

**PETERSBURG BOROUGH  
PLATTING VARIANCE**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	GREGORY JOHNSON	NAME	
MAILING ADDRESS	2037 E. TERZA STREET	MAILING ADDRESS	
CITY/STATE/ZIP	MERIDIAN, ID 83642	CITY/STATE/ZIP	
PHONE	(208) 989-9505	PHONE	
EMAIL	heidi.greg@gmail.com	EMAIL	

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
110 ARNESS HEIGHTS DR.

PARCEL ID: \_\_\_\_\_ ZONE: RESIDENTIAL OVERLAY: \_\_\_\_\_

CURRENT USE OF PROPERTY: RESIDENTIAL w/ SHOP NETHOUSE LOT SIZE: \_\_\_\_\_

PROPOSED USE OF PROPERTY (IF DIFFERENT): \_\_\_\_\_

SEPTIC SYSTEM: Is there a septic system on the property?  YES  NO

What is current or planned system?  Municipal  DEC-approved on-site system

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
ARNESS HEIGHTS DRIVE

**SUBMITTALS:**

Sketch plat or photocopy of the most recent survey

Evidence of title of the applicant

Explanation of conditions, facts, and reasons why a variance should be granted.

**SIGNATURE(S):**

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): Gregory B Johnson Date: 18, JULY 2022

Owner: Gregory B Johnson Date: 18, July 2022

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 18.32 PLATTING VARIANCE APPLICATION

Applicant(s): Gregory B Johnson

Subdivision: BAYVIEW ESTATES

Variance Requested:

Lot Area

Lot Frontage

Other:

Conditions of approval as required in Petersburg Municipal Code 18.32.010:

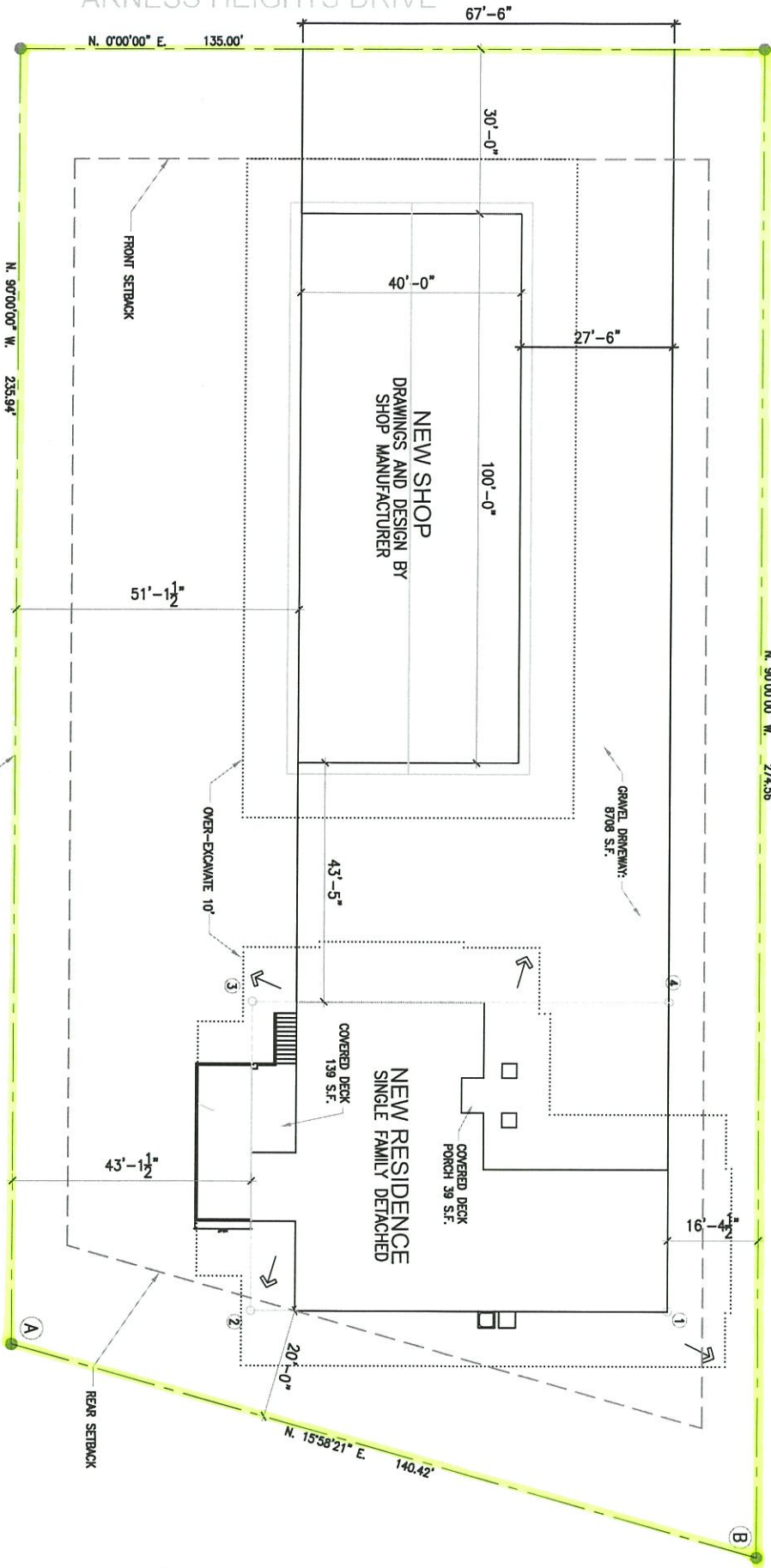
(Note that both conditions must be satisfied in order to qualify for a variance.)

