

## PLANNING COMMISSION STAFF REPORT

<b>Action #</b>	2026-0301
<b>Meeting Date:</b>	4/14/2026
<b>Applicant(s):</b>	
<b>Property Owner(s):</b>	Scott & Stacey Fredricksen
<b>Agent/Representative:</b>	Reliable Repair Services
<b>Property Address:</b>	701 RAMBLER ST
<b>Legal Description:</b>	Lot 1, Blk. 310, Plat 96-18
<b>Parcel ID</b>	01-011-552
<b>Acreage/Lot Size</b>	8,000
<b>Current Zoning</b>	Single-family Residential
<b>Comp Plan Designation:</b>	
<b>Request Type:</b>	Variance

### EXECUTIVE SUMMARY

**Applicant Request:** Construct a 954 sf deck within 5' of the side and rear property lines.

**Staff Recommendation:** Deny

**Key Issues:**  
 Applicant seeks to construct a 954 sf deck  
 Lot is of standard size and configuration. Lot is filled and developable.

### PROJECT DESCRIPTION

#### Proposal Details

Intended Use TO CONSTRUCT A DECK  
 Building/Development  
 Site Improvements  
 Operations Plan  
 Timeline

### SITE CHARACTERISTICS

Size:	8,000 sf
Topography:	Filled lot
Existing Structures:	Dwelling, deck, car port
Legal Access:	701 Rambler St
Utilities:	yes
Flood Zone:	n/a
Constraints:	none

### ZONING AND LAND USE ANALYSIS

#### Current Zoning

**Zone** Single-family Residential

**Intent** SFR provides a sound and attractive residential neighborhood.

**Principal Uses** Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.

**Conditional Uses** Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use
North	Single-family Residential	Residential
South	Single-family Residential	Residential
East	Multiple-family Residential	Residential
West	Single-family Residential	Residential

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8000	8,000	Yes	
Setback - Front	20		No	Front porch is 14'.
Setback - Side (North)	10		Yes	
Setback - Side (South)	10	5'	No	variance requested
Setback - Rear	20	5'	No	variance requested
Max. Lot Coverage	35%	29%	Yes	
Max. Building Height	3 stories, NTE 35'		Yes	1 story
Parking Spaces	2	2	Yes	

**STANDARDS ANALYSIS (PMC 19.80.050)**

**That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.**

Subject property is standard size for the district and. Partially filled and has no unique physical circumstances.

**That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.**

Construction within setback requirements would allow only for smaller deck along south side yard.

**That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.**

Construction within 5' allows for access and open space with neighboring property.

**DEPARTMENT REVIEWS**

Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Fire/EMS:	No comments.

**PUBLIC NOTICE**

The borough provided public notice consistent with PMC 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

**FINDINGS AND CONDITIONS OF APPROVAL**

See draft resolution on next page for findings of fact and conditions of approval

**Proposed Motion**

I move to approve Resolution No. 2026-0303 TO CONSTRUCT A DECK at 701 RAMBLER ST

**ALTERNATIVES**

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

**ATTACHMENTS**

- |                        |                    |                  |
|------------------------|--------------------|------------------|
| A. Maps                | C. Public Comments | E. Property Card |
| B. Applicant Materials | D. Public Notice   |                  |

**APPEAL (PMC 19.92)**

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

**PLANNING COMMISSION RESOLUTION NO. 2026-0303**

**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE DENIAL OF A VARIANCE FROM THE SIDE AND FRONT YARD SETBACK REQUIREMENTS TO CONSTRUCT A DECK AT 701 RAMBLER ST**

WHEREAS, on April 14, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance TO CONSTRUCT A DECK at 701 RAMBLER ST, legally described as Lot 1, Blk. 310, Plat 96-18, and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the findings required by PMC 19.80.050; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The variance request does not meet the conditions of approval of 19.80.050, specifically the property has no exceptional physical circumstances or conditions.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the Petersburg Borough hereby denies the variance application, subject to the following conditions:

ADOPTED this 14 day of April, 2026, by the following vote:

