 <b>PETERSBURG BOROUGH VARIANCE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		<b>TOTAL: \$170.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <i>Hermosa Holdings, LLC</i>		NAME
MAILING ADDRESS <i>PO Box 1393</i>		MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg, AK 99833</i>		CITY/STATE/ZIP
PHONE <i>907.304.1063</i>		PHONE
EMAIL <i>hightideparts@gmail.com</i>		EMAIL
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>500 wesley st</i>		
PARCEL ID: <i>01-010-745</i>	ZONE: <i>C1</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>Commercial</i>		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>3 bay mechanic shop</i>		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <i>Wesley St.</i>		
<b>TYPE OF VARIANCE REQUESTED</b>		
<input checked="" type="checkbox"/> Yard Setback		
<input type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input type="checkbox"/> Other:		
<b>SUBMITTALS:</b>		
Please include a site plan proposed plans.		
<b>SIGNATURE(S):</b>		
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): <u><i>Angela Daus</i></u>		Date: <u><i>9/13/24</i></u>
Owner(s): _____		Date: _____

# 19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Hermosa Holdings, LLC

Address or PID: 500 Wesley St

**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.

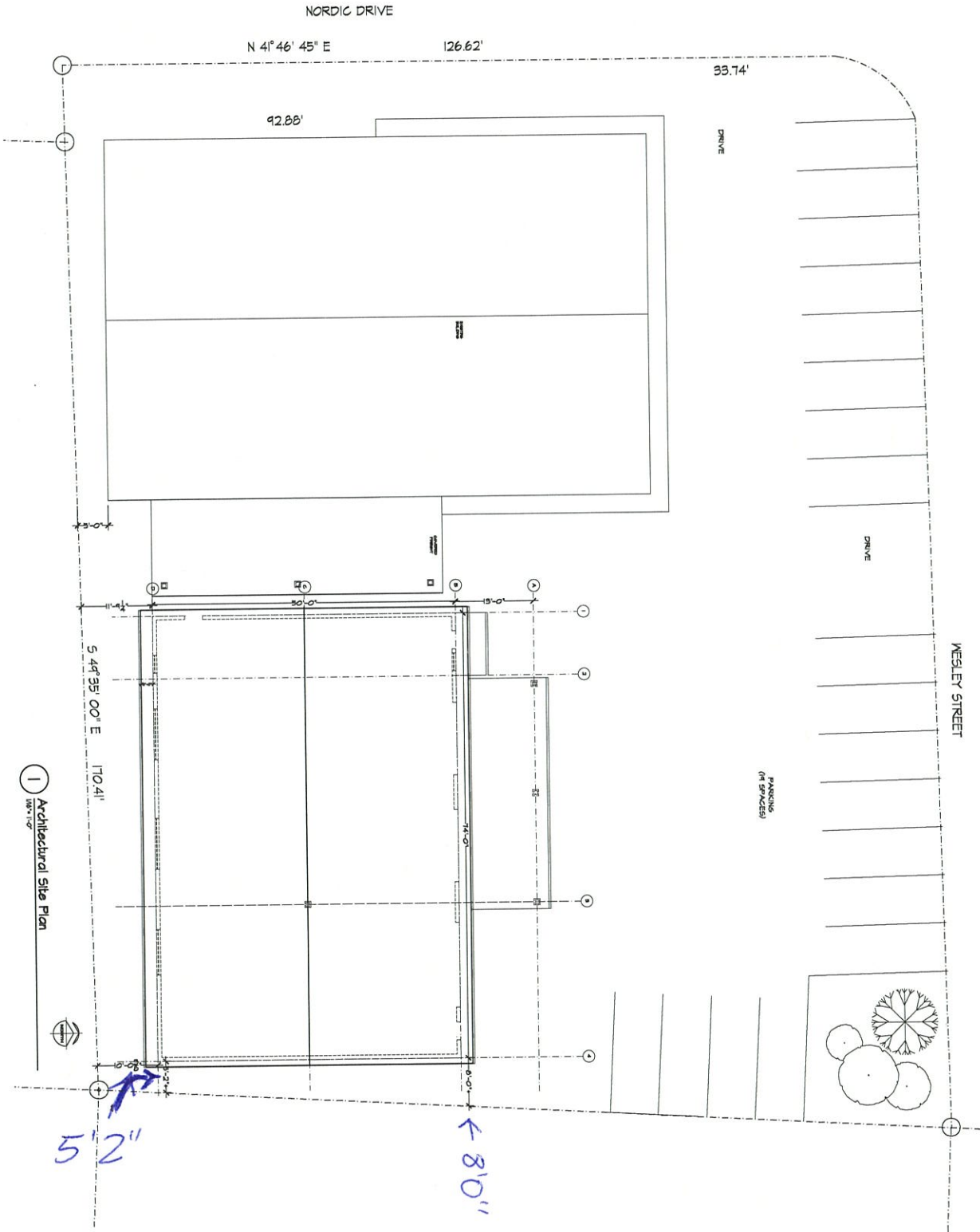
We cannot the size shop needed to serve Petersburg needs w/o being within 5' of the residential property line.

