

VARIANCE APPLICATION CHECKLIST

Variance # 2021-01

✓ APPLICATION DATE: 2/15/21
(Must meet w/in 14 days)

✓ MEETING DATE SET: 3/2/21

✓ NEWSPAPER AD: 2/25/21

✓ NOTIFICATION OF APPLICANT ✓ 2/22 @ 11:15am

✓ ADJACENT PROPERTY OWNERS

(Name, address, date cert. notice mailed)

✓ Emma & Willis Pate PO Box 1296 Nome AK 99762
✓ Melissa Ford PO Box 1052 Nome, Alaska 99762
✓ Charles & Marie Reader PO Box 135 Nome AK 99762
✓ Danielle Stingsby PO Box 964 Nome AK 99762
✓ Marie Reader PO Box 135 Nome AK 99762
✓ Richard Wideman Jr PO Box 1357 Nome AK 99762

PC's contacted: Yes No Other

Hughes	_____	_____	_____ <u>Maybe</u>
Odden	_____	_____	_____ <u>Noting Maybe</u>
Smith	<u>X</u>	_____	_____
Lizak	<u>X</u>	_____	_____
Steinacher <u>Dejko</u>	<u>X</u>	_____	_____
Piscoya	<u>X</u>	_____	_____
Michels	<u>X</u>	_____	_____

PUT IN PACKET

APPLICATION _____

DRAWINGS _____

ASBUILT _____

ADJACENT PROPERTY LETTER COPIES _____

Review/Approved

Variance # _____

DAVID BARNON Date: 2/22/2021
Building Inspector

Building Inspector Notes:

Need To make sure it meets All setbacks AND ALSO
HAS OFF STREET PARKING FOR TENANT

Ghew K. Hernandez Date: 2/22/21
Nome Joint Utilities

NJU Notes:

[Signature] Date: 2-22-21
Public Works

Public Works Notes:

Jim West Jr Date: 2/22/2021
Nome Volunteer Fire Department Chief

NVFD Notes:

make sure it meet all setbacks -

[Signature] Date: 2/22/21
City Clerk

City Clerk Notes:

lot size is only issue - recommend approval if setbacks
are met

FINDINGS FROM MEETING on _____ (see variance permit for PC findings)

RECEIVED

DATE RECEIVED:

FEB 15 2021

CITY OF NOME
Variance Application

PERMIT NO.

CITY OF NOME
CLERK'S DEPARTMENT
NCO 540.090 (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:

Clark A Pearson

Phone #:

907-227-4829

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

(Please check one)

Preliminary Plat/Subdivision Application _____

Building Permit Application _____

Block #: 51B Lot #: 10A Tax Lot #: 001.232.23

For the following reason(s):

Other reason(s):

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

SEE ATTACHMENT A

Clark A Pearson
Signature of Applicant

1-27-21
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 3/2/21. 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: _____

Chairman, Planning Commission

Date

City Clerk's Office

Date

Receipt #: _____

FEES: REGULAR MEETING : \$200.00
SPECIAL MEETING: \$300.00

Date Paid: _____

Fee \$: _____

CHECK # 9805
\$200.00 DEPOSITED

CURRENT OWNER				PROPERTY IDENTIFICATION			
CLARK PEARSON PO BOX 1733 CORDOVA AK 99574-1733				Parcel	001.232.23	Us	Vacant
				City		Building	
				Mobile Home		Service	
PROPERTY INFORMATION							
Improvement	Year Built		Land	2,709	SF		
Basement	Effective Age		Zone	RESIDENTIAL			
Garage	Taxable Interest	Fee Simple					
LEGAL DESCRIPTION							
Plat # 83-21	Lot # 10A	Block 51B	Tract	Serial #	Rec. District Nome - 201		
Describe:				Date recorded:			
EXEMPTION DETAIL							
Fee Value	Land	Improvement				Total	
	\$14,900					\$14,900	
Exempt Amount						\$0	
Taxable Value	\$14,900					\$14,900	
PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value	
2021	Fee Simple	\$14,900		\$14,900	\$0	\$14,900	
2020	Fee Simple	\$14,900		\$14,900	\$0	\$14,900	
2019	Fee Simple	\$14,900		\$14,900	\$0	\$14,900	



ATTACHMENT A

This is an application for a lot, 2

Size variance for the subject property:

Block 51 B, Lot 10A, Tax Lot 001.232.23, Lot size 2709

Plat Attached B&C

Approval of the lot size variance will allow continuance of planning and design for submittal of all information, required for the City of Nome. Building/remodel permit application.

