

TOWN OF SARATOGA

P.O. BOX 486
110 E. Spring Avenue
SARATOGA, WYOMING 82331

www.townofsaratoga.org

Phone: 307-326-8335

Fax: 307-326-8941

Email: townhall@saratogawyo.org

Mayor Chuck Davis

Councilman Michael Cooley

Councilman Cory Oxford

Councilman Jerry Fluty

Councilman Bub Barkhurst

April 14, 2025

Variance Application VA-25-2
236 Airport Ave. (Thorn)

Councilors,

Please see the attached recommendation from the Planning Commission on the application from Tom and Shirley Thorn. The variance application was to allow the property owner to place the front of their detached garage even with the back of their house. The structure is compliant on every accessory building requirement, such as sq. footage, exists in the rear yard, setbacks etc. This would already be allowed on most lots in Town.

The conflict arises due to the Saratoga Zoning Code requiring that accessory buildings be on the rear half of the lot. With most lots in Saratoga this allows you to have an accessory building within proximity to your primary dwelling. The term rear yard and rear half seem to be used Synonymously in the zoning code, which for 90 percent of the lots in the area does not create an issue. In this instance with the larger lots it requires you to move your house much further back in order to maintain that close detached garage proximately as would normally be allowed on the majority of lots in Saratoga.

The planning commission settled their decision on that primary factor. That the code was most likely written for a standard sized lots in Town, and had this request existed on most lots in Town we would not be going through this process. Essentially that variance would allow the property owner to construct the same as the majority of lot owners in Saratoga. It's a verbiage predicament that will most likely be corrected in future ordinance amendments.

"I would recommend this variance be approved." I would also recommend we correct the verbiage conflict in the near future to eliminate the repeat of this issue with future lots. One in particular will be the royal springs lots off S. Veterans. These lots are 1300 feet long so essentially if you want to put a shed on your property it must be 650 feet of Veterans St.. If you put your put your house 200 feet off Veterans St. which would be a substantial amount, that means your shed is still going to be 125 yards from the back of your house. I don't believe that is the intention of the code.

Please let me know if you have any questions.



Emery Penner

Director of Public Works/Planning and Zoning Officer

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Recommendation

TOWN OF SARATOGA PLANNING AND ZONING COMMISSION

236 Airport Ave. Variance Request (Thorn)

In the Matter of:)	APPLICATION NUMBER VA-25-2
)	
Variance Application)	FINDINGS OF FACT
Property Owned by Tom and Shirley Thorn)	
Saratoga, Carbon County, Wyoming)	CONCLUSIONS OF LAW,
)	AND RECOMMENDATION

This Matter, came before the Town of Saratoga Planning and Zoning Commission for consideration on April 7, 2025. The Planning and Zoning Commission reviewed the variance application. They also reviewed the materials submitted and considered public testimony.

FINDINGS OF FACT

1. The Applicant is requesting that they be allowed to place a private garage in the front half of their lot/side yard, instead of being subject to placing the accessory building in the rear half of the lot. This requirement can be found in section 18.24.030.
2. Letters were sent to all property owners with 300 feet of the property prior to the hearing on February 21, 2025.
3. The Planning and Zoning Commission held a public hearing at 5:30pm on March 11, 2025 at their regular meeting concerning this application.
4. More than 50 percent of the property owners have given a signed approval of the variance.

