

Planning Commission Staff Report

Meeting date: June 13, 2023

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: VARIANCE – 807 Wrangell Avenue (PID: 01-002-345)
Derek & Stacey Thorsen

Recommendation:

I move to approve a variance from the front yard setback requirement for construction of an addition 15 feet from the front property line at 807 Wrangell Ave.

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

1. An application for a variance was submitted by Derek & Stacey Thorsen (applicants) and fees paid on February 7, 2023.
2. Subject parcel size is approximately 4,092 sf. The parcel is a legal non-conforming lot as it does not meet minimum lot size of 8,000 sf.
3. The zoning of the subject parcel is single family residential.
4. Surrounding properties are zoned single-family residential and the area is well-established and developed residential neighborhood.
5. Setback requirements for this district are 20' front and rear yard and 10' on the side yard.
6. An existing one family dwelling and accessory structures with a footprint of 1,522 sf is located on the property. The existing structure satisfies the requirement of a principal use.
7. The existing structure does not meet current setback requirements and is considered legal nonconforming.
8. The maximum lot coverage for this district is 35%. The existing dwelling and accessory structures (1,533 sf) exceed the maximum with 37%. Adding and the proposed development (378.5 sf) results in a lot coverage of 46.2%.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



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

The planning commission must find all three of the following conditions to exist to grant the variance:

A. 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.

Yes No

REASON: The subject property was legally subdivided prior to adoption of the current minimum lot size for the SFR district of 8,000 sf. It is considered a legal nonconforming lot.

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

Yes No

REASON: The home needs a new roof. The substandard lot size makes it difficult to construct an addition to the dwelling without encroaching on required setbacks or into the adjacent properties. The small size of the lot does not allow for the construction of a modest addition without exceeding the maximum lot coverage.

C. 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.

Yes No

REASON: Per applicant's design, the proposed addition will occur on the front of the house toward Wrangell Avenue. As fire code is measured to the centerline of the right-of-way, the proposed addition poses no additional hazard to surrounding structures.

Chair, Planning Commission

Secretary, Planning Commission