

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

APPLICANT/AGENT:

Rich Conneen

OWNER(S), IF DIFFERENT:

St Catherine of Siena Catholic Church

LEGAL DESCRIPTION:

Lot C, Blk 16

LOT AREA:

18,850 Sq Ft

LOCATION:

306 N. 3rd Street

SURROUNDING ZONING:

North: Public Use

South: Single-family Residential (SF)

East: Public Use

West: Commercial 1

ZONING:

Single-family Residential (SF)

PID:

01-006-100

EXISTING STRUCTURES:

Grotto

APPLICATION SUBMISSION DATE:

5/15/2024, updated 9/12/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a variance from yard setback and maximum lot coverage requirements to allow for reconstruction of a church, hall, and rectory.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.80 VARIANCE

III. FINDING:

- a. The subject property has no existing structures except for a small grotto. St Catherine of Siena Church, hall, and rectory were located on the subject property for many years. The structures were destroyed by fire in July 2023.
- b. Subject property is large by residential standards however the parcel is oddly shaped.
- c. Municipal water, sewer, and power are all available to the property.
- d. The subject property is zoned single-family residential. The Commission previously approved a conditional use permit to allow for a church and hall in a single-family residential district.
- e. The Commission also previously approved a conditional use permit to allow nearby public parking to satisfy the off-street parking requirement for the project.
- f. The surrounding area is a well-established neighborhood. It is a mix of residential and public uses, including the school district, childcare center, church, and dance studio.
- g. The neighborhood has significant local traffic, particularly mornings and afternoons during the school year.
- h. Traffic from St. Catherine's is primarily during the weekend and holidays when school is not in session. The parish holds occasional special events, but these are usually also on the weekends.
- i. The proposed project is composed of a church, hall, and rectory comprising a total of 7,460 sf.

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- j. The maximum lot coverage allowed in the single-family residential district is 35% or 6,597 sf for the subject property. The proposed project exceeds the maximum and the owners are seeking a variance.
- k. The subject property is a corner lot with 20' setback requirements along both streets and 10' along adjacent property lines. The proposed project meets the setback requirements along common property lines with adjacent lots. The owners are seeking variances for the street-side setbacks.
- l. The proposed structure sits back from the corner of Dolphin and N 3rd giving drivers clear views of students crossing these streets.

IV. PUBLIC NOTICE

The borough provided public notice consistent with 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.

V. APPLICATION REVIEW

The application is classified as a request for a variance from the yard setback requirement and maximum lot coverage requirement.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	18,850 Sq Ft	Conforms
Minimum Road Frontage	80 ft	239'	Conforms
Front Yard - Dolphin	20 ft	7.5' for church 5' for porch	Variance requested
Front Yard – N 3rd	20 ft	12'	Variance requested
Side Yard	10 ft	10'	Conforms
Max. Height	3 stories, not to exceed 30 ft	24'8"	Conforms
Max Lot Coverage	35% - 6,597 sf	40% - 7,460 sf	Variance requested
Fire Code Separation			State Fire Marshal will review
Off-street Parking			
Church/Hall	8	CUP issued	Conforms
Dwelling	4 spaces	4 spaces	Conforms
Max Height Fence	6 feet	N/A	--

b. Variance Criteria – Per 19.80.050, the planning commission must find all three of the following conditions to exist in order 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.

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YES NO REASON: The subject property is large by residential standards, but the proposed development is reconstruction of a church, hall, and rectory. The proposed use is an allowed conditional use in the SFR district and the Planning Commission previously approved a permit for this use. The size and shape of the parcel and the proposed development are unique and generally not applicable to other SFR properties.

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

YES NO REASON: Due to the odd shape of the parcel, a variance is required to accommodate the proposed development. Applying the required setbacks would only allow for a 20' wide structure facing N Third St. This would not allow for a functional church building to be constructed. Additionally, the new church is designed with ADA requirements and safe environment protocols which require additional space. The maximum lot coverage increase is needed to provide for these important accommodations.

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: Granting of the variance will not result in material damage or prejudice to other properties as the variance allows reconstruction of the church/hall, both of which were pre-existing uses. Applicant's site plan conforms with setbacks along common property lines with neighboring residential dwellings, which is similar to the location of the previous church. The proposed project maintains an open line of sight on the corner of N 3rd and Dolphin to ensure drivers have a good view of the sidewalks and crosswalks at that location.

Proposed project will be reviewed by the state fire marshal's office prior to construction.

VI. ACTION

Proposed motion: I move to approve the following variances for St. Catherine of Siena Catholic Church located at 306 N 3RD STREET along with findings of fact and conditions of approval as presented:

1. A variance from the 20' front yard setback requirement to allow construction of a church and hall within 12' of the front property line (N 3rd St) and 7.5' from the front property line (Dolphin St).
2. A variance from the 20' front yard setback requirement to allow construction of a 72-sf covered porch within 5' of the front property line (Dolphin St).
3. A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.80 for a variance.