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

I have already spent \$80,000 on plans based on the 1st variance we were granted. It took them over a year to complete the plans, therefore the original variance expired unbeknownst to us.

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 residential lot<sup>side</sup> will have a concrete block wall 3 blocks tall to separate property lines and there will be room on our property to walk between the building and the block wall.



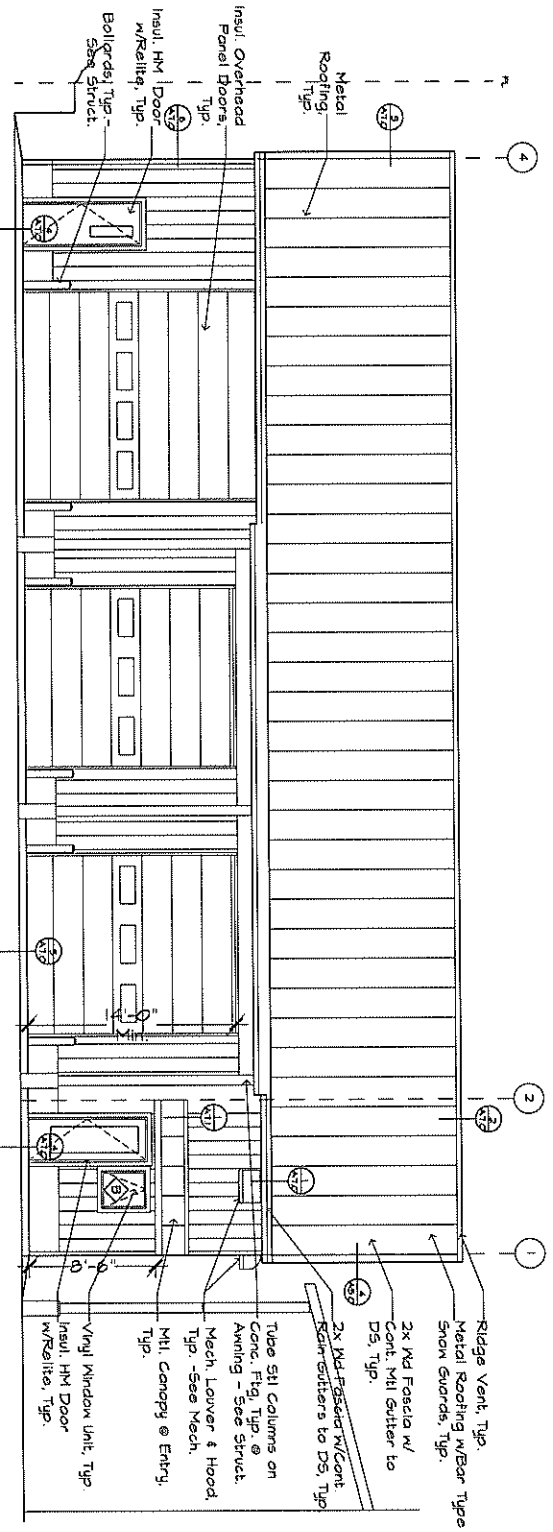
**A1.0**

DATE	4.11.2021
REVISIONS	
PROJECT NO.	
OWNER	
DATE OF PREPARATION	
SCALE	

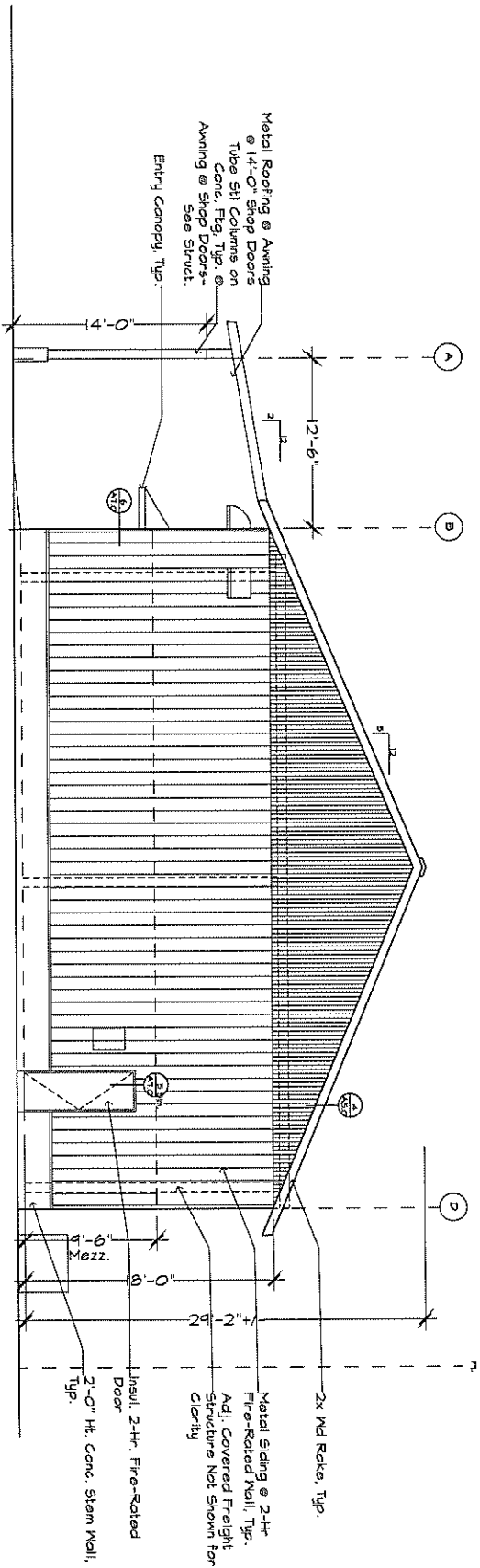
**High Tide Shop**  
 Vehicle Shop  
 South Nordic Drive  
 Petersburg, Alaska 99833

90% CD  
 DOCUMENTS

**MILLARD + ASSOCIATES ARCHITECTS**  
 202 E. TOWNLAND STREET  
 PETERSBURG, ALASKA 99801  
 TEL: 907.252.7133  
 WWW.MILLARDARCHITECTS.COM



