

PLANNING COMMISSION STAFF REPORT

14 E. LANSING ST./301 HOGUE ALLEY

Action #	2026-603
Meeting Date:	July 14, 2026
Applicant(s):	Eric Grunberg
Property Owner(s):	Malena Marvin & Eric Grundberg
Agent/Representative:	-
Property Address:	14 E. Lansing St. & 301 Hogue Alley
Legal Description:	Parcel ID: 01-011-091 & 01-011-092
Parcel ID	01-011-091 + 01-011-092
Acreage/Lot Size	10,000 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	Low-Density Residential
Request Type:	Variance

A. EXECUTIVE SUMMARY

Applicant Request	Variance to construct a 16x24 garage within 3 ft of property line (accessed from Hogue Alley)
Staff Recommendation	Approve variance allowing construction no closer than 5' to the property line.
Key Issues	Applicant seeks to build a 16x24 garage in the backyard. Due to access from Hogue Alley only, and a 10 ft bank along the alley, the suitable building location requires a variance to reduce the required setback to 3 ft from the property line.

B. PROJECT DESCRIPTION

Intended Use	Residential accessory structure (garage)
Building/Development	Construct a new 16 ft x 24 ft garage in the backyard
Site Improvements	-
Operations Plan	-
Timeline	-

C. SITE CHARACTERISTICS

Topography:	Steep slope; 10 ft bank along Hogue Alley
Existing Structures:	Residence
Legal Access:	Lansing St. & Hogue Alley
Utilities:	Municipal water; Municipal wastewater; Municipal power

Flood Zone:	n/a
--------------------	-----

D. ZONING AND LAND USE

Zoning District:	Single-family Residential
Actual Land Use:	Residential
District Purpose:	SFR provides a sound and attractive residential neighborhood.
Principal Uses:	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
Conditional Uses:	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Area:

Surrounding Area	Zoning District	Actual Land Use
North	Single-family Residential	Residential
South	Single-family Residential	Residential
East	Single-family Residential	Residential
West	Single-family Residential	Residential]

E. LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed/Existing	Conforms?	Comment
Min. Lot Size	8,000 sf	10,000	Yes	Lots will be consolidated.
Setback - Front	20 ft		Yes	
Setback - Side	10 ft		Yes	
Setback - Rear (Alley)	10 ft	3 ft (proposed)	No	Variance requested
Max. Lot Coverage	35%		Yes	
Road Frontage	80 ft	100 ft	Yes	
Max. Building Height	2 stories	1 story	Yes	
Parking Spaces	2 per dwelling	2	Yes	

F. VARIANCE CRITERIA (PMC 19.80.050)

Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied for the Commission to approve a variance.

1. Exceptional Physical Circumstances:

Applicant has checked Easements/ROW and Steep/Unstable Slope as applicable exceptional physical circumstances.

The property has a 10 ft bank along Hogue Alley which is the only viable access point for a backyard garage. This physical condition — the steep grade along the alley — limits the location where a garage can be reasonably constructed and is not common to all properties in the zone.

2. Practical Difficulties or Unnecessary Pecuniary Hardship:

Without the variance, the applicant would be unable to build a garage in the backyard at all, as the only suitable location requires building within setbacks due to the constraints of alley access and the steep bank. The applicant has not provided additional financial hardship detail; staff may request supplementation of this finding.

3. No Material Damage or Prejudice to Adjacent Properties:

Staff recommendation is for construction no closer than 5' which provides some separation from neighboring properties for snow fall from roof, increased runoff from roof, and is consistent with fire code requirement and past practices of the commission.

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No comment
PMP&L	No comment
Fire	No comment
Building	No comment

H. PUBLIC NOTICE

The Borough provided public notice consistent with PMC 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. See Attachment D for notification list.

I. FINDINGS AND CONDITIONS OF APPROVAL

(See resolution on next page for findings and conditions)

Proposed Motion: I move to approve RESOLUTION 2026-603 to allow construction of a 16x24 garage no closer than 5' from property lines at 14 E. Lansing St. (Parcel IDs 61-011-041 & 01-011-042).

J. ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions.
3. Approval of the application with modified or added conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

K. ATTACHMENTS

A. Maps	D. Public Notice
B. Applicant Materials	
C. Public Comments	

L. APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-603

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF A VARIANCE FROM THE REAR YARD SETBACK REQUIREMENT TO CONSTRUCT A 16x24 GARAGE NO CLOSER THAN 5' FROM A PROPERTY LINE AT 14 E. LANSING ST. (PARCEL IDs 61-011-041 & 01-011-042)

WHEREAS, on July 19, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance to construct a 16x24 garage within 3 ft of the rear property line at 14 E. Lansing St. (Parcel IDs 61-011-041 & 01-011-042); and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the findings required by PMC 19.80.050; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The property has a 10 ft bank along Hogue Alley, which is the only practical access to the rear of the property. This steep/unstable slope and the associated ROW conditions constitute exceptional physical circumstances not generally applicable to other properties in the same zone.

Finding 2: Due to access being limited to Hogue Alley and the grade constraints of the site, the only suitable location for a garage requires construction within the standard rear yard setback. Strict application of setback requirements would effectively deny the applicant any ability to construct a garage.

Finding 3: The variance is unlikely to cause material damage or prejudice to neighboring properties. Any walls constructed within 5 ft of the property line will be built to a 1-hour firewall standard, consistent with applicable building code requirements.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby approves the variance application, subject to the following conditions:

1. No portion of the structure may be closer than 5 ft from any property line.
2. Any walls within 5 ft of the property line must be constructed to a minimum 1-hour firewall standard.
3. A building permit must be obtained prior to construction.

ADOPTED this 14 day of July, 2026, by the following vote:

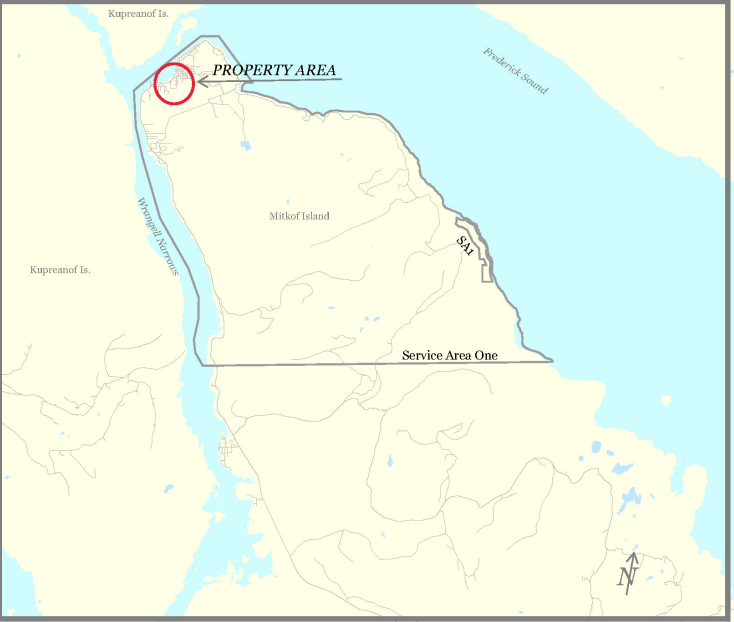
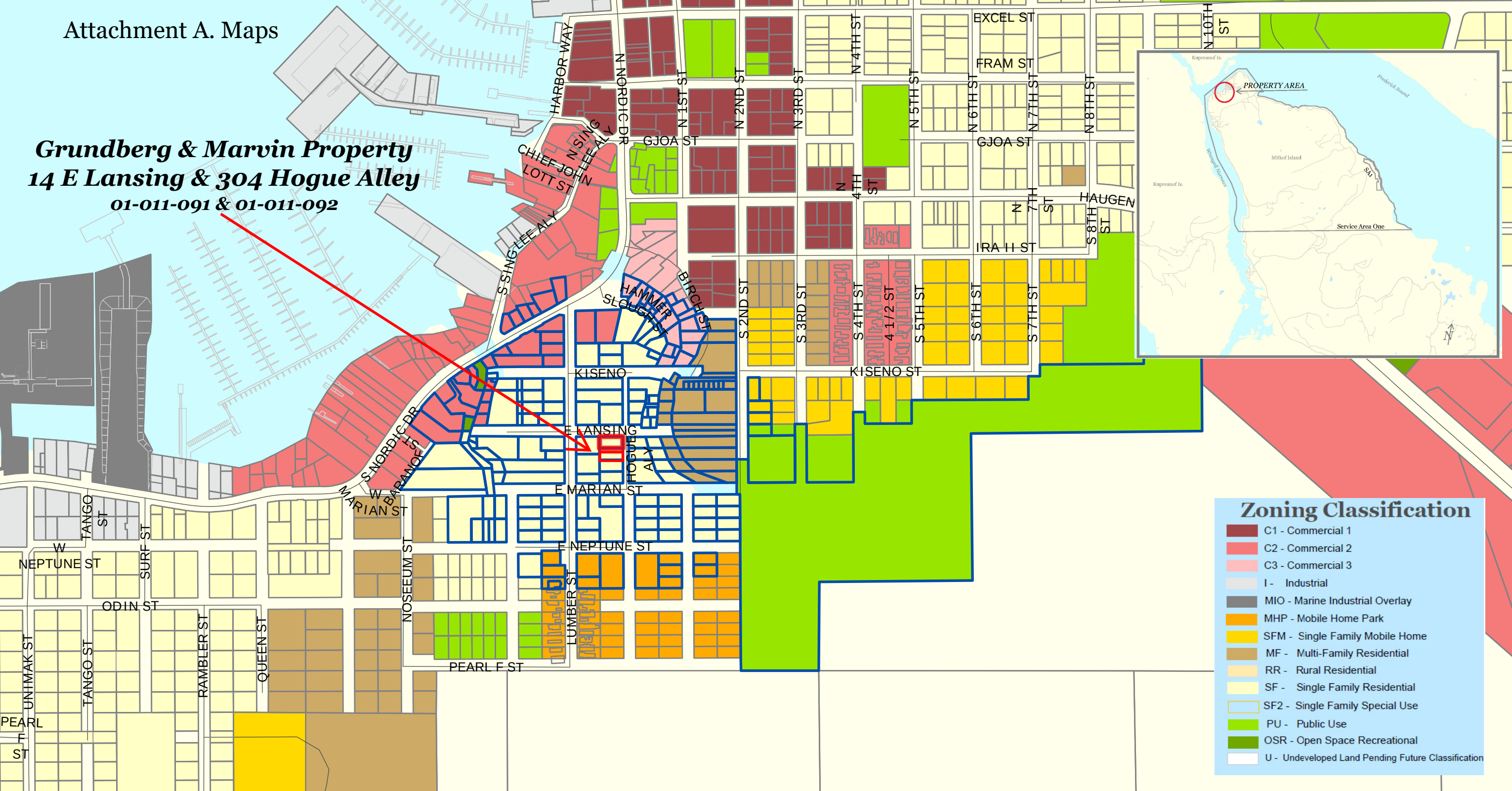
AYE:

