

RECEIVED

SEP 15 2023

CITY OF NOME
CLERKS DEPARTMENT

DATE RECEIVED:

CITY OF NOME
Variance Application

PERMIT NO.

2023-021

NCO 5.10.090 (Building Code) – Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.**The City Clerk shall give notice of the public hearing in the following manner:**

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant: Dr. Walter CampbellPhone #: 907-250-7246

150-2505

I am requesting the Planning Commission consider a variance in reference to a:

(Please check one)

Preliminary Plat/Subdivision Application _____

Building Permit Application ☒ _____

23-000121 B

Block #: 33 Lot #: 31 Tax Lot #: 001.131.18

For the following reason(s):

- ☒ Set Back from Lot Line
☐ Lot Size
☐ Off Street Parking
☐ Permitted Work Suspended

Other reason(s):



Signature of Applicant

Sept. 15, 2023

Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on September 28th, 2023 Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit was / was not approved.

BUILDING PERMIT REFERENCE NO: #23-000121 B Date _____

Receipt #: 142663774

Chairman, Planning Commission _____ Date _____

City Clerk's Office _____ Date _____

FEES: REGULAR MEETING : \$200.00

SPECIAL MEETING: \$300.00

Receipt # 15/2023
Date Paid: 9/15/23

Date Paid: 9/15/23

Fee \$: 300.00

Lot 11 50'

15.2
22.5
37.7

N 10° 31' 40" E (C)

70.00' (R)

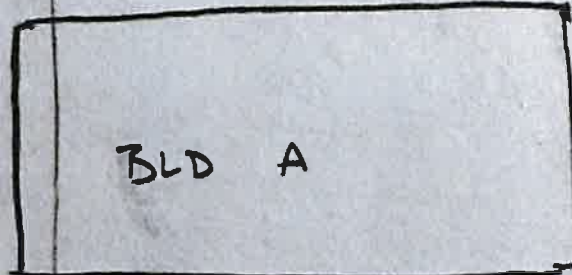
← 15.2 →

25 70'

POWER POLE

LOT 30

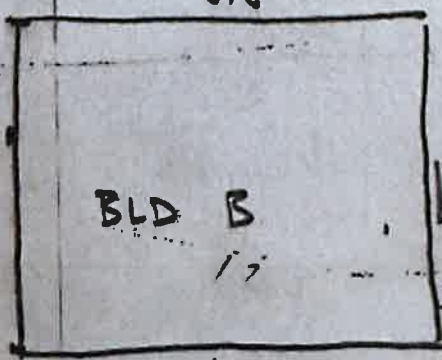
5' ≡ 22.5



← 12.5 →

5' 22.5

16.5



← 18' →

5' →

BLD B

16.5

← 12.5 →

10

6' 10' 10' 10'

Carsten's Way

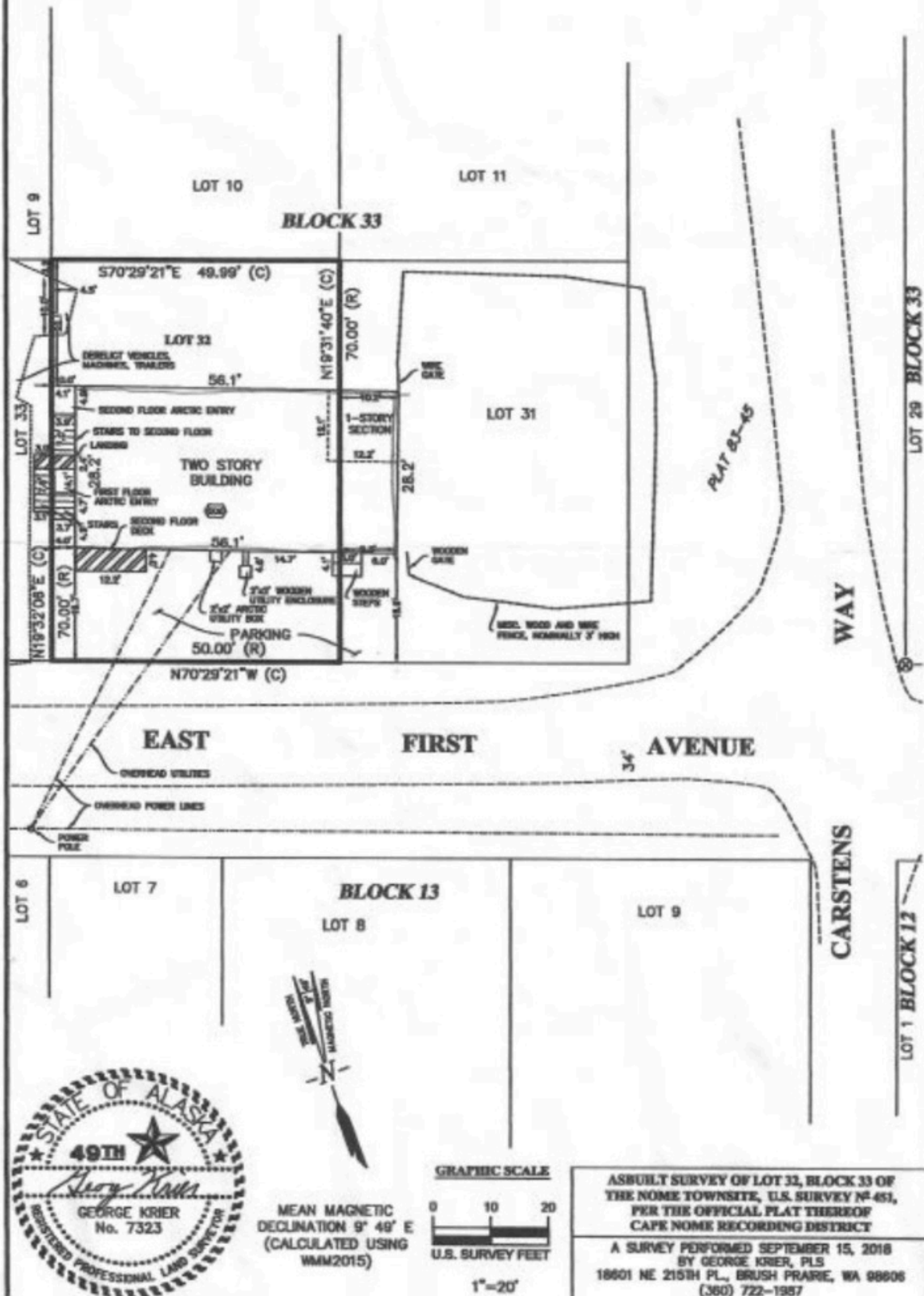
EAST 1st Ave.