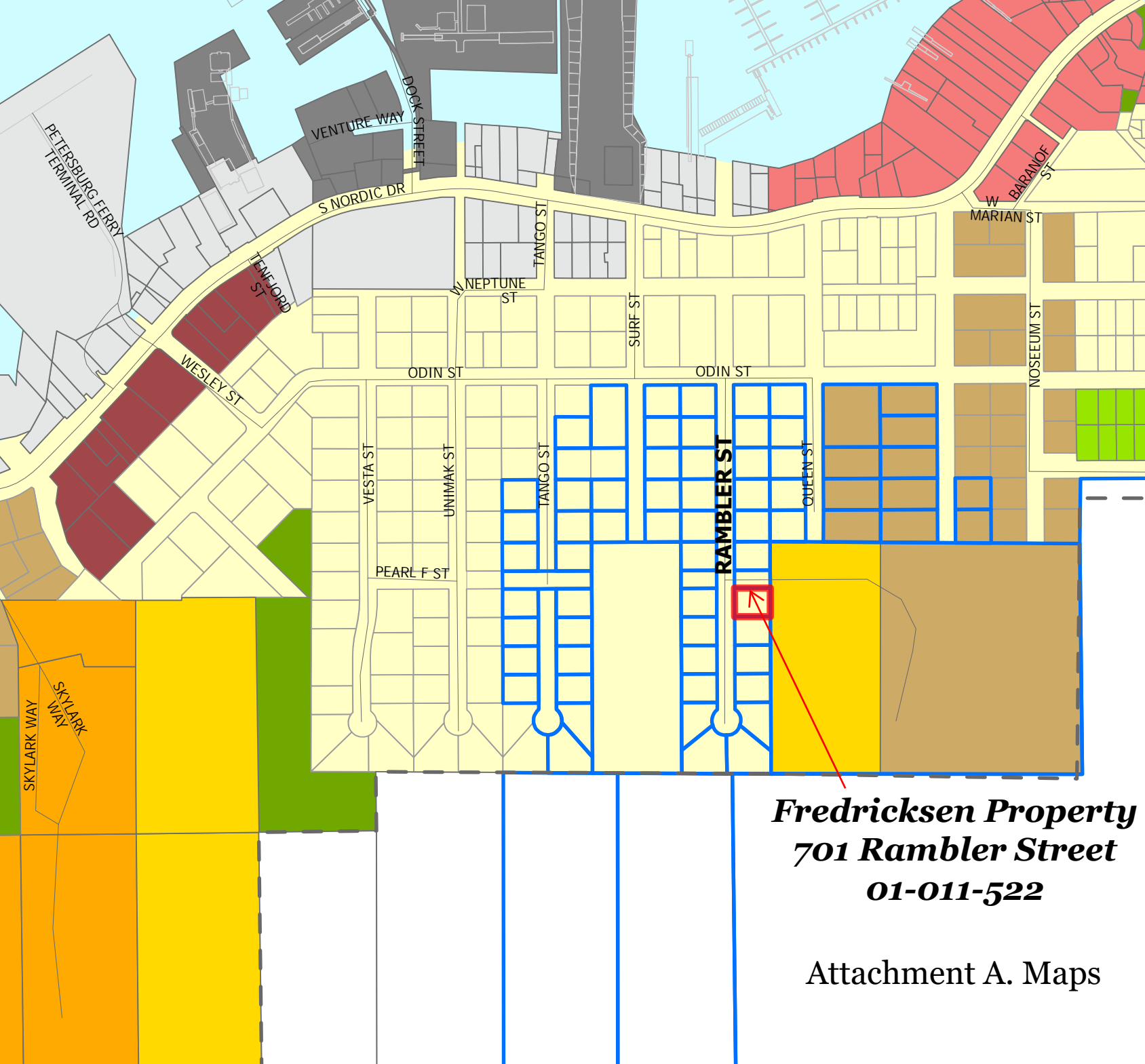
AYE:

NAY:

ABSENT:

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Chair, Planning Commission



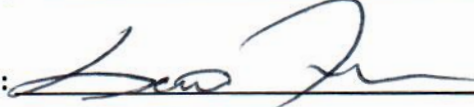


### Zoning Classification

<span style="display:inline-block; width:15px; height:15px; background-color:#800000;"></span>	C1 - Commercial 1
<span style="display:inline-block; width:15px; height:15px; background-color:#FF0000;"></span>	C2 - Commercial 2
<span style="display:inline-block; width:15px; height:15px; background-color:#FFB6C1;"></span>	C3 - Commercial 3
<span style="display:inline-block; width:15px; height:15px; background-color:#D3D3D3;"></span>	I - Industrial
<span style="display:inline-block; width:15px; height:15px; background-color:#696969;"></span>	MIO - Marine Industrial Overlay
<span style="display:inline-block; width:15px; height:15px; background-color:#FFA500;"></span>	MHP - Mobile Home Park
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00;"></span>	SFM - Single Family Mobile Home
<span style="display:inline-block; width:15px; height:15px; background-color:#D2B48C;"></span>	MF - Multi-Family Residential
<span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9;"></span>	RR - Rural Residential
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFE0;"></span>	SF - Single Family Residential
<span style="display:inline-block; width:15px; height:15px; border:1px solid blue;"></span>	SF2 - Single Family Special Use
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	PU - Public Use
<span style="display:inline-block; width:15px; height:15px; background-color:#008000;"></span>	OSR - Open Space Recreational
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFFF;"></span>	U - Undeveloped Land Pending Future Classification

***Fredricksen Property***  
***701 Rambler Street***  
***01-011-522***

Attachment A. Maps

 <b>PETERSBURG BOROUGH</b> <b>VARIANCE APPLICATION</b>	
<b>For Borough Use</b>	
Base Fee: \$100	Date:
Public Notice Fee: \$70	Check No. or CC:
Total: \$170	Received by:
	Code to: 110.000.404110
<b>APPLICANT INFORMATION</b>	
NAME: Reliable Repair Services L.L.C.	
<b>PROPERTY INFORMATION</b>	
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 701 Rambler Street	
LOT: 1	Lot Size:
BLOCK: 310	SUBDIVISION:
PARCEL ID: 01011552	PLAT #: 96-18
ZONE: Residential	OVERLAY:
<b>LEGAL ACCESS AND UTILITIES</b>	
WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system	
WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well	
LEGAL ACCESS TO LOT(S) (Street Name): Rambler Street	
<b>TYPE OF USE</b>	
What is the current use of property? Single-Family residential dwelling with existing decks and carport.	
What is the proposed use of property? Single-family residential dwelling with replacement and expansion of exterior decks.	
<b>SUBMITTALS</b>	
Is a site plan included? For new construction, please include elevation drawing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Photographs can also be helpful to the commission.	
<b>SIGNATURE(S)</b>	
I hereby affirm all 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 or authorized agent thereof for the property subject herein.	
Applicant(s): 	Date: 3/11/26
Owner (if different from applicant): 	Date: 3/11/26
Owner (if different from applicant): _____	Date: _____

# 19.80 VARIANCE APPLICATION

**Applicant Name:** Reliable Repair Services L.L.C.

**Project Summary:**

The applicant proposes to replace and expand existing exterior deck structures with a new wrap-around deck along the east and south sides of the residence. Portions of the proposed deck extend to the side property lines due to the existing placement of the residence on the lot, requiring a variance from side yard setback requirements.

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.80.050 below:

(Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied for the Commission to approve a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Substandard Lot Area | <input type="checkbox"/> Easements/ROW | <input type="checkbox"/> Stream/Drainage         |
| <input type="checkbox"/> Steep/Unstable Slope | <input type="checkbox"/> Odd Lot Shape | <input type="checkbox"/> Nonconforming Structure |

OTHER (Please Specify): Existing residence placement on lot

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

The residence is located close to the east and south property lines, which limits flexibility for exterior improvements. This placement is a pre-existing condition and is not created by the proposed project.

3. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships. *Please explain how your property/project would be affected if you did not receive the variance.*

While there is sufficient space between the residence and the side property lines to construct a deck that meets standard setback requirements, limiting the deck to those dimensions would significantly reduce its functional usefulness. The property owner intends to use the deck area for safe, accessible gardening and outdoor activities above grade due to limited usable ground-level space and site conditions. Extending the deck to **5 feet** of the property line allows the outdoor space to be used efficiently without increasing building height, adding habitable area, or introducing new impacts to neighboring properties. Strict application on the setback requirement would result in a less functional design without materially improving safety, usability, or neighborhood compatibility. The requested variance represents the minimum relief necessary to allow reasonable and functional use of the property.

4. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. *What is the impact of your project on neighboring properties and the community?*

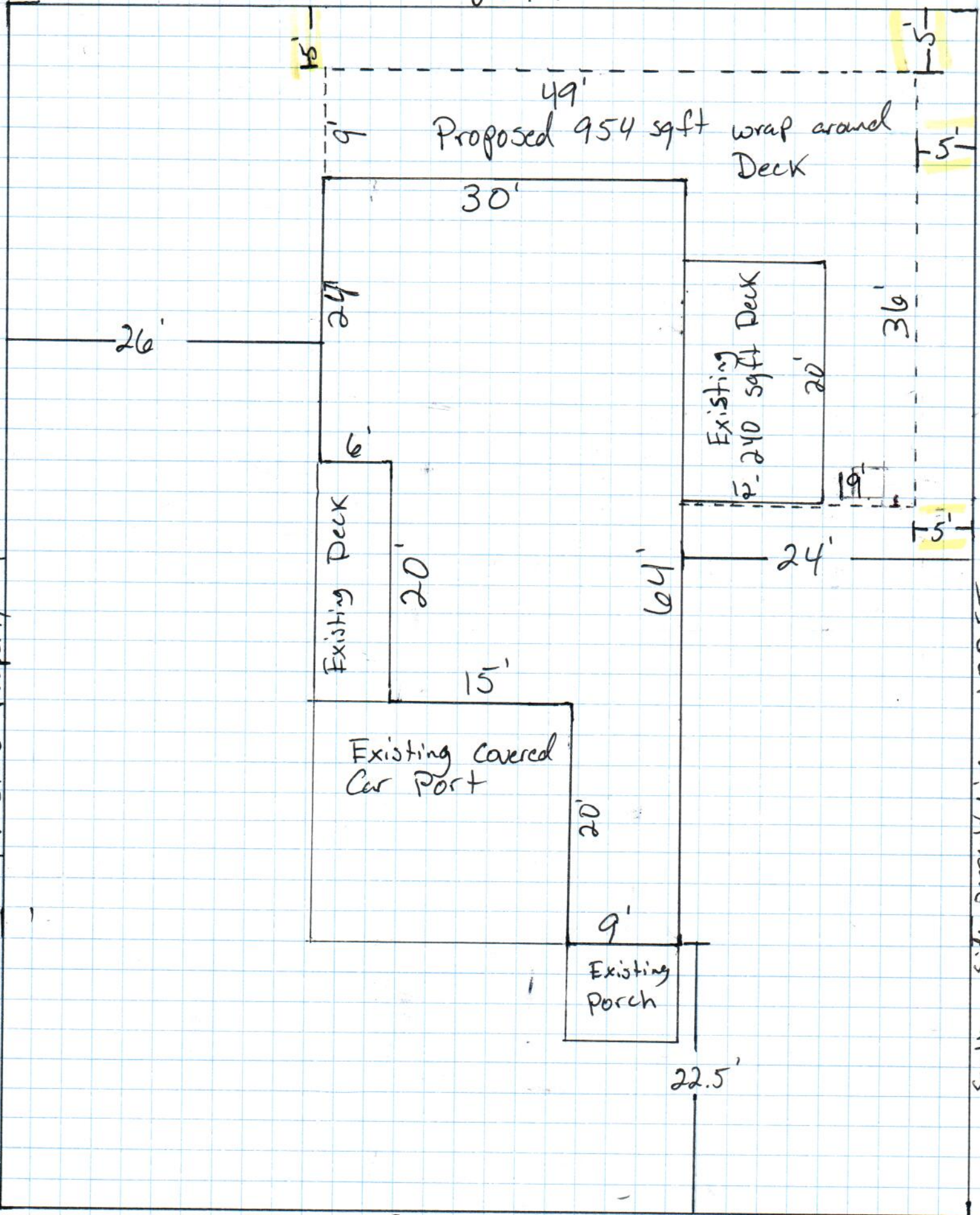
The proposed deck will be approximately 3-4 feet above grade, minimizing visual and privacy impacts. Structural posts and beams and deck are set back **5 feet** from the east property line and **5 feet** from south property line. The project will comply with all applicable building and safety codes and will not adversely affect public health, safety, or welfare.