Planning Commission Staff Report & Finding of Fact

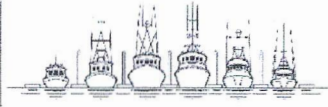
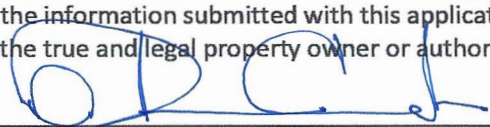
Meeting Date: 10/8/2024

- b. The variance approved by the planning commission shall expire unless the privilege granted is utilized within one year after the approval is granted. The applicant may request an extension in writing prior to expiration of the approval.
- c. The planning commission may, in writing, suspend or revoke a variance approval issued under the provisions of this section whenever the approval is granted in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:
 - a. Submit engineered plans to the State Fire Marshal for review.
 - b. Submit a building permit application and engineered plans to the Building Official.
 - c. Construction may not commence until fire marshal approval and a local building permit are issued. Violation is subject to fines under PMC 17.04.050.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout

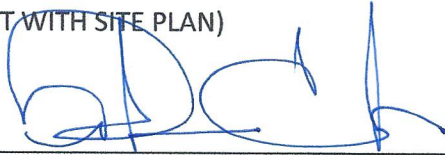
Applicant Material

 PETERSBURG BOROUGH VARIANCE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$170.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Rich Conneen (architect)		NAME Corporation of the Catholic Archbishop of the A
MAILING ADDRESS 1623 Dennis Drive		MAILING ADDRESS 225 Cordova Street
CITY/STATE/ZIP Tyler Texas 75701		CITY/STATE/ZIP Anchorage AK 99501 - 2409
PHONE 907 723 3190		PHONE 907 297 7726 (Matt Meggs)
EMAIL rc2@gci.net		EMAIL mmeggs@aoaj.org
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 306 N. 3rd Street, Petersburg Alaska 99833		
PARCEL ID: #01-006-100	ZONE: Single Family Res.	OVERLAY:
CURRENT USE OF PROPERTY: Church facility	LOT SIZE: 18,850 sq. ft.	
PROPOSED USE OF PROPERTY (IF DIFFERENT): existing		
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): Dolphin Street		
TYPE OF VARIANCE REQUESTED		
<input checked="" type="checkbox"/> Yard Setback		
<input checked="" type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input type="checkbox"/> 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: 12 September, 2024
Owner(s):		Date: 12 September, 2024

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Rich Conneen Architecture LLC



9/11/24

Address or PID: 1623 Dennis Drive, Tyler, Texas 75101

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

X OTHER (Please Specify): facility replacement due to fire event

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.

My architecture firm has been hired to restore St Catherine of Siena catholic church to at least it's original configuration and beauty, at the corner of Dolphin Street & Third Street, after a devastating 2023 fire destroyed the facility.

The "L" shaped lot will NOT accommodate this replacement without also :

- (1) restoring reduced front yard setbacks that were present in the original design and...
- (2) allowing a slight relief to the zoning's lot coverage percentage allotment.

We are asking for the following relief to facilitate this project:

- 1. The reduction of the Third Street front yard setback from 20 foot to 12 foot.
- 2. The reduction of the Dolphin Street front yard setback from 20 foot to 7.5 foot.
- 3. The reduction of the Dolphin Street front yard setback from 20 foot to 5 foot at the main entry canopy.
- 4. The increase of the lot coverage percentage from 35% to 40%.

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

The original 30 foot wide church would have to be reduced to 20 ft. wide when accommodating current setbacks. This would render a non-functional replacement to the original church.

Secondly, current IBC code, ADA law & safe environment protocols require space allotments that were not required in the original church design. Applying these now render a design requiring a 5% increase to lot coverage in order to again replace the facility that was lost in the fire.

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 end goal is that by rebuilding Saint Catherine's Church properly that the new endeavor will restore this wounded neighborhood to its original value and glory. The planned new facility will be architecturally beautiful. The variance relief articulated will assure that the new design meets these neighborhood goals.

The variance requests impact only the street side adjacencies. Since we are matching the original street edge conditions, the neighborhood will notice no encroachments beyond the configuration of the original structure. The neighbors to the south and to the west will see no new encroachments, as all setbacks common will be met in the new design.

Secondly and regarding the requested 5% area increase, it can be argued that the new design layout improves the vegetative area that is visible from the street and adjacent lots, so that it may even be perceived that the new design is smaller than the original pre-fire structure.

Lastly, We took the time to present 3D images of what the new facility will look like, so that there will be no doubt that it is the intention to build a beautiful new structure that in no way clashes with the neighborhood quality.