NAY:

ABSENT:

Chair, Planning Commission

Grundberg & Marvin Property
14 E Lansing & 304 Hogue Alley
01-011-091 & 01-011-092



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MIO - Marine Industrial Overlay
- MHP - Mobile Home Park
- SFM - Single Family Mobile Home
- MF - Multi-Family Residential
- RR - Rural Residential
- SF - Single Family Residential
- SF2 - Single Family Special Use
- PU - Public Use
- OSR - Open Space Recreational
- U - Undeveloped Land Pending Future Classification

 PETERSBURG BOROUGH VARIANCE APPLICATION			
For Borough Use		Date: <u>5/1/2026</u>	
Base Fee: \$100		Check No. or CC: <u># 149</u>	
Public Notice Fee: \$70		Received by:	
Total: \$170		Code to: 110.000.404110	
APPLICANT INFORMATION			
NAME: <u>ERIC GRUNDBERG</u>			
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <u>14 E LANSING + 304 HOGUE ALLEY</u>			Lot Size:
LOT:	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: <u>01011091 + 0101092</u>	ZONE:		OVERLAY:
LEGAL ACCESS AND UTILITIES			
WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well			
LEGAL ACCESS TO LOT(S) (Street Name): <u>LANSING + HOGUE ALLEY</u>			
TYPE OF USE			
What is the current use of property? <u>Residence</u>			
What is the proposed use of property? <u>Residence</u>			
SUBMITTALS			
Is a site plan included? For new construction, please include elevation drawing. ☒ Yes ☐ No			
Photographs can also be helpful to the commission.			
SIGNATURES			
I hereby affirm all 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>Eric Grundberg</u>		Date: <u>5/30/2026</u>	
Owner (if different from applicant): _____		Date: _____	
Owner (if different from applicant): _____		Date: _____	

19.80 VARIANCE APPLICATION

Applicant Name: Eric Grundberg

Project Summary: Would like to build a 16x24 garage in our backyard. Due to access from Hogue Alley only suitable location would need to be built within setbacks. Asking to build with 3ft of property line.

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.80.050 below:

(Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied for the Commission to approve 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.

