

City of Kotzebue
258A Third Ave
PO Box 46
Kotzebue AK 99752-0046 907-442-3401
Receipt No: 5.002722 May 30, 2024

Brett Slaathaug
Permits-Building Permits 24-03 10.00
Total: 10.00
Cash-General 10.00
Total Applied: 10.00
Change Tendered: .00

Duplicate Copy
05/30/2024 03:50
Thank you for your business.



Permit No.: 24-03
Fee Paid: 10-
Receipt No.: 5002722
Date Received: 05/30/24

CITY OF KOTZEBUE BUILDING PERMIT APPLICATION

The City of Kotzebue does not currently have a building inspection program. However, the City would recommend that the Applicant review the current versions of the following Codes before any design and construction is started:

- Uniform Building Code
- Uniform Mechanical Code
- Uniform Fire Code
- American Standard National Plumbing Code
- National Electric Code

INSTRUCTIONS:

A. ALL APPLICATION QUESTIONS MUST BE ANSWERED COMPLETELY. WRITE N/A IF NO ANSWER IS NEEDED.

B. Kotzebue Municipal Code 17.48.010 states: Required- Except as otherwise provided by law, no person may construct, erect, structurally alter, or move a structure unless the administrative official has issued a building permit thereof. Before issuing a building permit, the administrative official shall certify in writing on the permit that the work permitted conforms to this chapter, subject to any variances granted under Chapter 17.40 and other City Ordinances governing the use of land and structures.

C. State law requires a Plan Review by the State Fire Marshal for construction, repair, remodel, additions, or installation or change of fuel tanks and must be approved by the State Fire Marshal's Office before ANY work is started. *****Residential housing that's a tri-plex or smaller is exempt from this requirement, but not the City's building permit requirements.*****

The Alaska Statutes require the State Fire Marshal to adopt regulations for plan reviews. Sec, AS 18.70.080(a)(2).

As stated on the Plan Review Bureau site:

Construction, repair, remodel, addition, or change of occupancy of any building/structure, or installation or change of fuel tanks must be approved by the Division of Fire and Life Safety before ANY work is started.

Residential housing that is three-plex or smaller is exempt from this requirement.

[Taken from: <https://dps.alaska.gov/Fire/PRB/Home>]

The focus of this State of Alaska exemption is on residential housing/residential purposes, not "personal" use. So, a storage building/warehouse-type structure is not a residential housing unit nor is it a structure for residential purposes regardless of a claim by the owner that it is for "personal" use.

Therefore, in order to comply with State law, the City's building permit procedure must comply with the requirements of state law. Namely, if the permit is for construction, repair, remodeling, addition(s) to or change of occupancy of any building/structure that is used for residential housing/residential purposes that is a three-plex or smaller such is exempt from the Plan Review Bureau/State Fire Marshal requirements. However, if the permit is for construction, repair, remodeling, addition(s) to any building/structure that is **NOT** for residential housing/ residential purposes [or a building used for residential purposes containing four or more dwelling units] such a building permit is required to follow the Plan Review Bureau/State Fire Marshal submission requirements.

GENERAL INFORMATION:

Date: 5/30/24
Applicant's Name: Brett Slaathaug Owner's Name: Brett Slaathaug
Mailing Address: PO Box 954, Kotzebue AK 99702 Mailing Address: _____
Email Address: brettslaathaug@yahoo.com Email Address: _____
Phone: 907-717-4690 Phone: _____
Cell: 11 Cell: _____

PROPERTY DESCRIPTION:

Lot 7A Block 11 U.S.S. 4498 ^{Kotzebue Townsite} Tract _____
House#: 848 Street name: 5th Street

WORK TO BE PERFORMED UNDER THIS PERMIT:

See, INSTRUCTIONS, PARAGRAPH "C" ABOVE
REGARDING RESIDENTIAL versus COMMERCIAL

<u>Residential</u>	<u>Commercial</u>
New Construction _____	New Construction _____
Remodel _____	Remodel _____
Addition <u>X</u> _____	Addition _____
Mobile Home _____	Change Use of Site _____
Move (requires separate moving permit) _____	Other _____
Change Use of Site _____	
Other _____	

Type of Construction

Frame X - addition to west side
Block _____
Concrete _____
Log _____
Other _____

Size of Building 88' w x 16' l x 7' h (w/l/h)
Number of Stories 1
Basement (Yes or No) N

Are there other buildings on the property? (Yes or No) House & Shed
If yes, show on the Site Plan. Show access on the Site Plan

Complete a Site Plan as per the instructions on the next page, including all structures on the lot. Show buildings to scale.