PETERSBURG PUBLIC SCHOOL RESERVE

DOLPHIN STREET

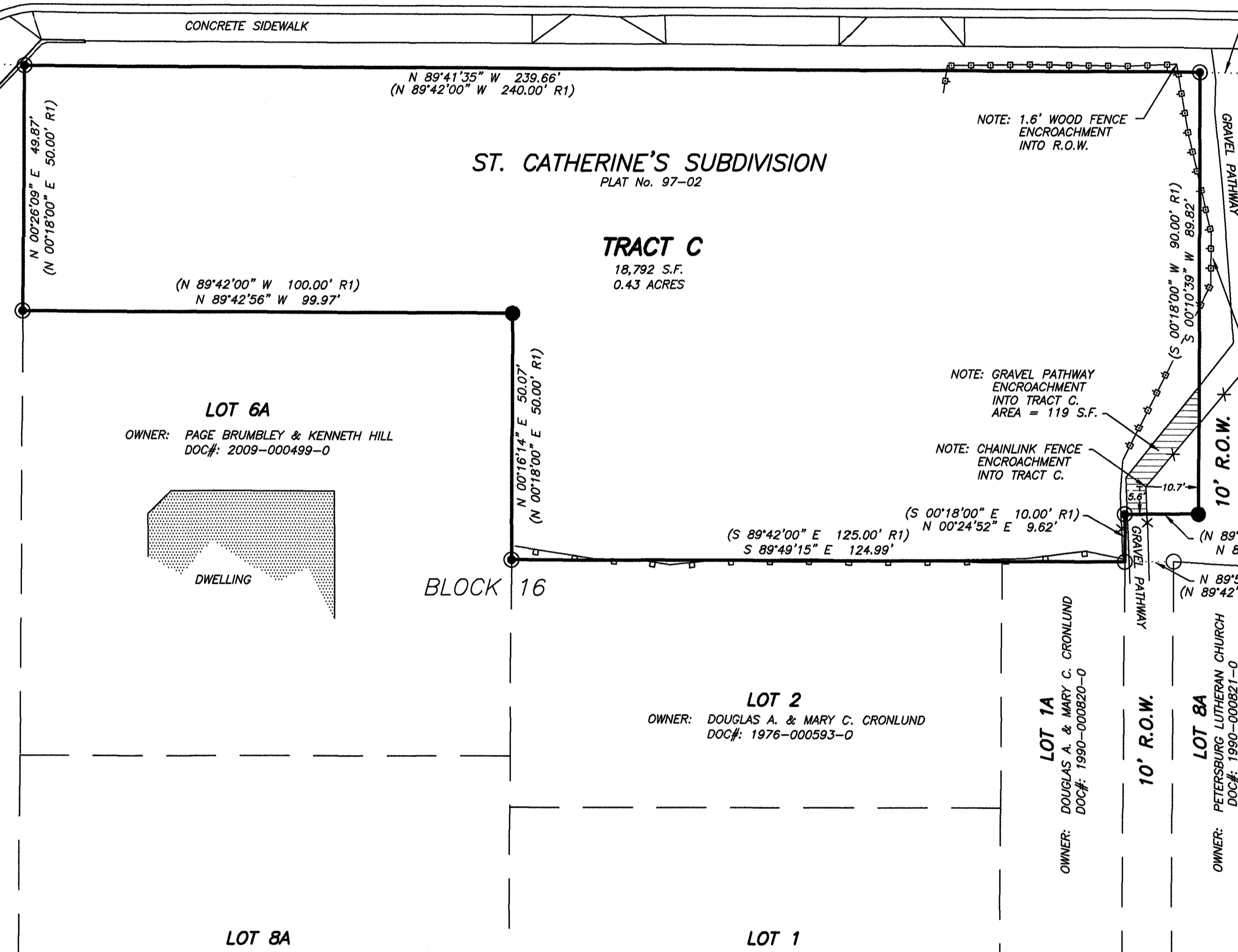
N 89°42'00" W

CENTERLINE MON. HM 10
INT. OF 1ST & DOLPHIN ST.
(S 86°37'58" E 559.89' R1)
(S 86°38'06" E 559.97' CALC. R3)
(S 86°37'15" E 560.12')

(N 03°17'00" W 546.41' R1)
BASIS OF BEARING

LOT 4
LOT 3
LOT 2
LOT 1

THIRD STREET
N 00°18'00" E



ST. CATHERINE'S SUBDIVISION
PLAT No. 97-02
TRACT C
18,792 S.F.
0.43 ACRES

LOT 6A
OWNER: PAGE BRUMBLEY & KENNETH HILL
DOC#: 2003-000499-0

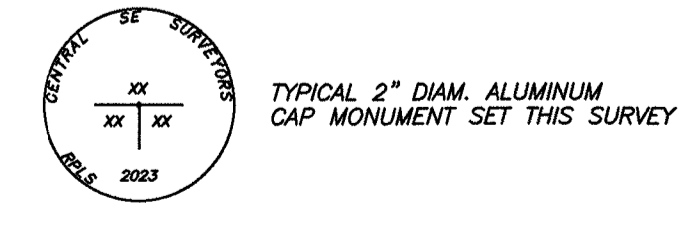
LOT 2
OWNER: DOUGLAS A. & MARY C. CRONLUND
DOC#: 1976-000593-0

LOT 5
OWNER: PETERSBURG CHILDREN'S CENTER INC.
DOC#: 1982-000970-0

LOT 7
OWNER: PETERSBURG LUTHERAN CHURCH
DOC#: 1977-000343-0

LEGEND

- | | |
|---|---|
| <p>BOUNDARY</p> <ul style="list-style-type: none"> ● C.S.S., L.S. 10390 2" ALCAP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY ○ MURPH YPC LS 6268 RECOVERED THIS SURVEY ⊙ 1.5" BRAUN ALCAP LS 5485 ON REBAR RECOVERED THIS SURVEY ⊕ 2.5" B.C.M. C.L. STREET MON. RECOVERED THIS SURVEY <p>----- SUBJECT PROPERTY BOUNDARY LINE
----- ADJOINER SIDE-LINE</p> | <p>FENCES</p> <ul style="list-style-type: none"> -X- CHAINLINK FENCE -o-o-o- DETERIORATING SPLIT RAIL WOOD FENCE -□- DETERIORATING WOOD FENCE |
|---|---|