Proposed house is 24'X26', two floors, or 1250 SF.

Foundation will be conventional and pre-approved by City of Nome for engineered design. Framing will be 2X6 and insulation will be to 5 star level. Plumbing and electrical will be installed for applicable codes. Heating system will be with Toyo unit. Roofing will be metal. Parking will be designed for both front and back of house. All required permits will be submitted to City of Nome for approval prior to any construction effort.

Please advise if any supplemental information is required.

65

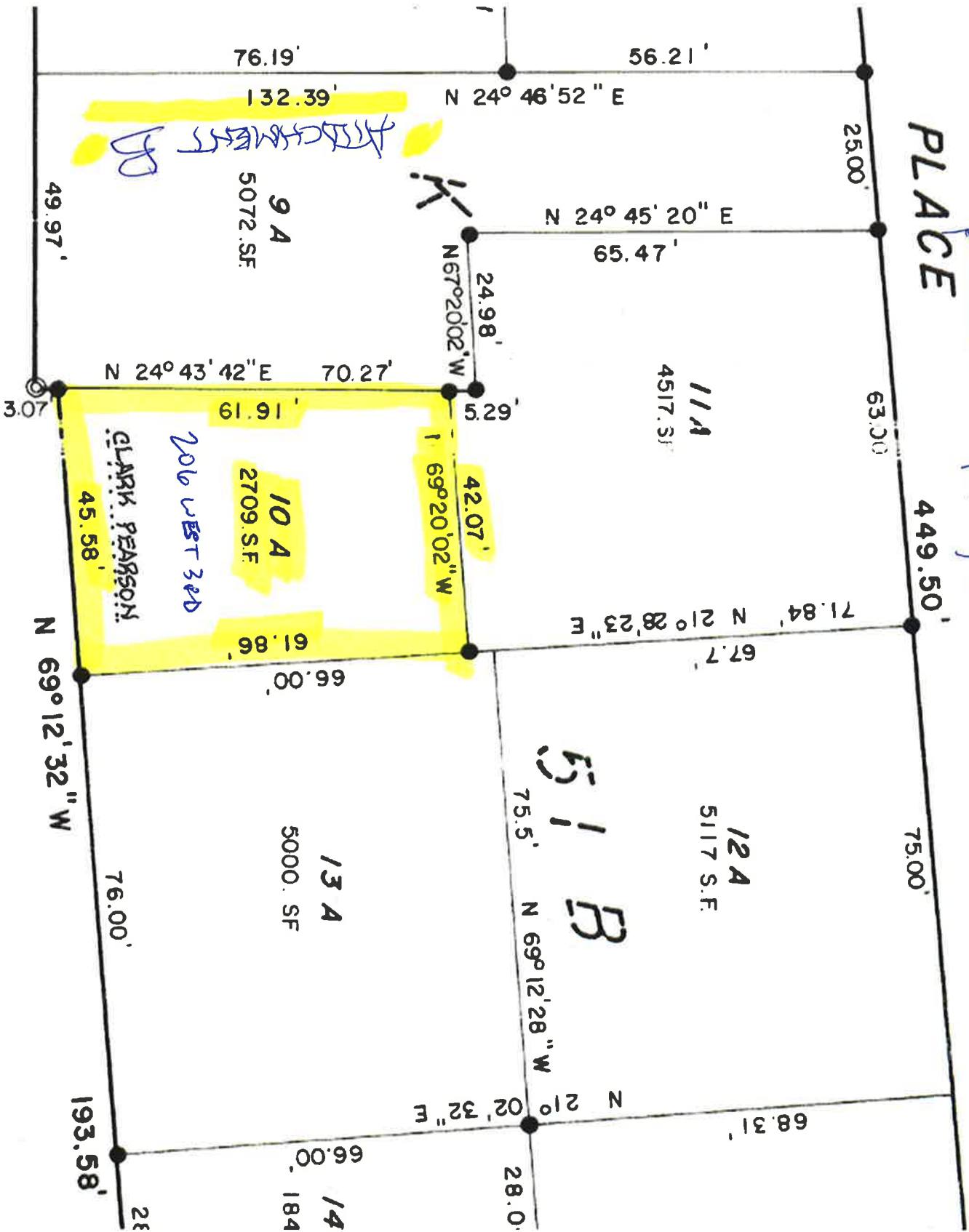
PLACE

King Place

North



West 3rd

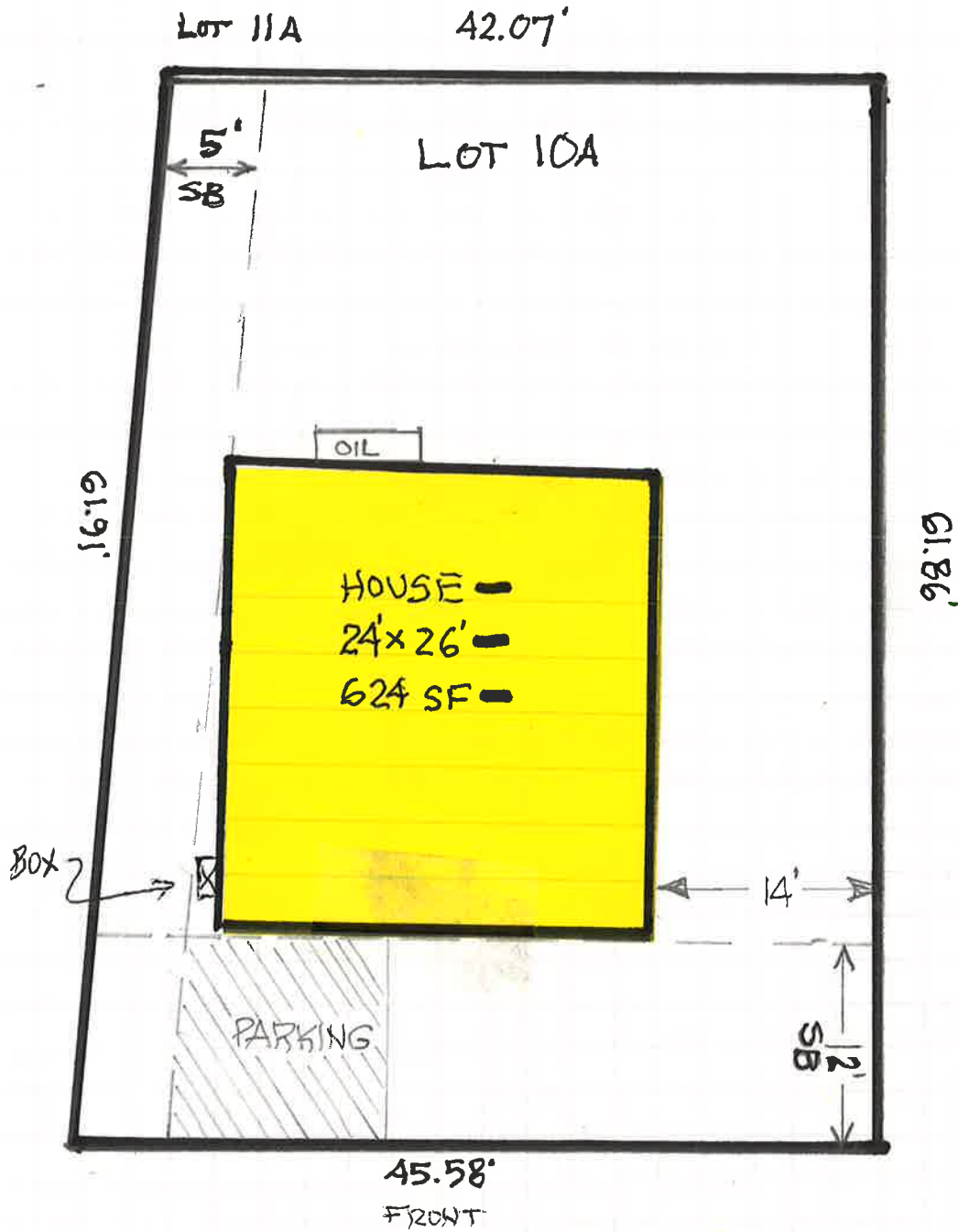


LOT 10A 2709 SF
VARIANCE LOT SIZE
SCALE 1" = 10'



← KING PLACE →
.....