1. Explain how the granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property.

NO COMMERCIAL OR HIGH TRAFFIC USE  
WILL BE SUSTAINED BY GRANTING THIS VARIANCE.  
THIS PROPERTY IS SAFE, CLEAN, QUIET AND WELL  
MAINTAINED.

2. Explain how the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

THE PRICE OF THE TWO UNITS (HOME & NET HOUSE)  
TOGETHER IS SEEMINGLY UNAFFORDABLE FOR ONE  
OWNER. AFTER NEARLY THREE YEARS OF  
MARKETING WITH MULTIPLE REALTORS AND WIDE  
INTERNET EXPOSURE THIS HAS BEEN PROVEN TO BE  
THE CASE.



*EXISTING*

**1 SITE PLAN**  
 SCALE: 1/32"=1'-0"  
 LOT 19  
 BAYVIEW ESTATES  
 PETERSBURG, AK

LAYOUT KEY	
A	B
1 118'-9"	47'-9"
2 43'-7"	102'-3"
3 75'-11"	136'-8"
4 134'-1"	102'-6"

- NOTES:**
- A. ALL SETBACKS TO COMPLY WITH ALL CODES AND ZONING REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
  - B. WATER AND SEWER BY LOCAL WATER CORP.
  - C. ALL UTILITIES TO BE RUN UNDERGROUND.
  - D. IRRIGATION WATER MAY NOT BE PROVIDED.
  - E. ALL DETAILS SHALL BE VERIFIED W/ CURRENT PLAT MAP ON FILE W/ CITY OR COUNTY.

DRAWN BY:	JOSHUA 208.854.7374
PROJECT NO.:	BE1-19
DATE:	12-7-16
SUPERINTENDENT:	GREG 208.989.9505

FIRST FLOOR:	1947 S.F.
SECOND FLOOR:	N/A
TOTAL LIVING AREA:	1947 S.F.
GARAGE:	914 S.F.