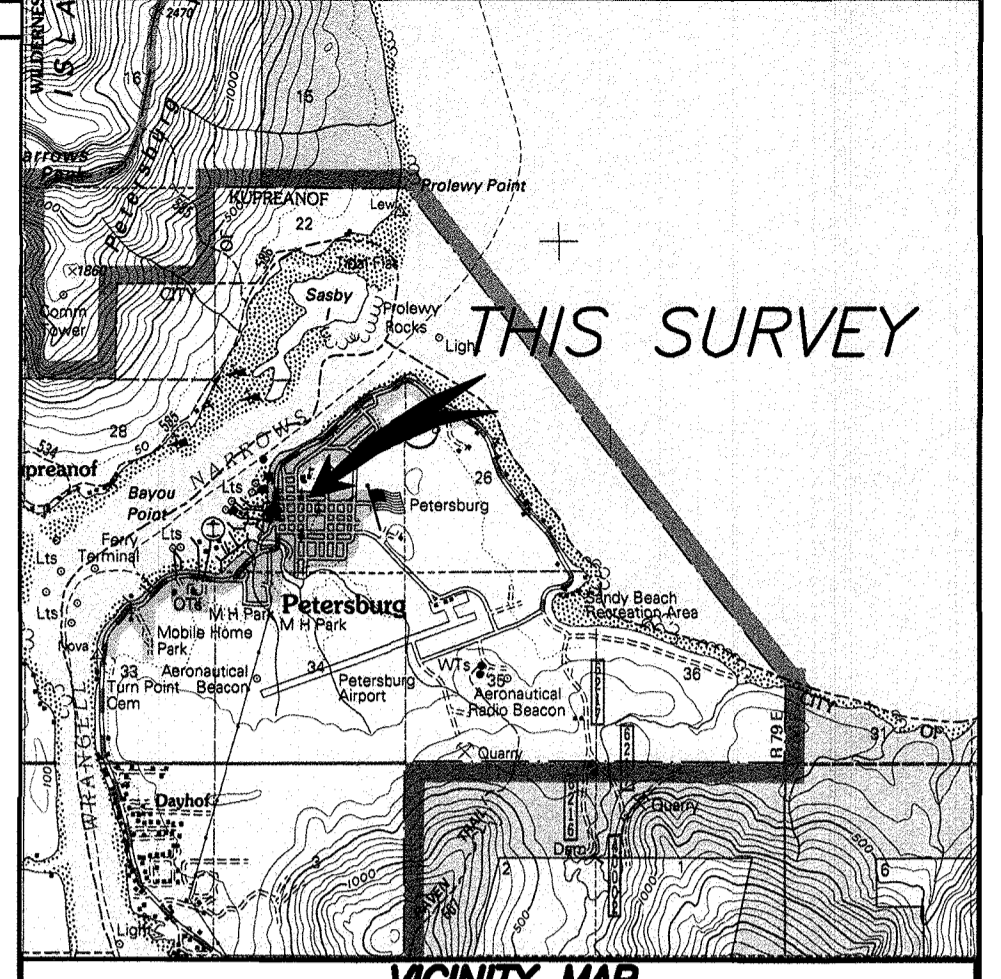
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS BOUNDARY MAP HAS BEEN FOUND TO COMPLY WITH THE BOUNDARY SURVEY STANDARDS OF THE PETERSBURG BOROUGH AND THAT SAID MAP HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE DISTRICT RECORDER.

[Signature]
PLANNING DIRECTOR
PETERSBURG BOROUGH
6/24/2024
DATE

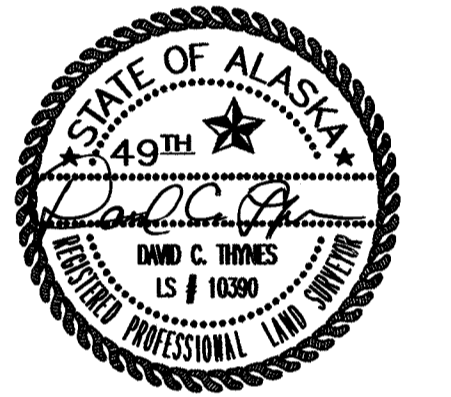
NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN B.C.M. HM 9 NEAR THE INTERSECTION OF FIRST STREET AND FRAM STREET AND B.C.M. HM 10 NEAR THE INTERSECTION OF FIRST STREET AND DOLPHIN STREET, THE ACCEPTED BEARING BEING N 03°17'00" W. BOTH MONUMENTS ARE REFERENCED ON THE 1989 MURPH ENGINEERING RECORD OF SURVEY OF U.S. SURVEY 282, PLAT No. 89-2-RS AND ARE ASSOCIATED WITH ALASKA DEPT. OF HIGHWAYS PROJ. R30233 (69071).
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
- WHEN MEASURED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES ARE SHOWN IN PARENTHESIS () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
(R1) ST. CATHERINE'S SUBDIVISION PLAT No. 97-02
(R2) 4TH STREET VACATION SURVEY, BLKS 16 & 23, U.S. SURVEY 282 PLAT No. 90-22
(R3) R.O.S. U.S. SURVEY 282 PLAT No. 89-2-RS



SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

[Signature] 6/20/2024
DAVID C. THYNES RLL#10390 DATE



2024-13
Plat # Petersburg
Rec. Dist. 07 08 2024
Date 07 08 2024
Time 1:57 P.M.

