



**PETERSBURG BOROUGH  
VARIANCE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	<del>\$70.00</del>
TOTAL:	\$170.00 100-
CHECK NO. or CC:	#5254

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

CHECK NO. or CC: #5254

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Jason and Julie Anderson	NAME
MAILING ADDRESS P.O. Box 1841	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907.321.8362 or 650.7403	PHONE
EMAIL jandjulie@gmail.com	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
208 N. 4th Street. Corner of N. 4th and Excel

PARCEL ID: Lot 6, Block 24      ZONE:      OVERLAY:

CURRENT USE OF PROPERTY: Residential Housing, primary domicile      LOT SIZE: 50x100

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
No change in proposed use, request variace to setback for greenhouse and yard fence.

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):  
Excel Street

**TYPE OF VARIANCE REQUESTED**

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other:

**SUBMITTALS:**

Please include a site plan of your proposed development.

**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 or authorized agent thereof for the property subject herein.

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s): Jan C. W. Date: 3/31/21

# 19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Jason and Julie Anderson

Address or PID: 208 N. 4th, Petersburg Alaska 99833

**Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)**

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

Substandard Lot Area

Easements/ROW

Stream/Drainage

Steep/Unstable Slope

Odd Lot Shape

Nonconforming Structure

OTHER (Please Specify):

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 current house and garage leave limited useful yard space on the lot for growing vegetables and maintaining a modest yard for the dog(s). Retaining walls and fill used to create a level lot surface have also decreased overall yard space while raising the lot several feet above street grade.

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Given the current configuration of the lot and permanent structures, installing the proposed greenhouse and planter boxes consistent with required setbacks would leave little to no yard space for other desired uses such as a lawn or other open areas for outside activities, pets, etc in the summer, and would limit our ability to store our skiff and wood trailer in the yard during the winter. Without the variance, we would have to choose between winter storage of our trailers, or growing space for produce in the summer, when both actions are cost-saving measures for our family.

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

The requested variance and siting of proposed structures would not provide any undesirable visual or audible impacts on neighboring properties. If they're looking at the new structures, our existing house or parked vehicles will be the backdrop. Several nearby properties have greenhouses and fences or hedges to define their yard space, similar to what we have proposed. The elevation of the lot precludes these proposed installations from having any impact on pedestrian or vehicular traffic at the adjacent intersection of Excel and N. 4th Street.

N. 4<sup>th</sup> St.

S 00°18'00" W 50.00'

IRON ROD

WOOD POWER POLE

EXCELL ST

SLOPE

PORCH

30.2'

1 1/2 STORY HOUSE  
W/ CONC. BASEMENT

30.2'

37.3'

37.1'

14.4'

5'

5' PORCH

42' to  
Property  
Line



\*\*\*\*\* = PROPOSED FENCE

--- = PROPOSED/EXISTING

GREENHOUSE + GARDEN BOX







Anderson Property  
208 N. 4th Street  
01-006-207



**PROPERTY AREA**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CHARLES W ST

01007165  
01007166  
01007167  
01007168

01006010

Petersburg Schools

01006050

Anderson Property  
208 N. 4th Street  
01-006-207

DOLPHIN ST

01007245 01007246  
01007255 01007247  
01007253 01007248  
01007251 01007249

01007234

01007236

01006103 01006105  
01006111 01006106  
01006112 01006107  
01006113 109

01006100  
01007260 01006120  
01007262 01006118

01006125 01006127  
01006155 01006149  
01006152 01006151  
130 131 132 133  
145 140 139 134  
144 141 138 135  
143 142 137 136

EXCEL ST

01007320 01006201  
01007321  
01007322 01006206  
01007323  
01007324  
01007325

01007310 01007311  
01007318 01007312  
01007317 01007313  
01007316 01007313  
01007315 01007314

01006207 01006209  
01006210  
01006211  
01006212  
01006214 01006213

01006220 01006221  
01006229 01006222  
01006227 01006223  
01006225 01006224

01006230 01006231  
01006239 01006232  
01006234 01006233

N 2ND ST

01007301

N 3RD ST

N 4TH ST

N 5TH ST

N 8TH ST

N 8TH ST

FRAM ST

01007370  
01006700  
01007373  
01009010

01007361 01007362  
01007369 01007363  
01007366 01007364  
01007369 01007365

01006738 01006730  
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GJOA ST

01007437

01007450  
01007451  
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01006712 01006711

01006728 01006720  
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01006807  
01009010

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