LEGEND:

- ⊗ FOUND BLM 2007 2" ALUMINUM CAP
- EDGE OF TRAVELED WAY
- (M) MEASURED THIS SURVEY
- (R) RECORD PER THE OFFICIAL 1905 NOME TOWNSITE PLAT
- (C) COMPUTED USING DATA FROM: THE 1905 NOME TOWNSITE PLAT, PLAT 83-36, AND PLAT 83-45

NOTES:

1. THE BASIS OF BEARING IS THE COMPUTED BEARING BETWEEN THE FOUND ALUMINUM CAP MONUMENT AT THE SW CORNER OF LOT 29 AND A FOUND PAINTED 3/4" IRON PIPE SET IN A ROCK PILE AT THE NW CORNER OF LOT 35 (N57°16'5"W 306.09' (C) 305.98 (M))



VARIANCE APPLICATION CHECKLIST

Walter Campbell

Variance # 2023-02V

✓ APPLICATION DATE: 23/09/15
(Must meet w/in 14days)

✓ MEETING DATE SET: 23/09/28

✓ NEWSPAPER AD: 23/09/21 & 23/09/28

✓ NOTIFICATION OF APPLICANT 23/9/15

✓ ADJACENT PROPERTY OWNERS 23/9/21
(Name, address, date cert. notice mailed)

Alaska Housing Finance Corp. - PO Box 101020, Anchorage, AK 99510-1020
Annie & Keith Langer - PO Box 1333, Nome, AK 99762
Ramon Gandia - PO Box 970, Nome, AK 99762
Sitnasuak Native Corp. - PO Box 905, Nome, AK 99762
Diane Scott - PO Box 387, Nome, AK 99762
Thuy Nguyen - PO Box 421, Nome, AK 99762
Abigail & Daniel Baeholder - 15310 E Robin LN, Palmer, AK 99645
Arctic Chiropractic Nome, LLC - 1150 S Colony Way STE 3-226, Palmer, AK 99645

PC's contacted:	Yes	No	Other
Hughes	✓	___	___
Odden	✓	___	___
Smith	✓	___	___
Piscoya	✓	___	___
Ford	✓	___	___
VACANT	___	___	___
VACANT	___	___	___

PUT IN PACKET

APPLICATION ✓

DRAWINGS ✓

ASBUILT ✓

ADJACENT PROPERTY LETTER COPIES ✓

Review/Approved

Variance # 2023-02V

Chf M^c Hung Date: 9/27/23
Building Inspector

Building Inspector Notes:
As per drawings structures appear to meet setbacks, OK C.M.

Mr. Thomas Simonsson Date: 9/26/23
Nome Joint Utilities

NJU Notes:
No objection from NJUS.

CC Date: 9/27/23
Public Works

Public Works Notes:

Nome Volunteer Fire Department Chief

NVFD Notes:

Jenny Janda Date: 9/27/23
City Clerk
Deputy Clerk
City Clerk Notes:

Most recent submitted drawing/sketch shows full set dimensions;
structure proposed updated placement appears to meet 18.50.040.

FINDINGS FROM MEETING on 9/28/23 (see variance permit for PC findings)

Thank you for your payment!

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You have made a payment to [City of Nome, AK](#), your payment was processed at [City Manager office](#). The City of Nome thanks you for your payment. For questions about your account, please call 907-443-6663

Name: Jewel Isaac LLC
Address: NA, NA MI, US, 00000
Contact: 0000000000
Comments:

Payment ID: 142637774
Date: 09/15/23 09:00 AM
Subtotal: \$300.00
Fee: \$2.00
Total: \$302.00
Method: Electronic Check(*****3952)

Item Purchased	Transaction Description	Account	Amount
City of Nome Invoice	City of Nome	2023-2789	\$300.00

Signature: _____ **Date:** ____/____/____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *City of Nome*. If you have any questions about the charges please call 1-888-891-6064.

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