Rear Property line  
80 FT

← N -

North Side Property line

South Side Property line 100 FT



701 Rambler St.  
Scott and Stacy Fredrickson



March 27, 2026

**WALSH THOMAS RICHARD FINE SARAH LAUREN**  
**PO BOX [REDACTED]**  
**PETERSBURG AK 99833 [REDACTED]**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

**An application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 5 feet of the side and 5 feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)**

The public hearing and consideration of the application will be held:	<b>Tuesday, April 14, 2026, at 1:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

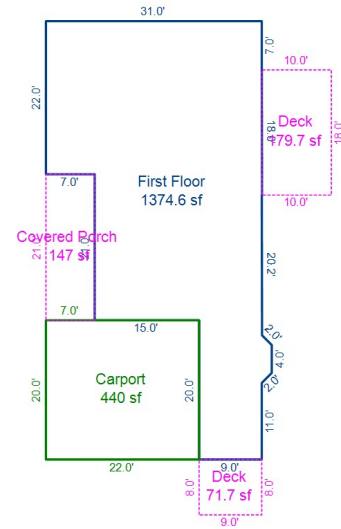
<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera  
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
<b>FREDRICKSEN SCOTT</b>	<b>FREDRICKSEN STACEY I</b>
ALASKA STATE OF	
ANDERSON CRAIG	ANDERSON REBECCA M
BAGULEY KAYLI	BAGULEY WESS
BAIRD KALEB K	BAIRD SHANNON M
BRAUN RICK G	BRAUN SUE A
BROCK DRAKE	
BUSCHMANN RONN C	
COLE GEORGE B III	COLE DEBRA S
CURRY JULIANNE	
ENGLE BRADLEY	ENGLE JACQUELINE
FOWLER PATRICK A	
FUQUA JANE E	AJAX NATHAN R
HALEY JUSTIN	HALEY ATHENA
HANKINS AARON R	HANKINS KEELY
HERNANDEZ PHYLLIS H	
HULEBAK ALICE	HULEBAK ERIK
ITH MARKET A	
JOHNSON ELDON JAMES	JOHNSON DEBRA LYNN
KNIGHT CASEY	
LAMPE NANCY	LAMPE WILLIE
MCDONELL JOHN	MCDONELL CYNTHIA L
MENISH PAUL J	MENISH ANGELA D
MORRISON BARRY	MORRISON MANDY
NEWPORT RACHEL M	
NORHEIM LADD	NORHEIM BRENDA
O'NEIL DANIEL K O'NEIL CHERYL A	
OWENS DIANA	
PETERSON JESSICA	PETERSON TY C
PFUNDT BRYON	
PHILLIPS AARON L	KVERNVIK CAROLYN V
ROSVOLD ERIC	
SEVERSON AARON	SEVERSON JODI
SEVERSON GREG	
SEVERSON MARK J	SEVERSON KAREN L
SINGSTAD LEIF G	
SKINNER KYLE B	
STREULI CHARLES	STREULI TERESA
TAIBER ANTHONY T	TAIBER MOLLY L
THOMAS NYLE D	THOMAS ELIZABETH A
UPPENCAMP GINA E	UPPENCAMP BRET T
WAGEMAKER BRANDON	WAGEMAKER MARIA
WALSH THOMAS RICHARD	FINE SARAH LAUREN
WORHATCH ANGELA W	WORHATCH ANDREW M
YOUNGBERG NAOMI RUTH	



