

PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00
CHECK NO. or CC:	

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Derek Thorsen	NAME
MAILING ADDRESS Box 784	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE (907) 518-1936	PHONE
EMAIL thorsen@gci.net	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
807 Wrangell Ave.,
Petersburg, AK 99833

PARCEL ID: 01-002-345 ZONE: OVERLAY:

CURRENT USE OF PROPERTY:
Single family residential 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):

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): Derek Thorsen & Stacy Thorsen Date: 04/27/23

Owner(s): Derek Thorsen & Stacy Thorsen Date: 04/27/23

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Derek & Stacey Thorsen

Address or PID: 01-002-345

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.

Due to the uniquely small size of the property, there is no other way to increase the standard square footage of the residence but to extend towards the roadway. All other adjacent residence/structures were built on property lines or within variances prior to current variance standards.

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

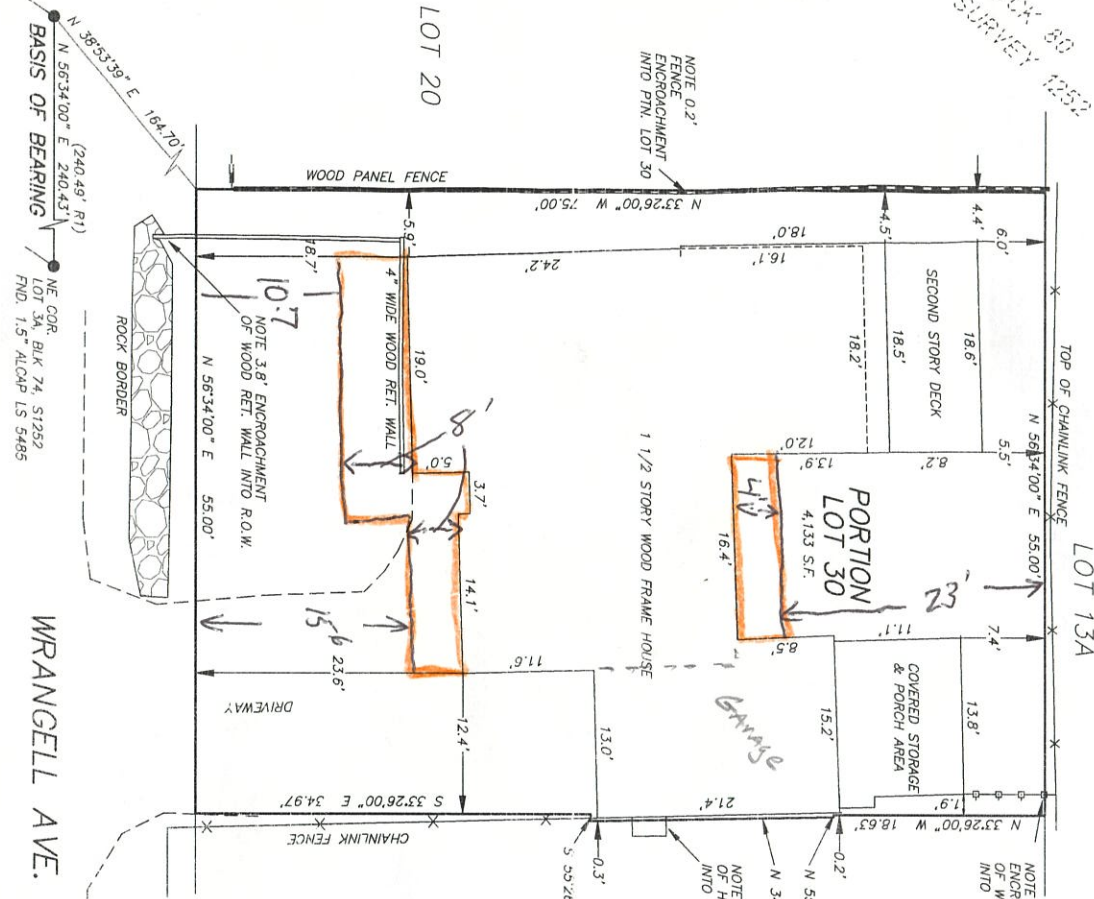
The proposed square footage increase is to help accommodate ease of mobility for aging occupants. To leave the residence as it currently stands would create a hardship and potentially add great expense to later install modifications if occupants wanted to remain independent and in their home.

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.

All adjacent properties will remain unchanged. No adjacent property or properties in the vicinity would need to alter, move or change any structures, water or sewer services. No property owners will incur any monetary hardship. The projected square footage increase would not interfere with any roadway in the vicinity nor will it be a detriment to public health, safety or welfare.

BLOCK 80
U.S. SURVEY 12552

NW COR.
LOT 2A, BLK 74 S1252
FND. 1.5" ALCAP LS 5485



- NOTES:
1. THIS SURVEY WAS EXECUTED USING THE FOLLOWING PLATS OF RECORD.
 - (R1) HALTNER/MCGABE SUBDIVISION PLAT No. 2006-29
 - (R2) U.S. SURVEY 1252
 - (R3) STATUTORY WARRANTY DEED DOC #110-1997-001067-0
 - (R4) R.O.S. LOTS 11 & 21, BLK 80 PLAT No. 2014-8
 - (R5) MILLER/MARTENS SUBDIVISION PLAT No. 2004-8
 2. RECORD COURSES & DISTANCES SHOWN IN PARENTHESES, MEASURED/COMPUTED COURSES & DISTANCES SHOWN WITHOUT PARENTHESES.

