: 10/31/22

THE FOLLOWING IS FOR OFFICIAL USE ONLY

Variance Number: _____

Date Received: 10/31/2022

Hearing Date: Planning Commission 11/8 & 12/13 Town Council: 12/20

Date of Legal Notice (5 days prior to Planning Commission meeting) _____

Photograph Taken: _____

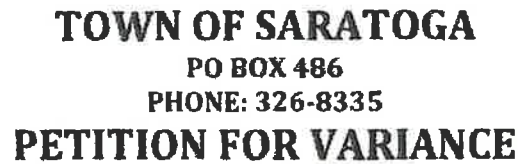
Action: _____

Planning Commission: _____ Date: _____

Town Council: _____ Date: _____

Name		Per town records	Address	City	Zip
Roger Burau Trustee/TDC Properties			PO Box 1310	Saratoga	WY 82331
Moss Agate LLC	Cindy and Chris	No response	PO Box 276	Saratoga	WY 82331
Barbara Wilson c/o Kim Hughes	112 S River	Deceased	PO Box 241	Seward	AK 99664
Thomas Roszel	109 S River	307-329-8555	PO Box 1382	Saratoga	WY 82331
Donald & Gertrude Herold			PO Box 51	Saratoga	WY 82331
Angus England Post 54			PO Box 1242	Saratoga	WY 82331
William & Tahna Naylor	407 E Bridge	No record	1606 Clydesdale	Laramie	WY 82070
Old Baldy Corporation			PO Box 707	Saratoga	WY 82331
Kennaday Peak Properties - 12/6 LM/incorrect #	412 E Bridge/Motel	307-459-1800	1811 Eagle Dr	Cheyenne	WY 82009
Allen & Barbara Youngberg	106 N State		PO Box 337	Saratoga	WY 82331
Cory Oxford	109 E River	307-329-8197	PO Box 1251	Saratoga	WY 82331
James Cox	111 E River	No record	5304 Kaycee Place	Cheyenne	WY 82009
Bonnie Marie Whitlock	105 E River	No phone #	1435 Stockholm Way	Parker	CO 80138
Jaqueline Archuleta	107 E River	No record	6525 S Wright Street	Littleton	CO 80127
Sierra Madre Properties LLC	Auto Glass		PO Drawer 5059	Sheridan	WY 82801
Jim & Carol Statess Trustees	Lot 15 N Veterans		PO Box 1586	Saratoga	WY 82331
Mark Cooley	102 N Veterans		106 Castle Pines Dr N	Castle Rock	CO 80108
Abrós Real Estate LLC - Sharis Ainslie LM	108 NE River	970-396-9191	6543 Pumpkin Ridge Dr	Windsor	CO 80550
Frances Payne Rogers - 4lots			PO Box 929	Saratoga	WY 82331

Mailed notices to all above except Rogers/Herold who provided signatures upon a visit



PETITION FOR VARIANCE

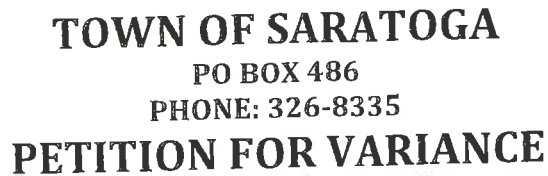
Description of Variance applied for:
REPAIR / REPLACE FOUNDATION AND RENOVATE STRUCTURE
IN EXISTING SETBACKS

This petition shall be signed by the owners of all property within a three hundred foot radius of the property in question, indicating approval or disapproval of the issuance of the variance. Approval shall be indicated by a minimum of fifty percent of the surrounding property owners of the permit to be approved. Only one signature per parcel of property allowed.

[illegible]

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

Thank You



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Signature	Address	
Frank Payne-Rogers	104 WE River	X
Frank Payne-Rogers	312 E Bridge	X
Frank Payne-Rogers	1010 A & B.	X
Frank Payne-Rogers	102 1/2 NE River	X
Frank Payne-Rogers	107 SE River	X

Signature	Address	Approve	Disapprove
<i>[Signature]</i>	<i>[Signature]</i> for OBC	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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PETITION FOR VARIANCE

Name of Applicant: TDC PROPERTIES / BEHALF OF INTERNATIONAL RESORT

Address: 313 E BRIDGE AVE

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Signature

Address

Approve

Disapprove

Allan Young 156 Laramie Street LN

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

TRIPLE D CONSTRUCTION

COMPLETE HOUSING SOLUTIONS



Bryan Drake

307

Kathy Drake

307

Sarato

Fa

wyomingtoughbuilt

TDC 12-1-11

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Signature	Address	Approve	Disapprove
Jim B. States	108 N. Veterans St	X	
Carol L. States	108 N. Veterans St	X	

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

Thank You

TRIPLE D CONSTRUCTION
COMPLETE HOUSING SOLUTIONS

Bryan Drake 307.705.1818

Kathy Drake 307.705.2627

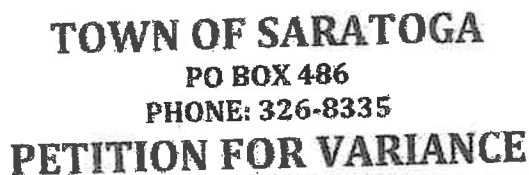
PO Box 821
Saratoga, WY 82331

Fax: 866.254.2645

wyomingtoughbuiltthomes@gmail.com

WyomingToughBuiltHomes.com





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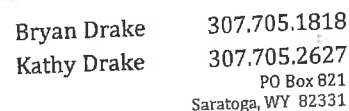
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<u>Signature</u>	<u>Address</u>	<u>Approve</u>	<u>Disapprove</u>
Deborah A Clark	403 E Bridge St	X	
Adjutant	American Legion Post 54		