CLIENT: CORPORATION OF THE CATHOLIC ARCHBISHOP OF ANCHORAGE-JUNEAU
225 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2409

RECORD OF SURVEY
OF TRACT C OF THE ST. CATHERINE'S SUBDIVISION
PLAT No. 97-02
WITHIN U.S. SURVEY 282
PETERSBURG RECORDING DISTRICT

SCALE IN FEET: 0 20 40 60

CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

RPLS #10390
SURVEY COMPLETED 06/17/2024
DRAWN BY D.C.T. DRAWING No. ST CATHERINES TRACT C ROS 2024

D O L P H I N S T R E E T

T H I R D S T R E E T

SITE AREA:	18,850 sq. ft.
BUILDING AREAS:	
ENTRY	484
CHURCH	2,694
HALL	2,872
FRONT ENTRY	70
HALL PORCH	162
RECTORY	1,020
RECTORY PORCH	158
TOTAL	7,460 sq. ft.
COVERAGE	39.5%

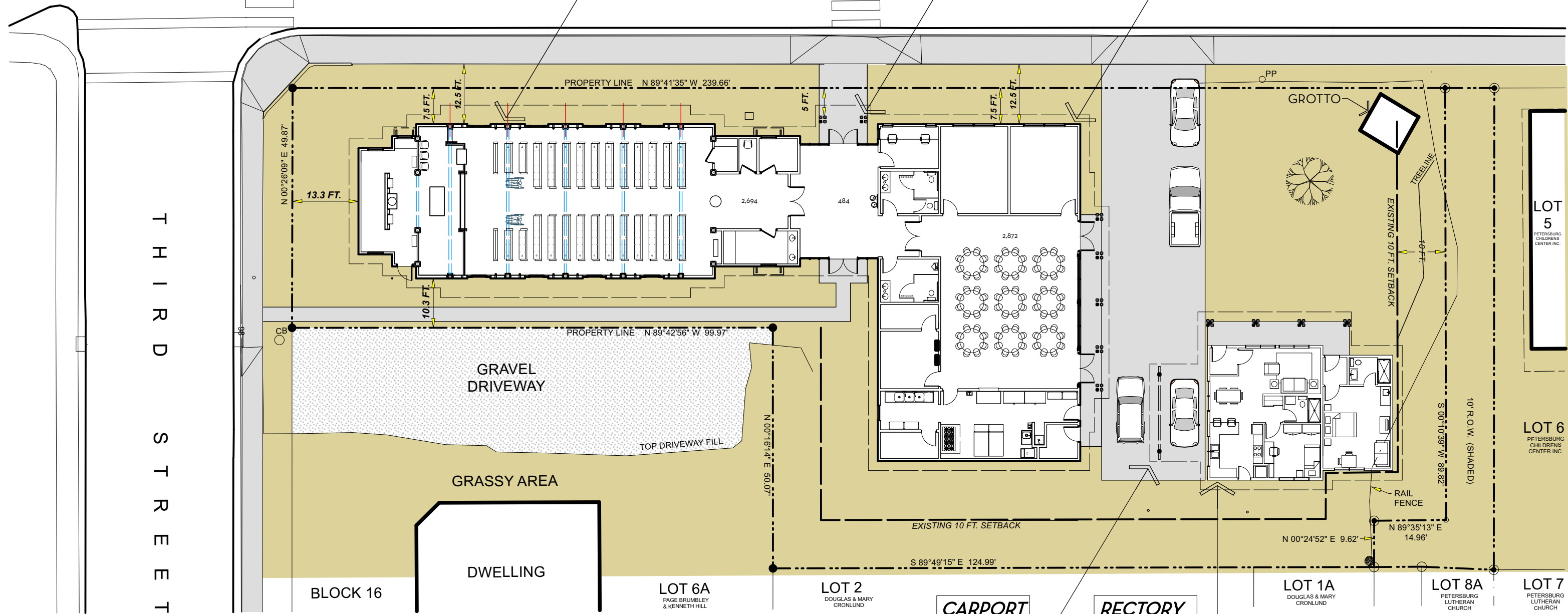
SAINT CATHERINE'S CATHOLIC CHURCH
• 2,694 sq. ft.

ENTRY
• 484 sq. ft.
PORCH
• 70 sq. ft.

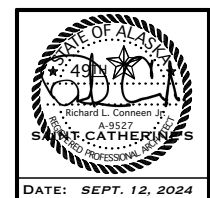
HALL
• 2,872 sq. ft.
SIDE PORCH
• 162 sq. ft.

CARPORY
• 166 sq. ft.