SB = SET BACK



← WEST 3RD →
.....

ATTACHMENT C
.....



PHOTO OF SUBJECT LOT

DATE RECEIVED:

PERMIT NO:

RECEIVED

FEB 15 2021

CITY OF NOME
CLERKS DEPARTMENT



CITY OF NOME

BUILDING/REMODEL PERMIT APPLICATION

LOT SIZE VARIANCE

(NCO 5.10.050 (1) a building permit is required for all new construction. (5) a remodel permit is required for any alteration of, enlargement of, repair of or renovation of any structure.) Fill out all spaces on the permit application. All information is essential and no application for permit will be reviewed until all the required items are provided.

Permit type: BUILDING REMODEL

☒ Residential (new) Residential (remodel/addition) Accessory Structure

 Commercial/Business Assembly (includes restaurants) Industrial

Other: (Describe) LOT SIZE VARIANCE

Applicant: CLARK A. PEARSON Phone# 907.227.4829

Mailing Address: PO Box 1733 / CORDOVA, AK 99574 Email Address: CLARK@AK.NET

Property Owner: CLARK A. PEARSON Phone# 907.227.4829

Mailing Address: SAME Email Address: SAME

PROXY STATEMENT (If applicant is NOT the property owner)

I, the undersigned, hereby appoint and empower _____ as proxy fully authorized to represent me, make decisions and sign all the necessary documents in my name related to the property/project represented on the attached application and to represent at all meetings if applicable.

Signature of Owner

Physical Address/Project Location: 206 W 3RD AVE. NOME AK.

Legal Description: Block 51B Lot 10A Tax Lot# 001.232.23

Zoning District: RESIDENTIAL

PLEASE PROVIDE DRAWINGS OF ALL WORK BEING DONE

Project Description: SEE ATTACHED PLATS A & B FOR LOT 10A LOT
SIZE VARIANCE REQUEST + PLAS APP. C

Est. Project Start Date PENDING Est. Project End Date PENDING

Sewer: _____ Septic: _____ SOA File # (for septic systems): _____ No. of approved bedrooms: _____

Total square footage of project: _____

Floor Area (Provide Square Footage): Existing _____ Proposed _____

Occupancy/Use: Single Family [] Duplex [] Triplex [] Other [] _____

Builder/Contractor/Developer

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ Email Address: _____

Architect/Engineer:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ E-mail Address: _____

Electrical Contractor:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ Email Address: _____

Plumbing Contractor:

Name: PENDING Phone: _____ Mobile: _____

State of Alaska License #: _____

Address: _____ E-mail Address: _____

Cost of Construction:

Cost of Construction \$ PENDING (Cost for the work described in the Application for Building Permit, include the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land).

All residential work shall have carbon monoxide detectors that comply with SOA law and smoke detectors that comply with R317 of the Residential Code (in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling).

(Z)

Some Residential work and all Commercial work will require a State of Alaska Approved Fire Marshall permit. Please feel free to consult with the Building Inspector for any questions.

State of Alaska Fire Marshall (907-269-2004) Approved Permit Number: N.A

This portion for Building Inspector only

Value established by 2012 ICNO Building Valuation data adjusted to Alaska by a modifier of 30%. O-01-12-1

Valuation Calculation

Category	Cost \$ / SF	Bldg. Sq. Ft.	\$Value

Total Valuation: \$ _____

Permit Fees to be paid: \$ _____ (NCO 5.10.080)

Located in Flood Plain: ____ Yes ____ No

Conforming: _____ Non-Conforming: _____ Conditional Use Needed: _____

This portion for Clerk's Office only

TAX COMPLIANCE CERTIFICATION (NCO 5.10.020): YES X NO _____ INT _____

Comments: _____

Date Paid: _____ Receipt #: _____

Approved: _____
Building Inspector Date

Owner/Authorized Representative Date

Approved: _____
Utilities Manager Date

City Clerk Date

SITE SERVICE PLAN

Please provide a general sketch of the construction activity to be done. Include:

- Location of building(s) in relation to lot lines;
 - Show the location of the power meter base and the location of the utility power pole(s) near the lot.
Note: the meter must be accessible from the front of the property and no portion of the power service drop can cross over a roof, adjoining structure or cross neighboring property;
 - Show where you plan to locate your water and sewer service lateral and Arctic connection box on the building.
-

SEE ATTACHMENTS

Building permit applicant will need to complete a separate Nome Joint Utility System Application for Service prior to utilities being connected. Application is available from the Customer Service Office located in the City Clerk's Office at Nome City Hall.