Is water/sewer service desired? (Yes or No) No
If yes, please sketch service routing on the Site Plan and fill out a Water/Sewer Agreement.

[Note: If a Building Permit is issued by the Planning Director, the City reserves the right to do follow-up visits to the construction/building site to confirm that work being done on the site is in conformance with the terms of the Building Permit. If the work being done on the site is NOT in conformance with the terms of the Building Permit, the Building Permit may be revoked, a stop-order issued, and/or work done **NOT** in conformance with the terms of the Building Permit removed from the property.]

**CITY OF KOTZEBUE
BUILDING PERMIT APPLICATION
SITE PLAN REQUIREMENTS**

Site Plan:

A site plan must accompany this Application. The drawing must be legible and accurate. Please indicate the following:

1. All set-back and lot dimensions
2. House number(s) of buildings on the lot
3. Other structures on the lot
4. Proposed/existing utility locations - water/sewer/electricity.
5. Dimensions (width/length/height) and area of all existing/proposed structures on lot.
6. Dimensions (length) of all eaves of all existing/proposed structures on lot.
7. Location (including height) of all existing/proposed fences on the property.
8. Easements and alleys (whether public or private) on or abutting the lot.
9. Label all streets bordering the property.
10. Proposed/existing parking.
11. Elevation of first floor from ground level for existing/proposed structure(s)
12. Vehicle and/or pedestrian access if multiple structures share a lot.
13. Any other information that you feel has a bearing on this application.

[Note: The Planning Department may request additional information if necessary to properly review and process the application.]

If the site plan drawing is incomplete, this application will not be reviewed and/or processed.

If the building permit is issued, a final as-built-type site plan must be submitted to the Planning Department showing the completed building(s)/structure(s) to complete the building permit process.

The City is relying upon the information provided by the Applicant. False, incorrect and/or incomplete information may result in the denial of a building permit application and/or subsequent revocation of any building permit issued based upon such false, incorrect and/or incomplete information.

All building permit applications are reviewed, processed, and approved based upon the Applicant's representation that he/she/they is/are legal owner(s) or the duly authorized representative(s) of the legal owner. The City makes no representation and assumes no responsibility for the actual state of the title to the premises/property.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT I AM THE OWNER OR DULY AUTHORIZED LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY REPRESENTED IN THIS APPLICATION AND THAT THE INFORMATION INCLUDED HEREIN IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND AGREE THAT FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION IS GROUNDS FOR DENYING THIS APPLICATION AND/OR REVOKING A BUILDING PERMIT PREVIOUSLY ISSUED BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION. IF REVOCATION OF A BUILDING PERMIT IS REQUIRED, A STOP ORDER IS REQUIRED AND/OR A REVOCATION ACTION IS NECESSARY, I AGREE TO REMOVE AT MY OWN EXPENSE ANY AND ALL STRUCTURES/IMPROVEMENTS TO STRUCTURES BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION AND TO PAY REASONABLE COSTS AND ATTORNEYS FEES THE CITY MAY INCUR IN ANY SUCH STOP ORDER AND/OR REVOCATION ACTION.



Signature of Owner

Date: 5/30/24.....

Date:

Signature of Applicant (if other than Owner)

REVIEW OF BUILDING PERMIT APPLICATION
(For Official Use Only)

PLANNING DIRECTOR

Has the Application been filled out completely and correctly? Yes
Has the State Fire Marshall Plan Review been completed? See, BUILDING PERMIT APPLICATION, INSTRUCTIONS, PARAGRAPH "C" N/A

Flood Information

Has the property been identified as flood prone by HUD-BIA? (Yes or No) No
Ground elevation of construction site after preparation: (above or below sea level) above ground level
Elevation of first finished floor: N/A
Depth of basement: _____

Protective Measures

1. Has the Plan Review been completed? Yes
2. Zoning Classification: residential X
3. Have all required set-backs been met? No
3. Is there adequate parking available? Yes
4. Does the property meet Flood Zone Elevation requirements? No
5. Additional Comments: Building addition will make building non-compliant with KMC 17.28.100. Variance needed.