1 North Elevation



2 West Elevation

**MILLARD + ASSOCIATES ARCHITECTS**

315 STEWART STREET  
PETERSBURG, ALASKA 99701  
TEL: 907.273.7134  
WWW.MILLARDARCHITECTS.COM

**CONSTRUCTION DOCUMENTS**

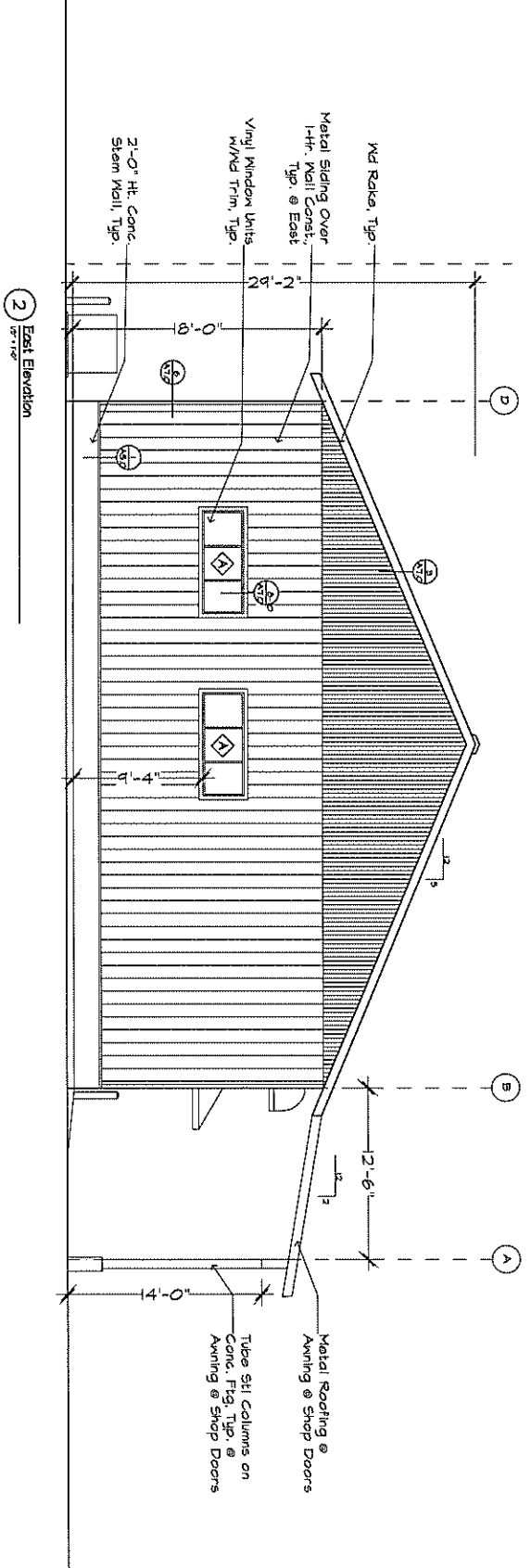
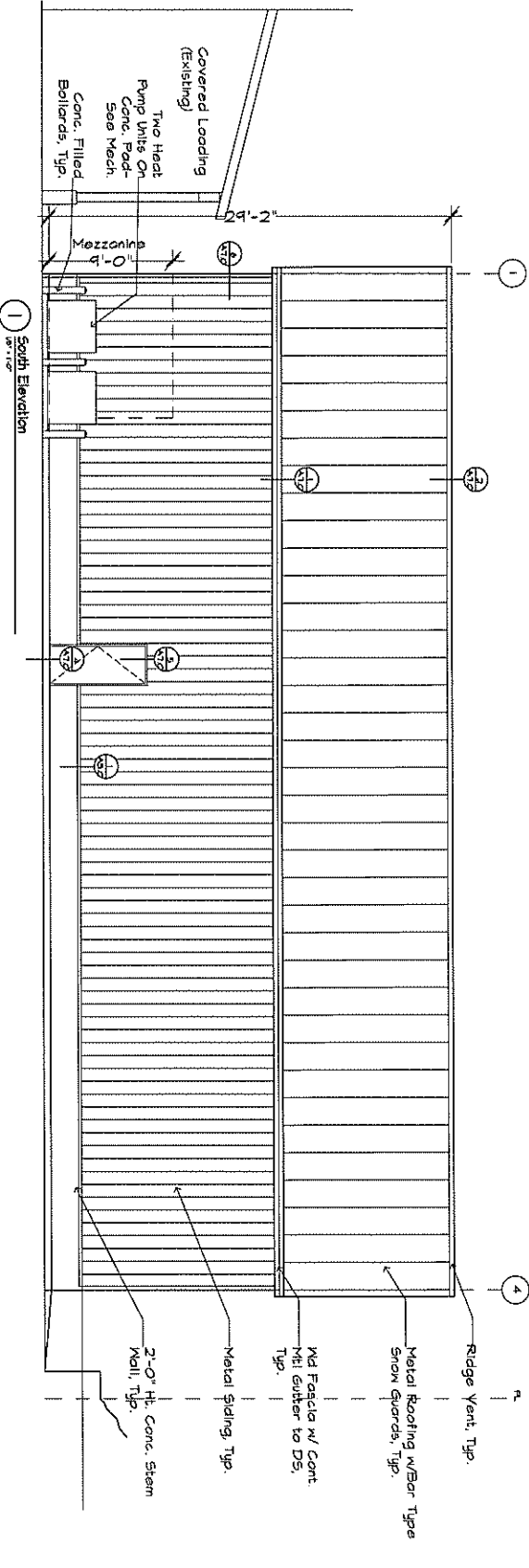
### High Tide Shop