An applicant for utility service is bound by the following rules and regulations of Nome Joint Utility System (NJUS): Tariff No. 2 – Electricity and NJUS Tariff No. 3 – Water and Sewer, amendments or revisions thereto. Copies of the complete tariffs are available for review during regular business hours at the following locations: NJUS Customer Service Office (City Hall), office of the Utility Manager or at the office of the Nome City Clerk.

If you have any questions regarding the services provided by NJUS or the requirements for connecting to the utility system, you may contact: NJUS Customer Service – 443-6310; Line Superintendent – 443-6315; Water & Sewer Superintendent – 443-6330.

**IF REQUIRED, PLEASE COMPLETE THIS QUESTIONNAIRE IN ITS ENTIRETY –
INCOMPLETE SUBMITTALS MAY DELAY THE PROCESSING OF YOUR BUILDING PERMIT.**

From: Christine Piscoya
To: "clark@ak.net"
Cc: David Barron
Subject: 001.232.23 - Clark Pearson Property
Date: Tuesday, November 03, 2020 4:27:00 PM
Attachments: [001.232.23 - Clark Pearson - 206 W 3rd Ave - 11.3.20.pdf](#)
[Variance Application.pdf](#)
[Building-Remodel Permit Application - 2020.pdf](#)
[image002.png](#)


RECEIVED
FEB 02 2021
CITY OF NOME
CLERKS DEPARTMENT

Hey Clark,

Attached are three different documents. There is one with your property information and a plat of your property with the measurements. The Variance application and building remodel application for you to fill out. As we spoke, you will need to fill out the building permit to attach it to the variance request. Before you are ready to submit your variance application, please give me a call and we'll go through the when to submit it so it meets the cycle of a regular meeting. You are welcome to do a regular meeting or a special meeting, the variance fee is non-refundable. If you choose to continue with the variance, you will pay the non-refundable variance fee and then after it's been approved by the Planning Commission, you will still have a building permit fee for the building permit.

Once you have reviewed both permits and you find you have any additional questions, you may give me a call at 907-443-6612.

Have a good day Clark.


Christine Piscoya
Deputy City Clerk
City of Nome
PO Box 281, Nome, AK 99762
Email: cpiscoya@nomealaska.org
Telephone: (907) 443-6612
Fax: (907) 443-5345
Website: www.nomealaska.org



DISCLAIMER: If you are not an intended recipient of this eMail message, please notify the sender, delete it and do not read, act upon, print, disclose, copy, retain or redistribute it. Please note that eMail is susceptible to interference.

*2nd to last para
add documents after
"Construction"*

City of Nome
102 Division St
PO Box 281
Nome AK 99762 (907) 443-6663

Receipt No: 2,003517 Feb 22, 2021

CLARK PEARSON

FINES & FEES - VARIANCE - 2021-01V	200.00
11,3341,0002 Variance, Plat Fees, Zoning	
Total:	200.00
CHECK-GEN FUND Check No: 9805	200.00
Payor: CLARK A. PEARSON	
Total Applied:	200.00
Change Tendered:	.00

02/22/2021 11:18 AM

RECEIVED

FEB 15 2021

TO: CHRISTINE PISCOYA^C CITY OF NOME 1/28/2021
CLERKS DEPARTMENT

FROM: CLARK PEARSON

REF: LOT SIZE VARIANCE REQUEST

001.232.23

ATTACHED IS ALL NECESSARY DOCUMENTATION
FOR THE REF VARIANCE REQUEST.
PLEASE ADVISE IF YOU NEED ANY
ADDITIONAL INFORMATION.

CLARK A. PEARSON
1650 EASTRIDGE DR. # 203
ANCHORAGE, AK. 99501

907. 227.4829

CK # 9805 AMOUNT \$200⁰⁰ ATTACHED