

Mr. Cliff McHenry
City of Nome Building Inspector
Box 281
Nome, Alaska 99762

RE: Lot 11A, Block 52A, tax lot 001-261-09, potential variance request for 1 foot

Hello Mr. McHenry,

First I wanted to again thank you for your help earlier this summer regarding the outside steps damage/steps landing code issue/arctic entry porch addition to my rental at 301 Division Street. I think the building is better for it.

I think I mentioned in the special planning commission meeting I paid \$300 at which to present the step damage replacement issue, I mentioned and suggested the planning commission look hard at the current building permitting regulations, with emphasis on the core and older section of town where many structures have zero lot lines, lot lines that don't meet setback current requirements, etc. and consider some flexibility in them. I suggested the authority be given to you as the building inspector, to be able to approve the building improvements and repairs, were any to come before you. I also mentioned in the meeting I had one more porch issue to take care of, and this is it.

I was deeded in May of 2005, ten months after my husband walked out the door and abandoned me and the kids this property. I was told by the attorney firm that drew up the deed I was getting it "to help feed the kids". In reality husband had allowed a homeless person in the building with some organization in town paying the rent (similar to what I hear is occurring in Nome now) and I had to get a loan for \$40,000 to make the place livable and rentable. It was back to hot dogs for supper, again. It has been a money pit ever since, and the spring melt coming off the street directly south of Old St. Joe's helped erode the fill under the building, thus ripping the water and sewer line off the building which had to be dug up and replaced. I think in the planning commission meeting I recently attended I also mentioned I'm trying my best to leave behind some maintenance free, code compliant structures with which my inheriting children will not have to struggle.

The project I am trying to undertake is replacing, and enlarging by two feet, the rotting rotten and leaking front porch addition on the north end of the existing structure.

I know in applying for a variance the city wants to see the 4 corners of the property. I have been asking since May for surveyor help. He did come and locate the 2 south end corners. I asked for a full blown survey, and that hasn't happened. I have asked to be on a list for structure leveling. I am still on a list. Regarding the survey, I did take my tape over and walked the lines out.

The lot measures 24.99, or 25' wide by 53.98 or 54' long. The building with all its various additions over time (10' on the south, main building 22', porch addition 6') measures 38' long and 14' wide.

Therefore, 25' wide lot less 14' building = 11', and appears to have ample 5 foot setback on the east and west sides of the building. Length of lot at 54' less 38' length of building = 16 feet. There appears to be ample 5 foot setback on the south end, leaving 11 feet on the north street end.

I would like to enlarge the porch addition from the 6' depth to 8'. I do not want to saw up 8 foot sheets of very expensive plywood and lumber. Since there is a high probability there is 11 feet at the front of the building, and I'd like to add these 2 feet, that makes a 9 foot setback from the street lot line, rather than the current regulation of 10, or a 1 foot variance request. I have discussed with the carpenter doing the work about putting the exiting stairway inside the addition, or running them across the east west building frontage. This would change the setback for steps and railing running that direction, rather than jutting out toward the street as they do now.

I had the lady in the clerk's office pull up in your new system the overhead views to this area to see if we could learn anything more, being as I have been waiting 3 months for a surveyor. There is one version which shows the rooftops, and actually includes the very long Quonset hut to the east, which when looking at the physical survey marker on the south end of Lot 11A, east, we have an almost zero lot line situation with the hut along this line, and I'd guess the setback from the street lot line is in inches, and not feet, and definitely not 10 of them. The lady then pulled up a grayed out version of the structure layout of West 3rd Avenue, and my building, the building to the east (hut) and building to the west (Lot12A) are not on this version.

I recall the main portion of this building existing when I was in high school in 1970. The south and north additions have come later, and in particular the north end is in bad shape, leaking, wood is rotten, and impossible to adequately protect the possessions of any tenant or owner should the property be sold. Please discuss with whomever you need to get the authority for me to proceed with what would be an 8 foot by 14 foot porch replacement, or let me know if I need to again ask for a variance from the planning commission. We are running out of summer construction season time, weather has been a struggle, getting people in the trades to respond has been difficult, but I am lucky to have someone who wants to do the carpentry work and is very capable.

I leave Wednesday July 27 and hope to be back August 5. As you know, I am in the fight for my life, but will be reachable by phone/email at cussy@nome.net. It's not a good idea to try to call for me as you won't know if I'm on the radiation table or where I am. Thanks again for your help.

Sincerely,

Cussy Kauer

July 25, 2022

Home phone 443 2083, cell 304 2788