Sam Camp
Signature – Planning Director Date: 06/04/24

PUBLIC WORKS DIRECTOR

1. Has the Plan Review been completed? Yes
2. Is water/sewer available in the area? Yes
3. Has a Water/Sewer Agreement been received? N/A
4. Additional Comments: SEWER CLEANOUT IS IN GREEN HOVEL, I RECOMMEND THAT IT BE EXTENDED OUTSIDE BUILDING TO AVOID MESS IS JETTED OUT

Russ Fungus
Signature- Public Works Director Date: 06/10/24

FIRE CHIEF

1. Has the Plan Review been completed? Yes
2. Is there adequate access to the property for emergency vehicles? Yes
3. Has the State Fire Marshal Plan Review been completed? N/A
4. Additional Comments: _____

Kristin Ferguson
Signature - Fire Chief Date: 6/11/24

CITY MANAGER'S COMMENTS:

Adesha B...
Signature - City Manager Date: 6/11/24

City of Kotzebue
258A Third Ave
PO Box 46
Kotzebue AK 99752-0046 907-442-3401

Receipt No: 5.002723 May 30, 2024

Brett Slaathang

Permits-Variance Permit #24-02V 200.00

Total: 200.00

Cash-General 200.00
Total Applied: 200.00

Change Tendered: .00

Duplicate Copy
05/30/2024 03:53

Thank you for your business.



24-02V
200-Fee
5002723

CITY OF KOTZEBUE APPLICATION FOR ZONING VARIANCE
[See, Kotzebue City Code Sections 17.40.010-130]

Name of Applicant: Brett Slaughtaug

Applicant's Mailing Address: PO Box 954

Applicant's E-Mail Address: brett.slaughtaug@yahoo.com

Telephone: Home: _____
Work: _____
Cell: 907-717-4690

Legal Description of property for which variance is sought:

Lot 7A Block 11 U.S. Survey 4498 Kotzebue Townsite
House Number 848 Street Name 5th Street

This is a request for a Variance of Section 17.28.100 of the Zoning Code (Title 17) of the City of Kotzebue.

This Variance is for: Addition to west side of house. Larger arctic entry area.

(a) The existing situation is: the house is only a 2-bedroom under 800ft². It's small + places to hang coats, shoes, + freezers take up too much room

(b) The granting of this petition would permit: all of the above to be resolved

Before a variance may be granted, the Applicant must prove that each of the six conditions exists. Answer each of the conditions in detail using additional sheets if necessary.

(1) Explain how there are unusual physical features of the subject property that do not apply generally to other properties in the vicinity.
the house is already as-built under the 10ft line on the south side.
Trying to build on the east towards the road would mess with water line coming into the house.

(2) Explain how the strict interpretation of this Chapter would deprive the Applicant of rights commonly enjoyed under this Chapter by other properties in the vicinity.

This is the only feasible side/location to put an such an addition.

(3) Explain why the conditions described above were not caused by actions of the Applicant and that the variance is not sought for reasons of financial hardship or inconvenience.

This is how the property & home were already established prior to my ownership.

(4) Explain how the variance will not be harmful to the health, safety, or welfare of the public.

No neighbors to the south & southwest. West neighbors homes are well over 50ft away from the addition.

(5) Explain how the issuance of this variance will not permit a use of land or structure in a way that would be prohibited.

It's just to help the small area of the house itself with storage of various things especially during the winter.

(6) Explain how the granting of the variance will be in harmony with objectives of the zoning ordinance and the Comprehensive Plan.

Everyone wants to have a comfortable home and enough space to adequately have a family w/ kids to move & play w/o always having storage & coats in your way.