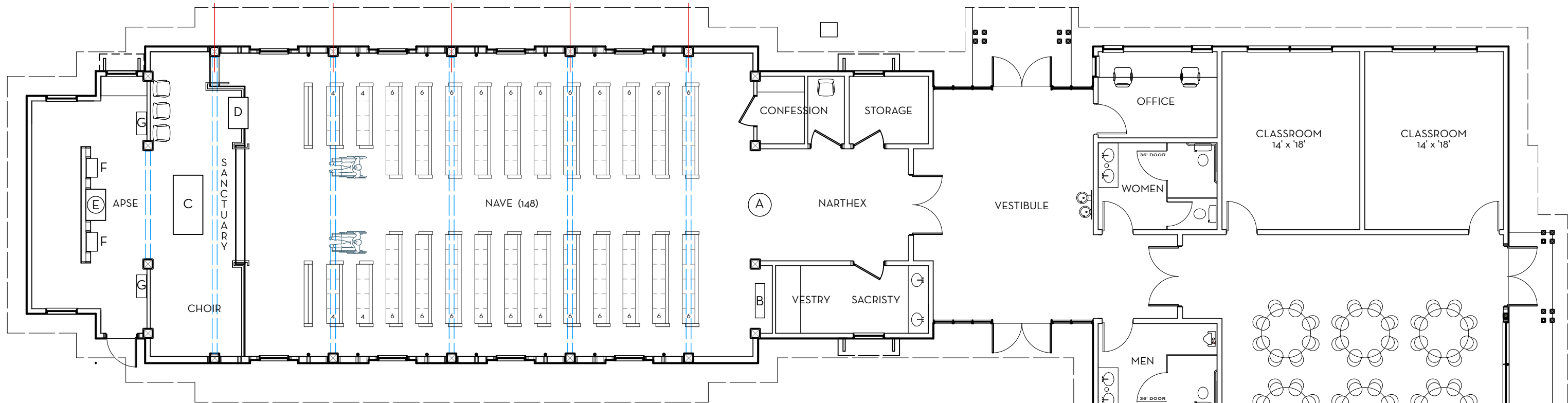
RECTORY
• 1,020 sq. ft.
PORCH
• 158 sq. ft.



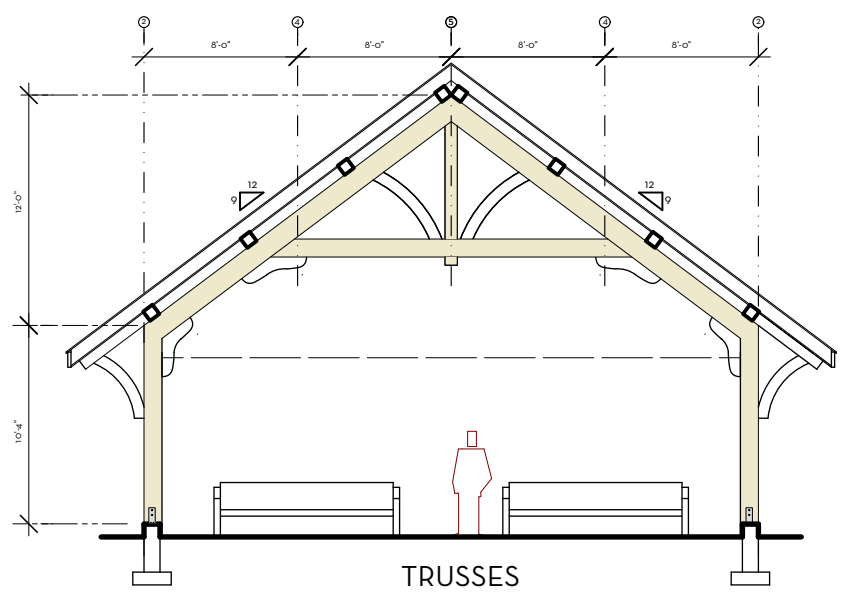
1 S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G , A L A S K A



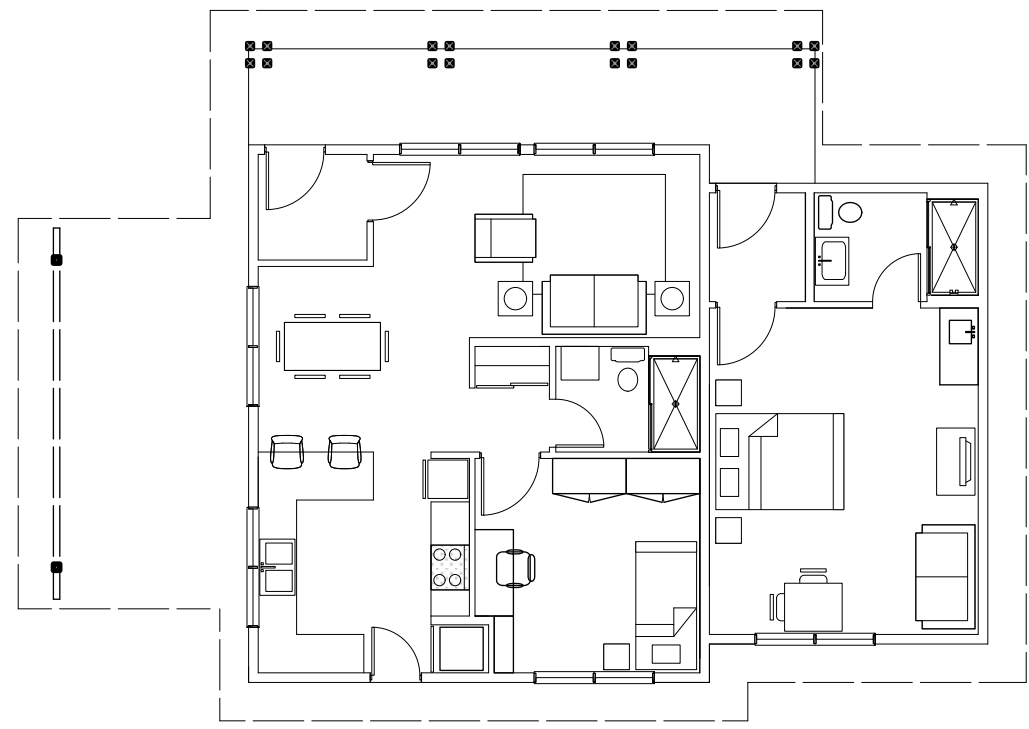
415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net
RICH CONNEEN
ARCHITECTURE, LLC