WRANGELL AVE.

AS-BUILT SURVEY
A PORTION OF LOT 30, BLOCK 80,
U.S. SURVEY 1252
PETERSBURG RECORDING DISTRICT

CLIENT: DEREK & STACEY THORSEN
P.O. BOX 784
PETERSBURG, AK 99833

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 633, PETERSBURG AK 99833
PH (907) 772-4433
PH (907) 518-0075 CELL

SURVEY COMPLETED 4/19/23

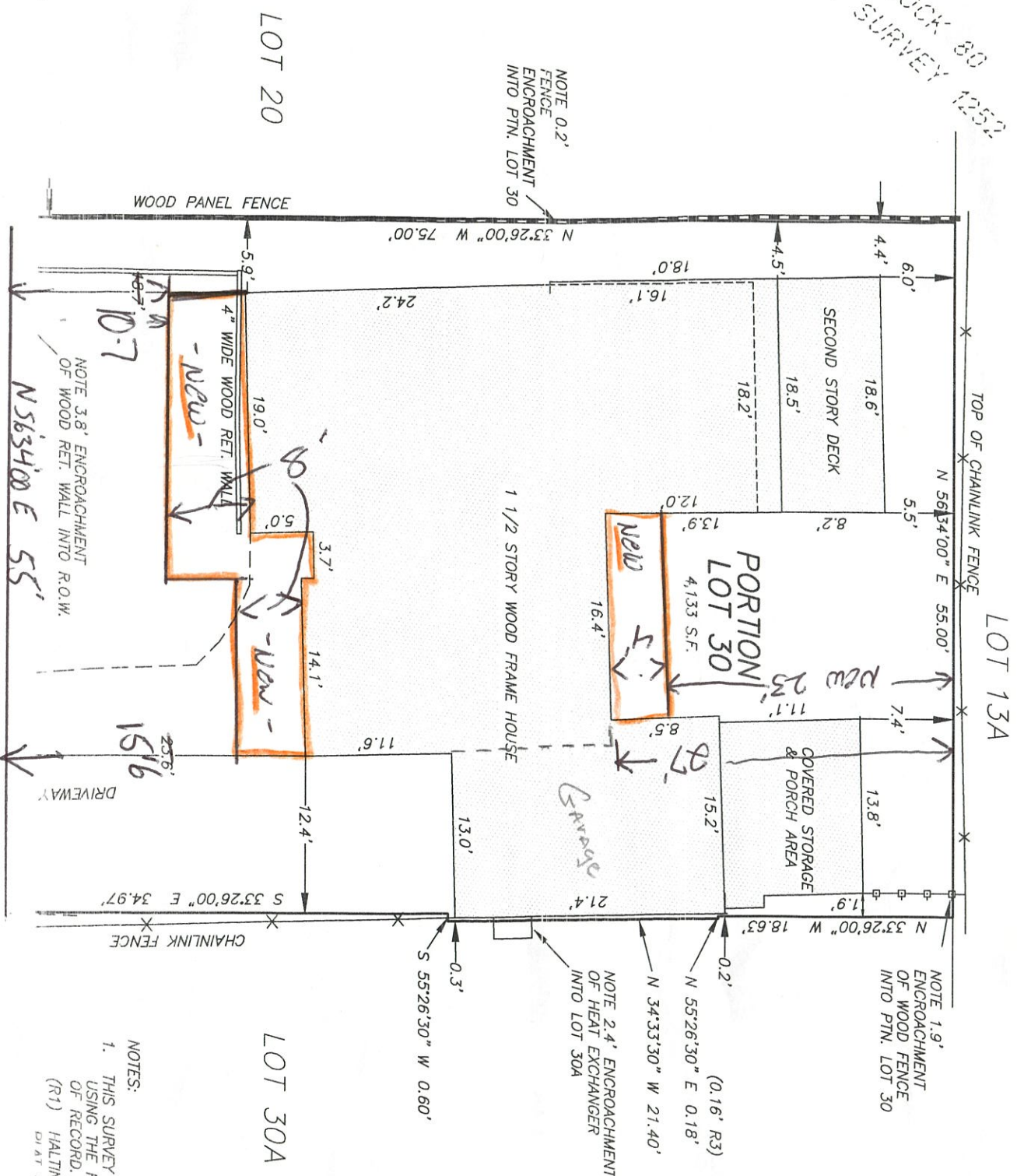
DRAWN BY D.C.T. DRAWING NO. THORSEN L30 B90 S1252 2023



DAVID C. THINES, P.L.L.S.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:
A PORTION OF LOT 30, BLOCK 80, U.S. SURVEY 1252, PETERSBURG RECORDING DISTRICT
AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCRUCH ON THE PROPERTY ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRUCH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.
DATED AT PETERSBURG, ALASKA THIS 23rd DAY OF APRIL 2023

BLOCK 80
U.S. SURVEY 1252



- NOTES:
- THIS SURVEY WAS EXECUTED USING THE FOLLOWING PLATS OF RECORD.
(R1) HALTINER/MCGABE SUBDIVISION
PLAT NO. 9004-90