Site Plan:

A site plan must accompany this Application. The drawing must be legible and accurate. Please indicate the following:

1. All set-back and lot dimensions
2. House number(s) of buildings on the lot
3. Other structures on the lot
4. Proposed/existing utility locations - water/sewer/electricity.
5. Dimensions (width/length/height) and area of all existing/proposed structures on lot
6. Dimensions (length) of all eaves of all existing/proposed structures on lot
7. Location (including height) of all existing/proposed fences on the property.
8. Easements and alleys (whether public or private) on or abutting the lot.
9. Label all streets bordering the property.
10. Proposed/existing parking.
11. Elevation of first floor from ground level for existing/proposed structure(s)
12. Vehicle and/or pedestrian access if multiple structures share a lot.
13. Any other information that you feel has a bearing on this Application.

[Note: The Planning Director may request additional information if necessary to properly review and process the application.]

If the site plan drawing is incomplete, this application will not be reviewed and/or processed.

If the zoning variance is approved, a final as-built-type site plan must be submitted to the Planning Director showing the approved variances to complete the variance process.

The City is relying upon the information provided by the Applicant. False, incorrect and/or incomplete information may result in the denial of a zoning variance application and/or subsequent revocation of any zoning variance approval issued based upon such false, incorrect and/or incomplete information.

All variance requests are reviewed, processed, and approved based upon the Applicant's representation that he/she/they is/are legal owner(s) or the duly authorized representative(s) of the legal owner. The City makes no representation and assumes no responsibility for the actual state of the title to the premises/property.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT I AM THE OWNER OR DULY AUTHORIZED LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY REPRESENTED IN THIS APPLICATION AND THAT THE INFORMATION INCLUDED HEREIN IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND AGREE THAT FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION IS GROUNDS FOR DENYING THIS APPLICATION AND/OR REVOKING A VARIANCE PREVIOUSLY GRANTED BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION. IF REVOCATION IS REQUIRED AND/OR A REVOCATION ACTION IS NECESSARY, I AGREE TO REMOVE AT MY OWN EXPENSE ANY AND ALL STRUCTURES/IMPROVEMENTS TO STRUCTURES BASED UPON SUCH FALSE, INCORRECT AND/OR INCOMPLETE INFORMATION AND TO PAY REASONABLE COSTS AND ATTORNEYS FEES THE CITY MAY INCUR IN ANY SUCH REVOCATION ACTION.

Brett [Signature]
Signature of Owner

Date: 5/30/24

Signature of Applicant (if other than Owner)

Date: _____

REVIEW OF ZONING VARIANCE APPLICATION
(For Official Use Only)

PLANNING DIRECTOR

Has the Application been filled out completely and correctly? Yes
If required, has the State Fire Marshall Plan Review been completed? N/A

Flood Information

Has the property been identified as flood prone by FEMA (Yes or No) No
Ground elevation of construction site after preparation: (above or below sea level) above
Elevation of first finished floor: ground level X
Depth of basement (below ground level): N/A N/A

Protective Measures

1. Has the Plan Review by Planning Director been completed? Yes
2. Have all required set-backs been met? No
3. Is there adequate parking available? Yes
4. Does the property meet Flood Zone Elevation requirements? Yes

5. Additional Comments: Building addition will make building non-compliant with KMC 19.28.100. Variance needed

Dean Camp Date: 06/04/24
Signature - Planning Director

PUBLIC WORKS DIRECTOR

1. Has the Plan Review by Public Works Director been completed? Yes
2. Is water/sewer available in the area? Yes
3. Has a Water/Sewer Agreement been received? N/A

4. Additional Comments: SEWER CLEAN-OUT IS IN GARAGE/HALL. I SUGGESTED THAT HE EXTEND IT OUTSIDE OF THE BUILDING TO AVOID A MESS IF HOT JETTING IS NEEDED

Russ Foyner Date: 06/10/24
Signature - Public Works Director

FIRE CHIEF

1. Has the Plan Review by the Fire Chief been completed? Yes
2. Is there adequate access to the property for emergency vehicles? Yes
3. If required, has the State Fire Marshall Plan Review been completed? N/A

4. Additional Comments: _____

Friston Ferguson Date: 6/11/24
Signature - Fire Chief

CITY MANAGER'S COMMENTS:

Haesslein Date: 6/11/24
Signature - City Manager