CHURCH

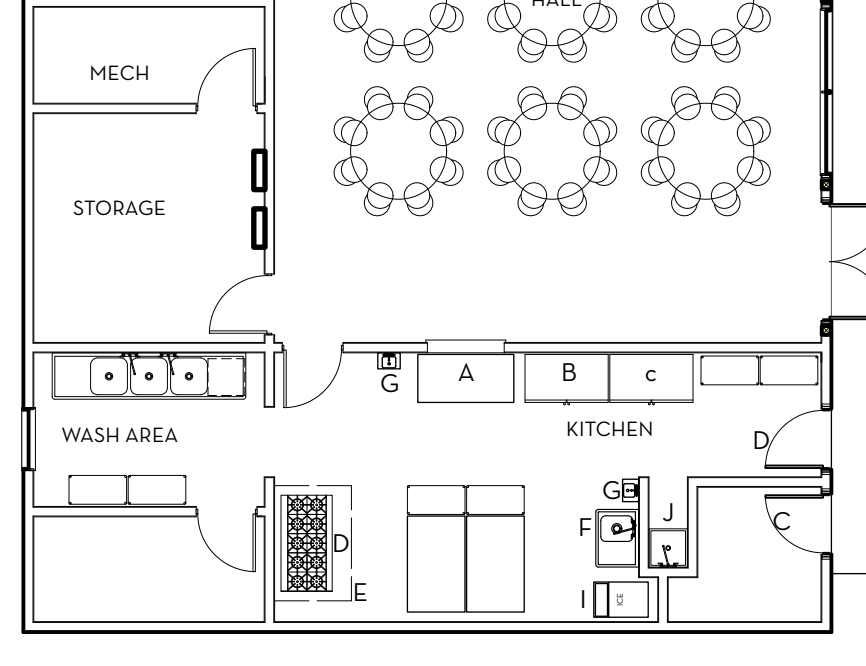


TRUSSES



RECTORY

- CHURCH**
 A baptistry
 B candles
 C alter
 D ambo
 E tabenacle
 F statue
 G credence
- HALL**
 A servery
 B refridgerator
 C freezer
 D range / oven
 E hood
 F prep sink
 G hand sink
 I ice machine
 J mop sink



HALL

2 **S T. C A T H E R I N E O F S I E N A**
 C A T H O L I C C H U R C H ~ P E T E R S B U R G , A L A S K A



415 6th Street
 Suite #300
 Juneau, Alaska
 T: 907.723.3190
 E: rc2@gci.net

RICH CONNEEN
 ARCHITECTURE, LLC

DATE: SEPT. 12, 2024



S T R E E T V I E W



B I R D S E Y E V I E W



4

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net

RICH CONNEEN
ARCHITECTURE, LLC



C O R N E R V I E W

5

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net
RICH CONNEEN
ARCHITECTURE, LLC



6

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A

415 6th Street
Suite #300
Juneau, Alaska
T: 907.223.3190
E: rc2@gci.net
RICH CONNEEN
ARCHITECTURE, LLC