CURRENT OWNER		Property Identification			
<b>SCOTT FREDRICKSEN</b> <b>STACEY I FREDRICKSEN</b> PO BOX 541 PETERSBURG, AK 99833-0541		Parcel #	01-011-552	Use	R - Residential
		City Number		Property	SFR
				Service Area	SA 1

Property Information					
Improvement Size	1,375 SF	Year Built	1997 Actual	Land Size	8,000 SF
Basement Size		Effective Age		Zone	SF
Garage Size		Taxable Interest	Fee Simple		

Legal Description											
Plat #	96-18	Lot #	1	Block	310	Tract		Doc #	1996-000458-0	Rec. District	Petersburg - 110
Describe										Date recorded	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$49,300	\$177,100	\$226,400	\$0	\$226,400	
2024	Fee Simple	\$49,300	\$177,100	\$226,400	\$0	\$226,400	Res +11%
2023	Fee Simple	\$49,300	\$159,600	\$208,900	\$0	\$208,900	Res +20% Land +12%
2022	Fee Simple	\$44,000	\$133,000	\$177,000	\$0	\$177,000	

NOTES
11/13/2025 - P/U new deck. MO

**LAND DETAIL**

Market Neighborhood **SEVERSON** Site Area **8,000** SF Topo **Level** Vegetation **Brushy**

Access Frontage **Ft** View **Neutral** Soil **Muskeg/organic**

Utilities  Typical  Water  Sewer  Telephone  Electric LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	8,000	SF x \$6.78		= \$54,240	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>8,000</b>	<b>SF</b>	Fee Value:	<b>\$54,200</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

**VALUATION CHECK**

The Total Fee Value **\$235,400/1,375 SF** Indicates **\$171.2 Value/SF GBA**

Income Value =                      NOI Ratio                      = NOI                      /                      =

Comments

**FEE VALUE SUMMARY**

<b>Total Residential</b>	<b>\$181,200</b>
<b>Total Commercial</b>	
<b>Other Improvements</b>	
<b>Total Improvements</b>	<b>\$181,200</b>
<b>Land &amp; Site imp</b>	<b>\$54,200</b>
<b>Total Property Value</b>	<b>\$235,400</b>

RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1 Story** Bedrooms **3**

Quality **Q4 - Average** Plumbing Fixture Count **Typical** Energy Efficiency **Typical** Bathrooms **1**

Other Rooms  Total Rooms **4**

Roof  Typical  Comp  Metal  Wood shingles  Other

Exterior  Typical  Wood  Metal  Cement Fiber  Log  Vinyl  Other

Foundation  Typical  Concrete Perim  Slab  Piling  Other

Heat Fuel  Typical  Oil  Electric  Wood  Other

Heat Type  Typical  BB  Space Heater  Radiant  Forced Air  Heat Pump  Other

Interior  Typical  Sheetrock  Plywood  Panel WD  Other

Floor  Typical  Slab  Plywood  Carpet  Vinyl  Wood - Laminate  Other

Year Built **1997** Actual

Effective age

Total Life **60**

Condition **C4 - Average**

Effective age Status

Extra Lump Sums  Total

Porches, **Deck 180SF \$3,946 Covered Porch 147SF \$6,722 Deck 71SF \$2,121** Total **\$12,885**

Garage

Built-in  SF Basement Garage  SF Attached  SF Detached  SF Carport  **400** SF Finished

Comments

Basement

Size  Finished Size  Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,375 SF	\$113.83	1.55	\$176.44	\$242,600	65%	\$157,690
Carport	Finished	440 SF	\$23.93	1.55	\$37.09	\$16,320	65%	\$10,608
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total **\$12,885**

Main House **Total** **\$181,200**

Comment