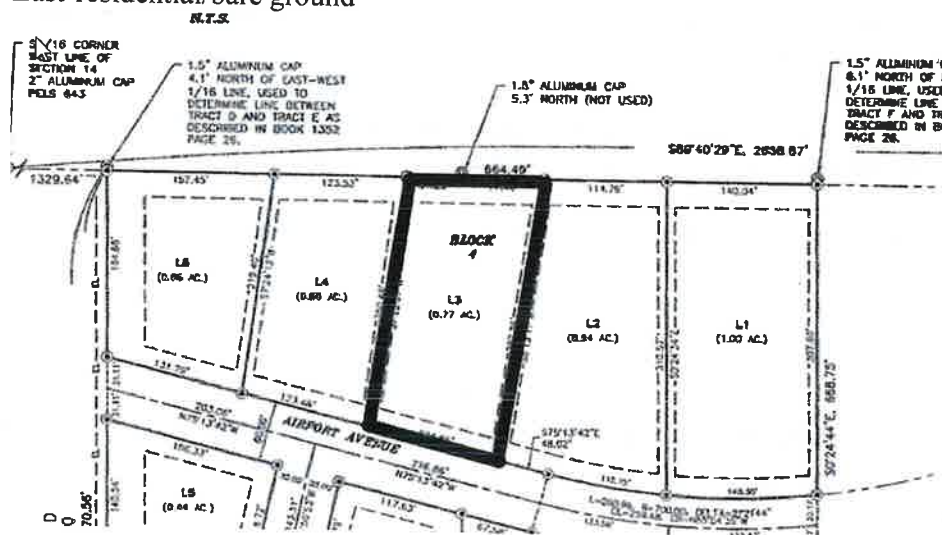
Property Owners List for Variance Application VA-25-2

Name	Address 1	Address 2	Signed and Approved
Cheri Weber	139 Airport Ave.	SARATOGA, WY 82331-1314	yes
Octagon Construction	Multiple adjacent bare lots	SARATOGA, WY 82331	yes
Randy Winters	240 Airport Ave	SARATOGA, WY 82331	yes

236 Airport Ave. Variance Application
Tom and Shirley Thorn
Recommendation



5. The public hearing was advertised on February 20th, 2025, in the Saratoga Sun. Legal # 9115
6. The Applicant is: Tom and Shirley Thorn (Agent: Octagon Construction)
236 Airport Ave.
7. Site plan attached page 4 (can provide larger digital copy)
8. The property owner is: Tom and Shirley Thorn
9. The location of the property is:
The property can generally be described as bare land at the most western end of Airport Avenue. The property is on the north side of Airport Avenue.
10. Legal description of the property is:
Lot 3 Block 4 Octagon Estates 3rd Addition Subdivision
11. The subject property is .77 acres
 - a. The lot is 125 feet wide and 283 feet long
12. The proposed property is currently zoned RD9000
13. The property is not in the floodplain
14. The property is not a wetland
15. The property is not a historical site
16. Surrounding uses are:
 - a. North-airport
 - b. West-Residential/bare ground
 - c. South-residential/bare ground
 - d. East-residential/bare ground



236 Airport Ave. Variance Application
Tom and Shirley Thorn
Recommendation



CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Town of Saratoga Zoning Ordinance Title 17 and Title 18, The Town of Saratoga Master Plan, Wyoming State Code and based on the conditions required herein, makes the following conclusion on this variance application.

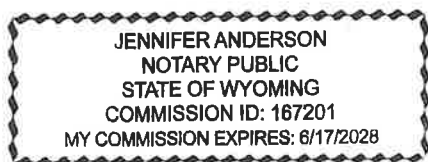
RECOMMENDATION

WHEREFORE, based upon Facts, Conclusions of Law, and Recommendation, (See attached minutes) the Town of Saratoga Planning and Zoning Commission hereby recommends Approval of APPLICATION NUMBER VA-25-2 for the variance of the property described heir in subject to the following conditions:

1. If approved "Construction of the detached garage be congruent to the site plan provided by Octagon Construction (attached hereto as Exhibit "A").

Melanie P. Date: 4/10/25
Planning and Zoning Commission Chairman

SUBSCRIBED AND SWORN to before me the day and year first above written.