RECTORY

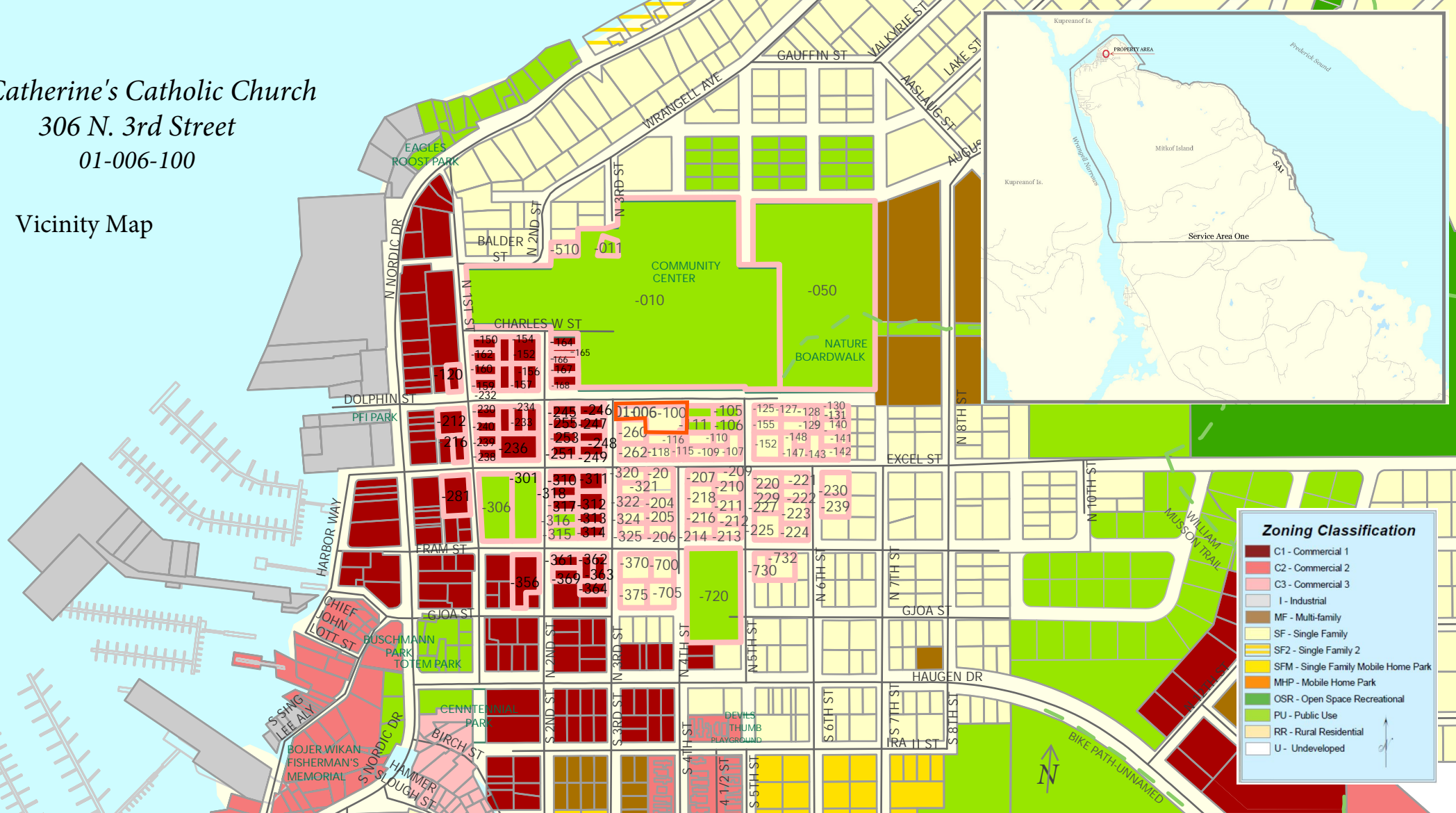
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S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net
RICH CONNEEN
ARCHITECTURE, LLC

St. Catherine's Catholic Church
 306 N. 3rd Street
 01-006-100

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



September 17, 2024

**HOLMGRAIN RANDAL E HOLMGRAIN SARAH
PO BOX 1975
PETERSBURG, AK 99833-1975**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from St. Catherine of Siena Catholic Church at 306 N 3RD ST (PID: 01-006-100) for:

- A variance from the 20’ front yard setback requirement to allow construction of a church and hall within 12’ of the front property line (N 3rd St) and 7.5’ from the front property line (Dolphin St).
- A variance from the 20’ front yard setback requirement to allow construction of a 72-sf covered porch within 5’ of the front property line (Dolphin St).
- A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , 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.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
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	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	vrogue@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikan.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	lfishjensen@gmail.com
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BAKER JESSICA		PO BOX 1111	PETERSBURG	AK	99833-1111	
BERNALDO DELILAH		PO BOX 1951	PETERSBURG	AK	99833-1951	
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045	
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CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742	
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HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111	
HAMMER & WIKAN		PO BOX 249	PETERSBURG	AK	99833-0249	
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975	
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295	
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265	
KAWASHIMA DWIGHT G	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428	
KFSK COMMUNITY RADIO		PO BOX 149	PETERSBURG	AK	99833-0149	
KORCHAK PAUL		PO BOX 1256	PETERSBURG	AK	99833-1256	
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404	
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773	
LOPEZ CHADAM S	LOPEZ DEREK AND MICHELLE	PO BOX 882	PETERSBURG	AK	99833-0882	
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709	
MALLORY DARCY		PO BOX 1945	PETERSBURG	AK	99833-1945	
MANLY AMBER	OLSON DARRYL P	PO BOX 1834	PETERSBURG	AK	99833-1834	
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MOORE JOSHUA A	MOORSE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015	
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OGDEN JACK E	OGDEN CAROL B	PO BOX 546	PETERSBURG	AK	99833-0546	
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013	
OHMER NICHOLAS E		PO BOX 2013	PETERSBURG	AK	99833-2013	
OINES MARJORIE J		PO BOX 591	PETERSBURG	AK	99833-0591	
O'NEIL ERICA	O'NEIL SCOTT	PO BOX 755	PETERSBURG	AK	99833-0755	
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077	
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289	
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138	
PETERSBURG ELKS LODGE		PO BOX 609	PETERSBURG	AK	99833-0609	
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410	
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589	
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498	
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459	
SOKOL VICKIE L	LUHR ROBERT W	PO BOX 964	PETERSBURG	AK	99833-0964	
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SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567	
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STOLPE ADRIENNE	STOLPE LOGAN	PO BOX 791	PETERSBURG	AK	99833-0791	
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TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568	
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436	
TRASK GRANT	TRASK LILA	PO BOX 1333	PETERSBURG	AK	99833-1333	
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VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507	
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VINSON TRACI	VINSON ANTHONY	PO BOX 461	PETERSBURG	AK	99833-0461	
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WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245	
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461	
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895	
WOHLHUETER KURT	WOHLHUETER SHERI	PO BOX 1312	PETERSBURG	AK	99833-1312	
YIP WAMEN	YIP LANEY	PO BOX 2037	PETERSBURG	AK	99833-2037	