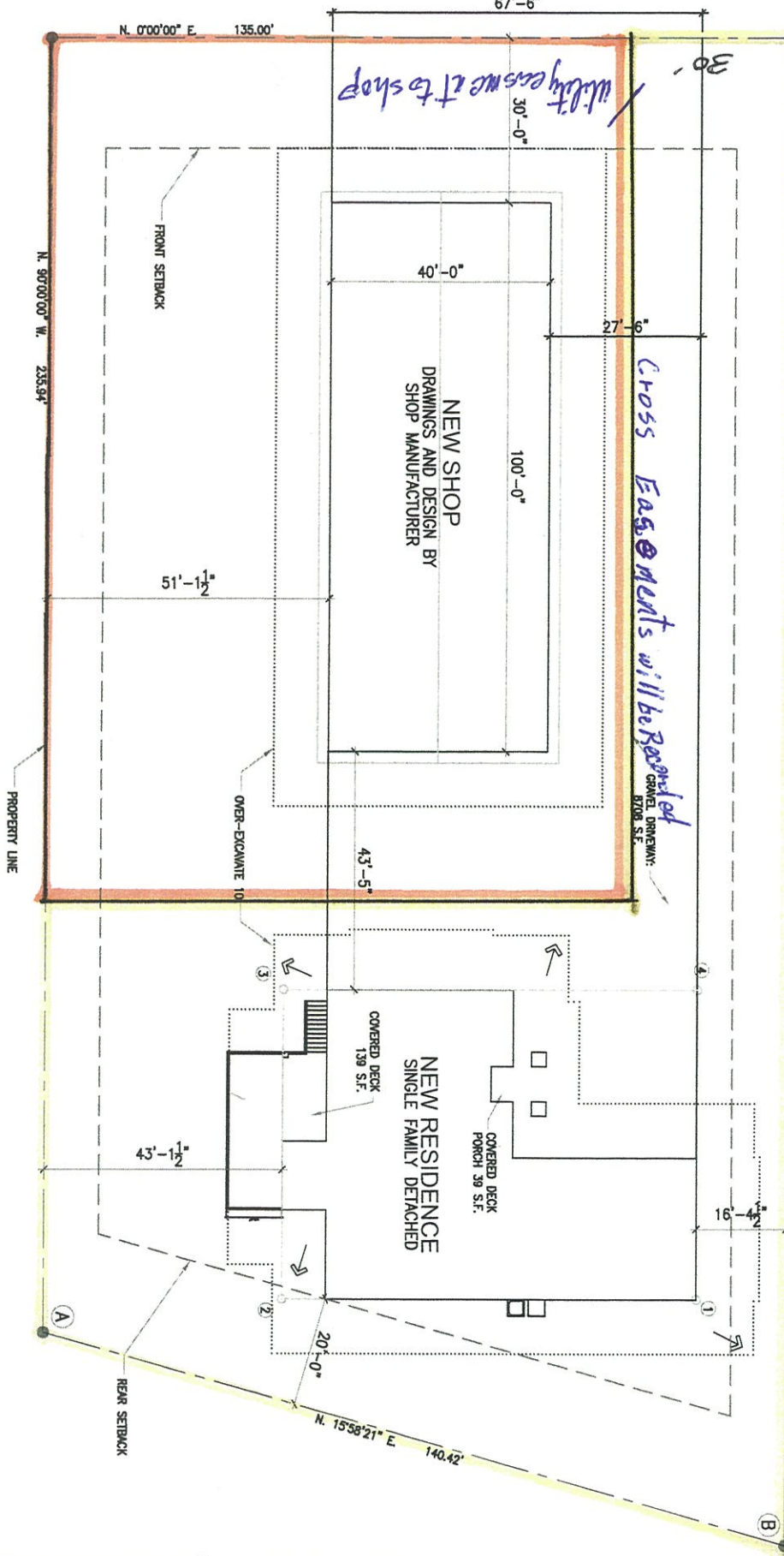
**RIVERWOOD HOMES**

P.O. Box 344 Meridian, ID  
 Ph. (208) 854-7408 Fx. (208) 854-7409

**The SANTA MARIA**

THESE DRAWINGS AND DESIGNS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, WITHOUT THE WRITTEN CONSENT OF RIVERWOOD HOMES.

ARNESS HEIGHTS DRIVE



**1 SITE PLAN**  
 SCALE: 1/30"=1'-0"  
**LOT 19**  
**BAYVIEW ESTATES**  
**PETERSBURG, AK**

LAYOUT KEY	
A	B
1 118'-9"	47'-9"
2 43'-7"	102'-3"
3 75'-11"	136'-8"
4 134'-1"	102'-6"

**PROPOSED**

- NOTES:
- A. ALL SETBACKS TO COMPLY WITH ALL CODES AND ZONING REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
  - B. WATER AND SEWER BY LOCAL WATER CORP.
  - C. ALL UTILITIES TO BE RUN UNDERGROUND.
  - D. IRRIGATION WATER MAY NOT BE PROVIDED.
  - E. ALL DETAILS SHALL BE VERIFIED W/ CURRENT PLAT MAP ON FILE W/ CITY OR COUNTY.

DRAWN BY: JOSHUA 208.854.7374	FIRST FLOOR: 1947 S.F.
PROJECT NO.: BE1-19	SECOND FLOOR: N/A
DATE: 12-7-16	TOTAL LIVING AREA: 1947 S.F.
SUPERINTENDENT: GREG 208.989.9505	GARAGE: 914 S.F.

**RIVERWOOD HOMES**  
 P.O. Box 344 Meridian, ID  
 Ph. (208) 854-7408 Fx. (208) 854-7409  
**The SANTA MARIA**

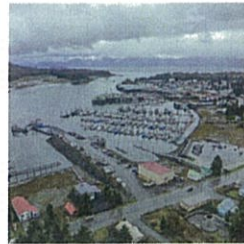
THESE DRAWINGS AND DESIGNS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, WITHOUT THE WRITTEN CONSENT OF RIVERWOOD HOMES.