Vehicle Maintenance Shop  
1103 South Nordic Drive  
Petersburg, Alaska 99703



DATE	7/25/24
REVISION	
PROJECT NO.	
1000 Northwood Avenue, Suite 100 Petersburg, Alaska 99701	

A4.0

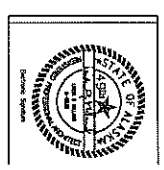


**MILLARD + ASSOCIATES ARCHITECTS**

1520 NORTH AVENUE, SUITE 200  
PETERSBURG, ALASKA 99701  
PH: 207.232.1113  
WWW.MILLARDARCHITECTS.COM

**CONSTRUCTION DOCUMENTS**

**High Tide Shop**  
Vehicle Maintenance Shop  
1103 South Nordie Drive  
Petersburg, Alaska 99833

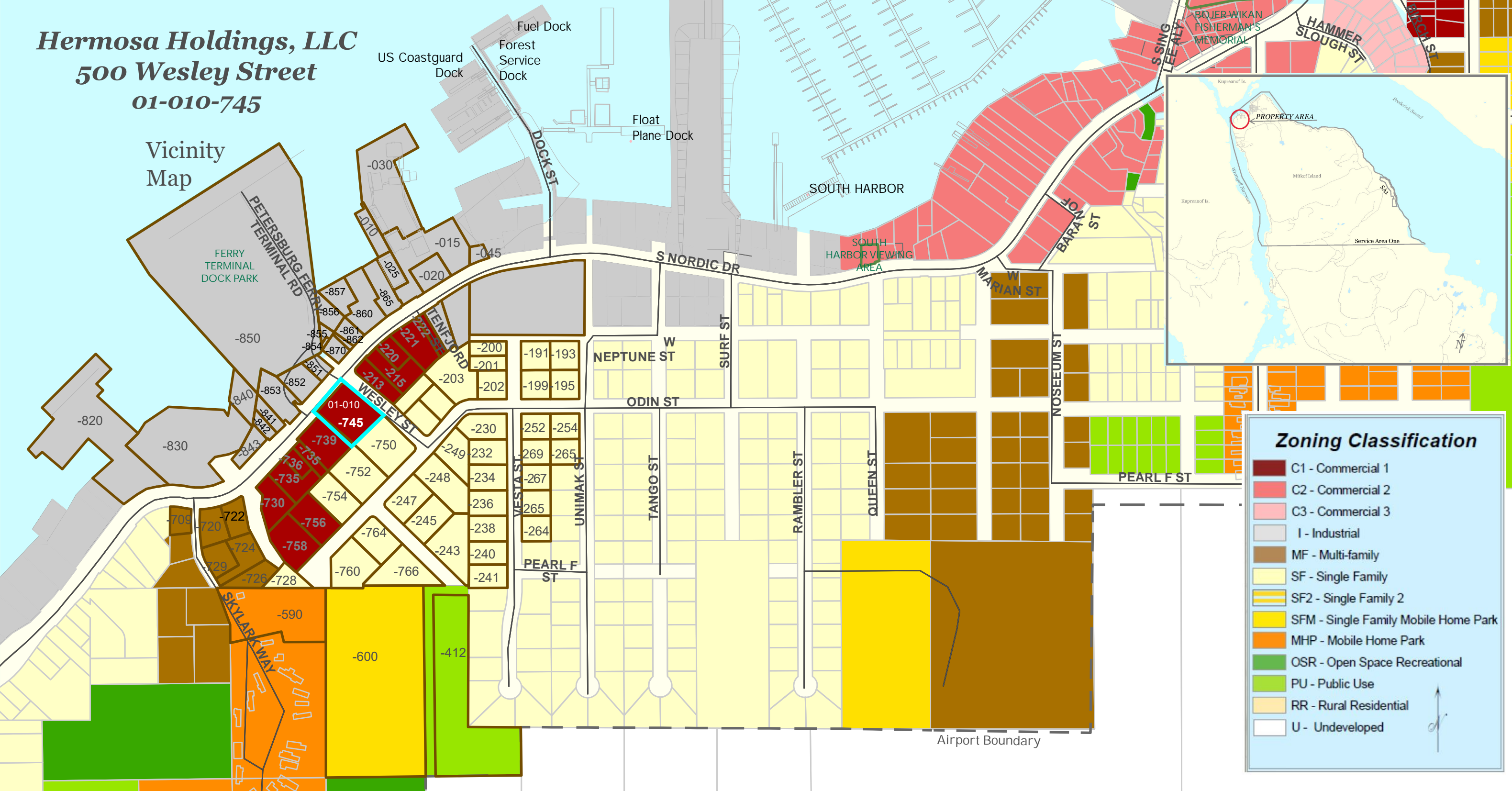


TITLE: DESIGN  
DESIGNER: JAMES W. MILLARD  
DATE: 02/20/2014  
DRAWN BY: JAMES W. MILLARD  
CHECKED BY: JAMES W. MILLARD  
SCALE: AS SHOWN  
SHEET NO.: A4.1

**A4.1**

**Hermosa Holdings, LLC**  
**500 Wesley Street**  
**01-010-745**

Vicinity  
 Map



### Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

Public Hearing Mailout



September 17, 2024

**O'SOUP DERRICK G O'SOUP KELLY N  
PO BOX 1994  
PETERSBURG, AK 99833-1994**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Hermosa Holdings LLC for a variance from the side yard setback requirement to allow for construction within 5'2" (4'2" with eaves) of a residential property line at 500 WESLEY St (PID: 01-010-745).**

The public hearing and consideration of the application will be held:	<b>Tuesday, October 8<sup>th</sup>, 2024, at 12:00 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	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	<a href="mailto:nwood@mac.com">nwood@mac.com</a>
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	<a href="mailto:fvroque@gci.net">fvroque@gci.net</a>
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	<a href="mailto:jim@hammerandwikon.com">jim@hammerandwikon.com</a>
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	<a href="mailto:i.fishjensen@gmail.com">i.fishjensen@gmail.com</a>
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	<a href="mailto:psmeeks@aptalaska.net">psmeeks@aptalaska.net</a>
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	<a href="mailto:mariettajoanne12@gmail.com">mariettajoanne12@gmail.com</a>
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393	
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565	
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579	
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781	
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481	
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011	
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414	
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774	
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256	
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124	
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029	
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062	
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132	
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818	
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975	
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363	
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856	
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758	
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527	
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434	
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704	
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421	
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398	
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630	
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850	
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913	
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083	
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994	
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364	
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566	
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128	
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491	
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664	
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624	
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308	
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715	
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434	
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110	
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454	
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497	
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070	
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102	
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326	
TANGATALOIA STACIE		400 NE 153 ST	SHORELINE	WA	98155	
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790	
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420	
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107	
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785	
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902	
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100	
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687	

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