Jennifer Anderson
Notary Public for Wyoming
Residing at Carbon County
Expires: 6/17/2028

236 Airport Ave. Variance Application
Tom and Shirley Thorn
Recommendation

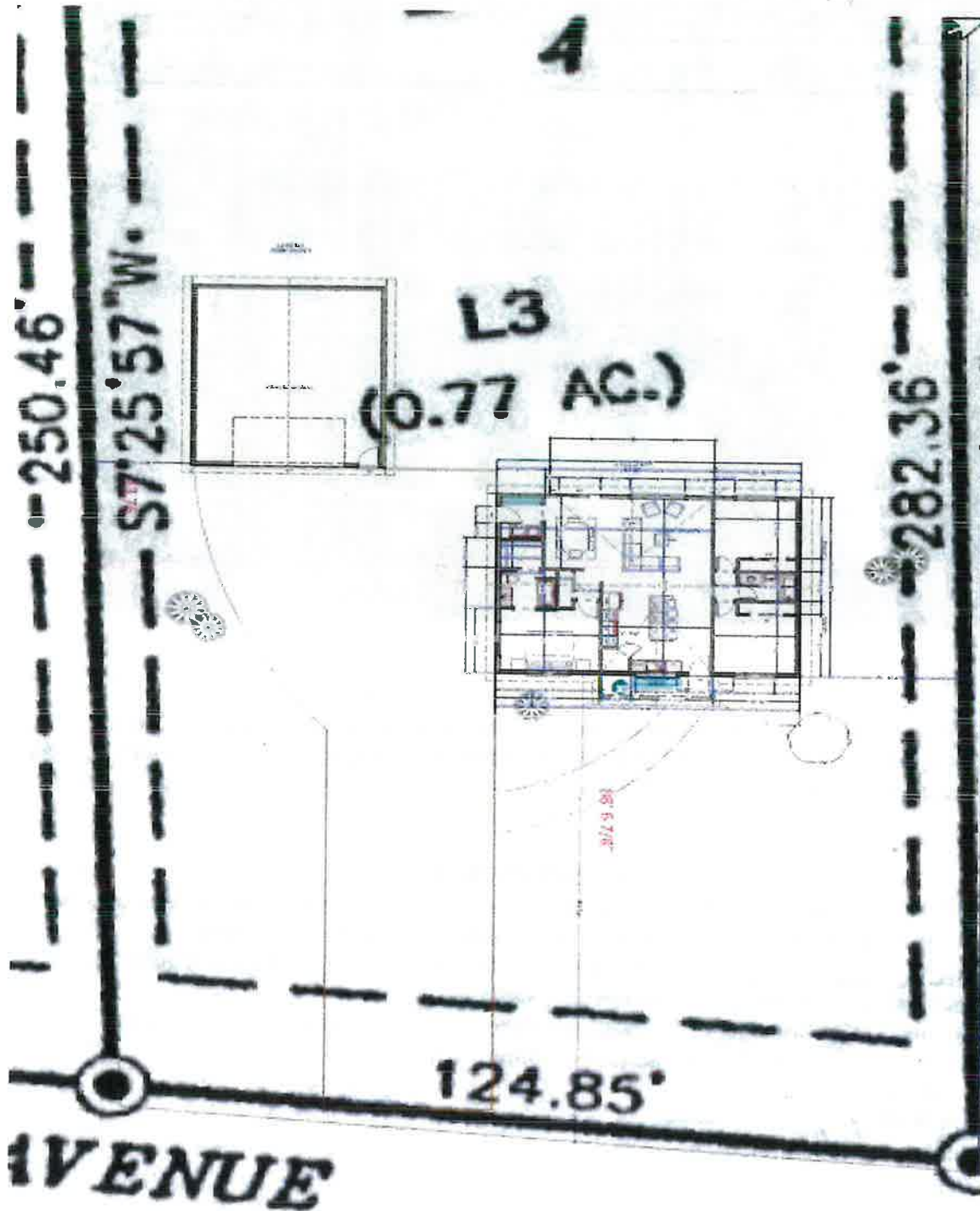


Exhibit "A" Snippet full exhibit is separate attachment.

The proposed garage would be detached and exist partially in the front half of the lot. F

236 Airport Ave. Variance Application
 Tom and Shirley Thorn
 Recommendation