PLEASE SIGN AND RETURN
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Thank You

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COMPLETE HOUSING SOLUTIONS



Fax: 866.254.2645
wyomingtoughbuiltthomes@gmail.com

WyomingToughBuiltHomes.com



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Signature

Address

Approve

Disapprove

400 Black Bridge

☒

Sierra Madre Properties LLC
by Robert J. Meyer mgr

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

THANK YOU

TRIPLE D CONSTRUCTION
COMPLETE HOUSING SOLUTIONS

**WYOMING
TOUGH-BUILT
HOMES**

Bryan Drake 307.705.1818
Kathy Drake 307.705.2627
PO Box 821
Saratoga, WY 82331

Fax: 866.254.2645
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<u>Signature</u>	<u>Address</u>	<u>Approve</u>	<u>Disapprove</u>
	<u>102 N. VETERANS ST.</u>	<u>X</u>	

MARK DRAKE

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

THANK YOU

TRIPLE D CONSTRUCTION COMPLETE HOUSING SOLUTIONS



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Signature	Address	Approve	Disapprove
<u>Thomas D Roy</u>	<u>109 SE River</u>	<u>X</u>	

Thank you for returning my phone
messages (NOT)
LEFT MESSAGE WITHOUT CALL BACK #
12/4 329-8555 TOWN HALL PROVIDED #
12/4 BRYAN DISCUSSED WITH TOM

PLEASE SIGN AND RETURN
BY MAIL OR EMAIL

THANK YOU

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Saratoga, WY 82331

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WyomingToughBuiltHomes.com



Cory

Cory Oxford
109 E River

Good morning. We spoke yesterday about the variance signature. You can just respond to this text with an approval or disapproval. Thank you.

Approved

Thank you



Green Building Renovation

Construction Narrative

Submission for Building Permit

- Purchasing the following parcels with closings to be 10/1/22
- Submitting for building permit approval before closing for verification of potential intended use

Parcels:

1. Purchase agreement with International Resort Properties

THE EAST ONE-HALF OF LOT 6, BLOCK 11, OF THE TOWN OF SARATOGA HOT SPRINGS, ALSO DESCRIBED AS SARATOGA HOT SPRINGS ADDITION, ALSO DESCRIBED AS CADWELL'S SARATOGA HOT SPRINGS ADDITION, AND ALSO DESCRIBED AS HOT SPRINGS ADDITION, TO THE TOWN OF SARATOGA, CARBON COUNTY, WYOMING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE HIGHWAY COMMISSION OF WYOMING IN QUITCLAIM DEED RECORDED NOVEMBER 27, 1962, IN BOOK 442, PAGE 418, RECORDS OF CARBON COUNTY, WYOMING.

2. Purchase agreement with Roger Burau Trust

See attached legal description

*Showing Lot 4,5, ½ lot 6 to show driveway placement to accommodate minimum of (2) outside parking spaces

Re-purposed use: Office Space

- Remove 12' x 22' portion of existing building. Reframe with 12' x 20' new construction.
- Lift 20' x 40' structure
 - Pour monolithic slab
 - Pour new stem wall
- Remodel inside
- Add windows
- Bathroom
- Pour concrete porch on north side
- New entrance door on north side
- Electric to code
- New furnace
- (2) on-site parking spaces

BREWERY PUB
OUTDOOR REVENUE
GOLF SPA RE
MINERAL HOT



SALES





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VARIANCE CHECKLIST

CHAPTER 18.72

1. WILL THE VARIANCE AUTHORIZE A PERMITTED USE OTHER THAN THOSE SPECIFICALLY ENUMERATED IN THE ZONING DISTRICT IN WHICH THE VARIANCE IS SOUGHT?
2. WILL LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS TITLE RESULT IN UNNECESSARY HARDSHIP AND DEPRIVE THE APPLICANT OF A REASONABLE USE OF HIS LAND OR BUILDING?
3. WERE THE EXTRAORDINARY CIRCUMSTANCES CREATED BY THE OWNER OF THE PROPERTY AND DO NOT REPRESENT A GENERAL CONDITION OF THE DISTRICT IN WHICH THE PROPERTY IS LOCATED?
4. WILL THE VARIANCE, IF GRANTED, SUBSTANTIALLY OR PERMANENTLY INJURE ANY ADJACENT CONFORMING PROPERTY?
5. WILL THE VARIANCE ALTER THE CHARACTER OF THE DISTRICT IN WHICH IT IS LOCATED?
6. WILL THE VARIANCE, IF GRANTED, RESULT IN AN EXTRAORDINARY GAIN IN USE, SERVICE OR INCOME FOR THE PROPERTY WHEN COMPARED WITH ADJACENT CONFORMING USES IN THE SAME DISTRICT?
7. IS THE VARIANCE, IF GRANTED, THE MINIMUM VARIANCE AND THE LEAST MODIFICATION THAT WILL AFFORD THE RELIEF SOUGHT?
8. WILL THE VARIANCE BE IN HARMONY WITH THE SPIRIT OF THIS TITLE AND NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE?

Y

Y

N

N

N

N

Y

Y