

 PETERSBURG BOROUGH CONDITIONAL USE APPLICATION	CODE TO: 110.000.404110
	BASE FEE: \$50.00
	PUBLIC NOTICE FEE: \$70.00
	TOTAL: \$120.00

DATE RECEIVED: 5/13/24 RECEIVED BY: KG CHECK NO. or (CC): 120.-pd

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME: <u>Michelle Brock - and</u>	NAME: <u>Richard Brock</u>
MAILING ADDRESS: <u>PO Box 2127</u>	MAILING ADDRESS: <u>same</u>
CITY/STATE/ZIP: <u>Petersburg AK 99833</u>	CITY/STATE/ZIP: <u>same</u>
PHONE: <u>907-518-0184</u>	PHONE: <u>907-518-0185</u>
EMAIL: <u>mmbrock30@gmail.com</u>	EMAIL: <u>rbrock@pcsd.us</u>

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
310 Sandy Beach Road

PARCEL ID: <u>01003525</u>	ZONE: <u>Residential</u>	OVERLAY:
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CURRENT USE OF PROPERTY: <u>House</u>	LOT SIZE: <u>181.73 x 149.97</u>
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PROPOSED USE OF PROPERTY (IF DIFFERENT):
Personal training in studio in house

SEPTIC SYSTEM: Is there a septic system on the property YES NO
 What is current or planned system? Municipal DEC-approved on-site

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
Sandy Beach Road

TYPE OF APPLICATION

Home Occupation. Please include copy of current Sales Tax Registration Application personal training
 Residential Use in Industrial District
 Other:

Submittals

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

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): Michelle Brock Date: 5/11/24

Owner(s): Michelle + Richard Brock Date: 5/11/24



19.72 CONDITIONAL USE APPLICATION

Applicant(s): Michelle Brode

Address or PID: 310 Sandy Beach Road

Project Summary: Personal training in small exercise studio in home.

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

See attached for driveway parking.
We have plenty of room for the
1 or 2 cars that will park at one
time

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

CURVE DATA			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	498.34'	03°16'29"	45.51'
C2	498.34'	03°01'23"	26.05'
			CHORD BEARING
			N. 47°29'16" W.
			N. 55°04'21" W.

CHORD BEARING

CHORD LENGTH	CHORD BEARING
45.49'	N. 47°29'16" W.
26.05'	N. 55°04'21" W.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:
 LOT 10A, BLOCK 311, U.S. SURVEY 1252A
 PREVIOUSLY RECORDED DISTRICT
 AND THAT THE AMENDMENTS SHOWN THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OBTAIN OR ENCROACH ON THE PROPERTY. I ACKNOWLEDGE HERETO THAT NO AMENDMENTS ON PROPERTY LINES ADJACENT HERETO ENCROACH ON THE PROPERTY LINES OF THE PROPERTY. I HAVE MADE OTHER NECESSARY LINES OF THE PROPERTY AS INDICATED HEREON.
 DATED AT PETERSBURG, ALASKA THIS 5TH DAY OF FEBRUARY 2008
 Rick G. Braun
 Surveyor



AS-BUILT SURVEY
 OF LOTS 10A OF BLOCK 231
 OF U.S. SURVEY 1252

PLAT NO. 87-2
 PETERSBURG RECORDING DISTRICT
 CLIENT: RICK G. BRAUN
 P.O. BOX 211
 PETERSBURG, AK 99783
 PHONE: (907) 772-5866



SURVEYOR
RICK G. BRAUN, L.S.
 P.O. BOX 211, PETERSBURG, AK 99783
 (907) 772-5866
 SURVEY COMPLETED FEBRUARY 6, 2008
 DRAWN BY R.G.B., PROJECT NO. 06