## Just Listed House, Large Shop, Alaska

3+bd, 2 bth, 3 car, 40x100 shop, .5 ac

110 Arness Heights, Petersburg, Alaska

Asking \$955,000



**Greg Johnson**

Builder, Seller

208.989.9505

[alaska110arness@gmail.com](mailto:alaska110arness@gmail.com)

Call, email, text for information

# Planning Commission Staff Report

Meeting date: September 6, 2022

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** PLATTING VARIANCE & SUBDIVISION  
110 Arness Heights (PID: 01-056-465)

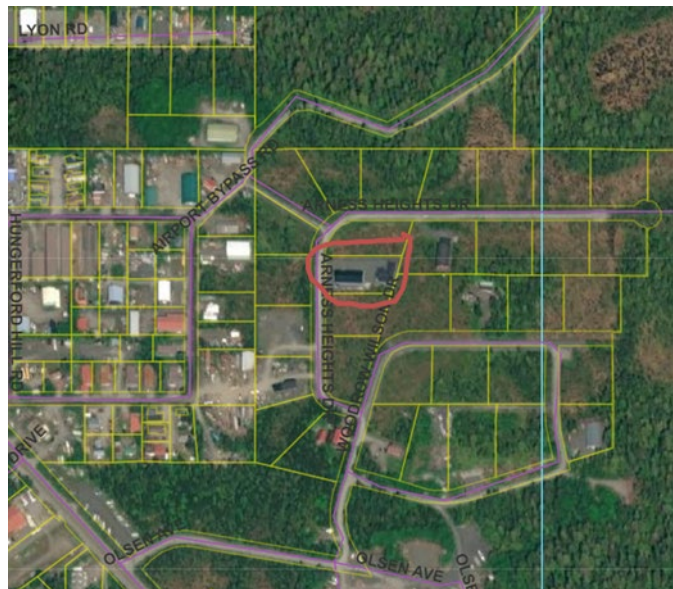
---

**Motion** (n.b.: motions must be made in the affirmative.):

I move to approve a variance at 110 Arness Heights Dr to allow for a flag lot as part of a subdivision along with findings of facts and conditions of approval.

**The Petersburg Planning & Zoning Commission makes the following findings of fact:**

1. An application for a variance was submitted by Heidi & Greg Johnson (applicants) and fees paid on July 18, 2022.
2. The subject property is located at 110 Arness Heights Dr.
3. The existing lot is 34,460 sf and zoned single-family residential. Surrounding properties are also zoned single-family residential.
4. The subject property has access to private water and sewer, and municipal electric services.
5. Surrounding area is partially developed with residences.
6. The stated intended use for the subdivided property is one lot for residential use and one lot for net house (storage) pending approval of a conditional use permit.
7. The proposed “net house” lot area is approximately 16,986 sf, which exceeds the minimum lot size of 8,000 sf.
  - a. There is an existing 4,000 sf structure on the lot.
  - b. Minimum yard setback requirements for the structure are met.
  - c. The proposed “net house lot” coverage is 23%, which is below the maximum 35% allowed in the district.
  - d. Legal and practical access is from Arness Heights Drive.
  - e. Road frontage is 105’, which exceeds the minimum 80’ required in the district.
8. The proposed “house” lot area is approximately 17,743 sf, which exceeds the 8,000-sf minimum lot size.
  - a. There is an existing 2,861 sf one-family residence and garage on the property.
  - b. Minimum yard setback requirements for the structure are met.



# Planning Commission Staff Report

Meeting date: September 6, 2022

- c. The proposed lot coverage is 16%, which is below the maximum 35% allowed in the district.
  - d. The plat provides legal and physical access to Arness Heights Dr. The proposed road frontage is 30', which does not meet the minimum 80' frontage requirement.
  - e. The applicant is seeking a variance as part of the subdivision to create a flag lot, which is allowed under code with a variance. The proposed plat does meet the minimum road frontage for a flag lot of 30'.
9. Hearing notices were mailed to property owners within 600 feet of the subject property.
  10. On September 6, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission.
  11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

## **Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations:**

1. The variance is necessary because of the physical configuration of the existing structures on the property. A flag lot would provide legal and practical access to both lots. Without the variance, the "house" lot would not have legal and practical access to the Arness Heights right-of-way.
2. The proposed subdivision would create parcels that are significantly smaller than the other lots in the surrounding neighborhood. However, the area is zoned single-family residential, and the proposed flag lot/subdivision would meet minimum lot sizes, lot coverage, and yard setback requirements for the district. It is not likely to cause detriment to surrounding properties. The proposal is not likely to be detrimental to public health, safety, or welfare as existing uses on the subject properties would continue and are consistent with allowed and conditional uses for the district.
3. Conditions of approval prior to recording of plat:
  - Planning Commission has approved a conditional use permit for a net house in a single-family residential district at 110 Arness Heights Dr.
  - Separate utility service has been extended to the "house" lot and separate meters installed.
  - The subdivider submits a plat based on the sketch approved by the Planning Commission with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
    - The submitted plat shows a 30' road frontage for the "house" lot on Arness Heights Dr.
    - The submitted plat shows a utility easement has been created for the benefit of the "warehouse" lot where it crosses the "flag pole" portion of the "house" lot as approved by Utility Director.

# Planning Commission Staff Report

Meeting date: September 6, 2022

- The submitted plat shows a utility easement created for power lines as needed and approved by Utility Director.

---

Chair, Planning Commission

---

Secretary, Planning Commission