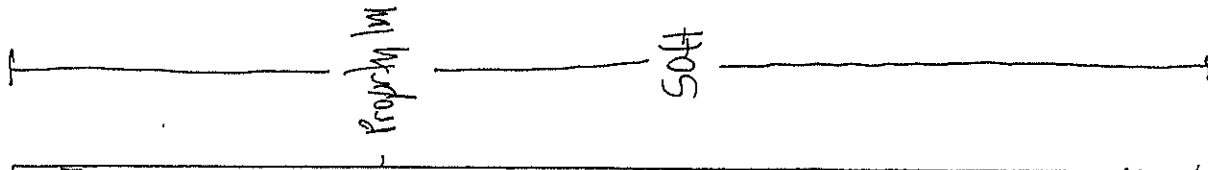
There is a 10 ft bank to access the property from Hogue Alley.

3. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships. *Please explain how your property/project would be affected if you did not receive the variance.*

4. 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. *What is the impact of your project on neighboring properties and the community?*

Any walls within 10 ft setback will be built to 1 hour fire wall.

Property line N



15 ft

15 ft

16

24

10 ft walls

out house
fire walls

S

11 ft heavily wooded area

2nd

to

regul Alley



heavily wooded
area

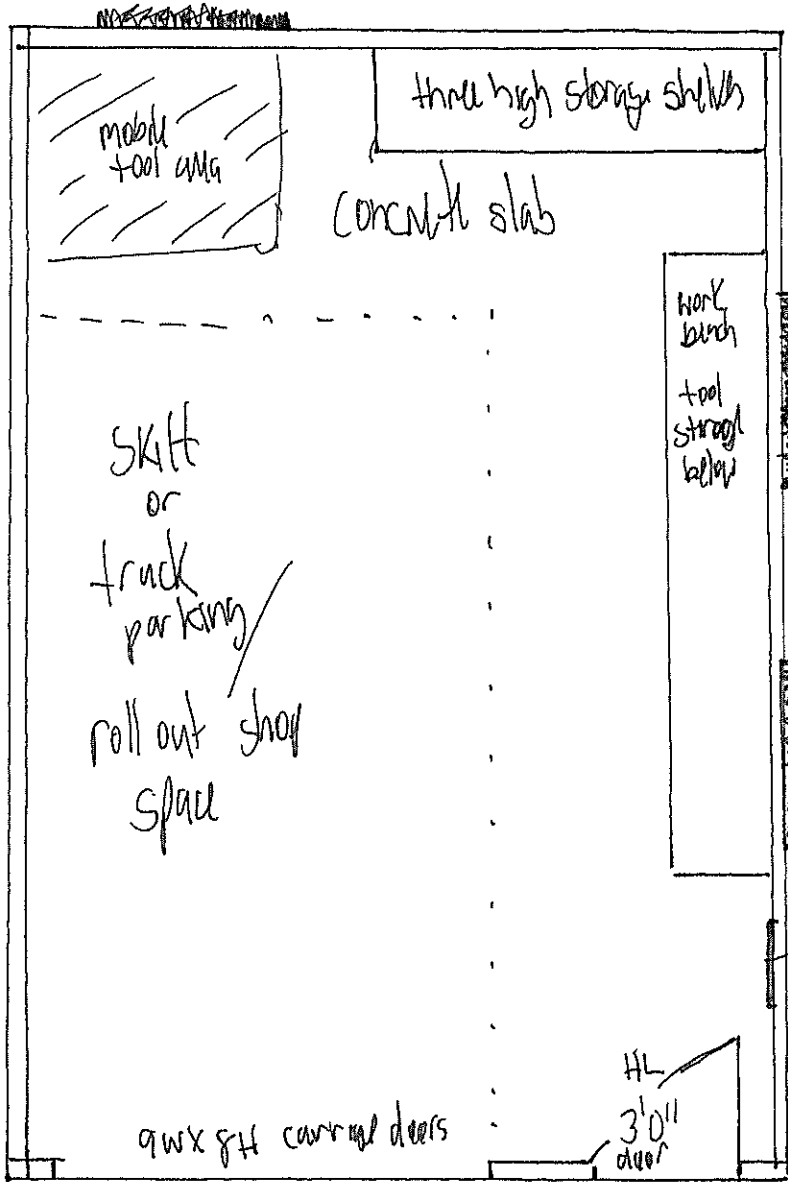
304 Hague Alley

14 East Lansing

existing
home

2x4
window

16



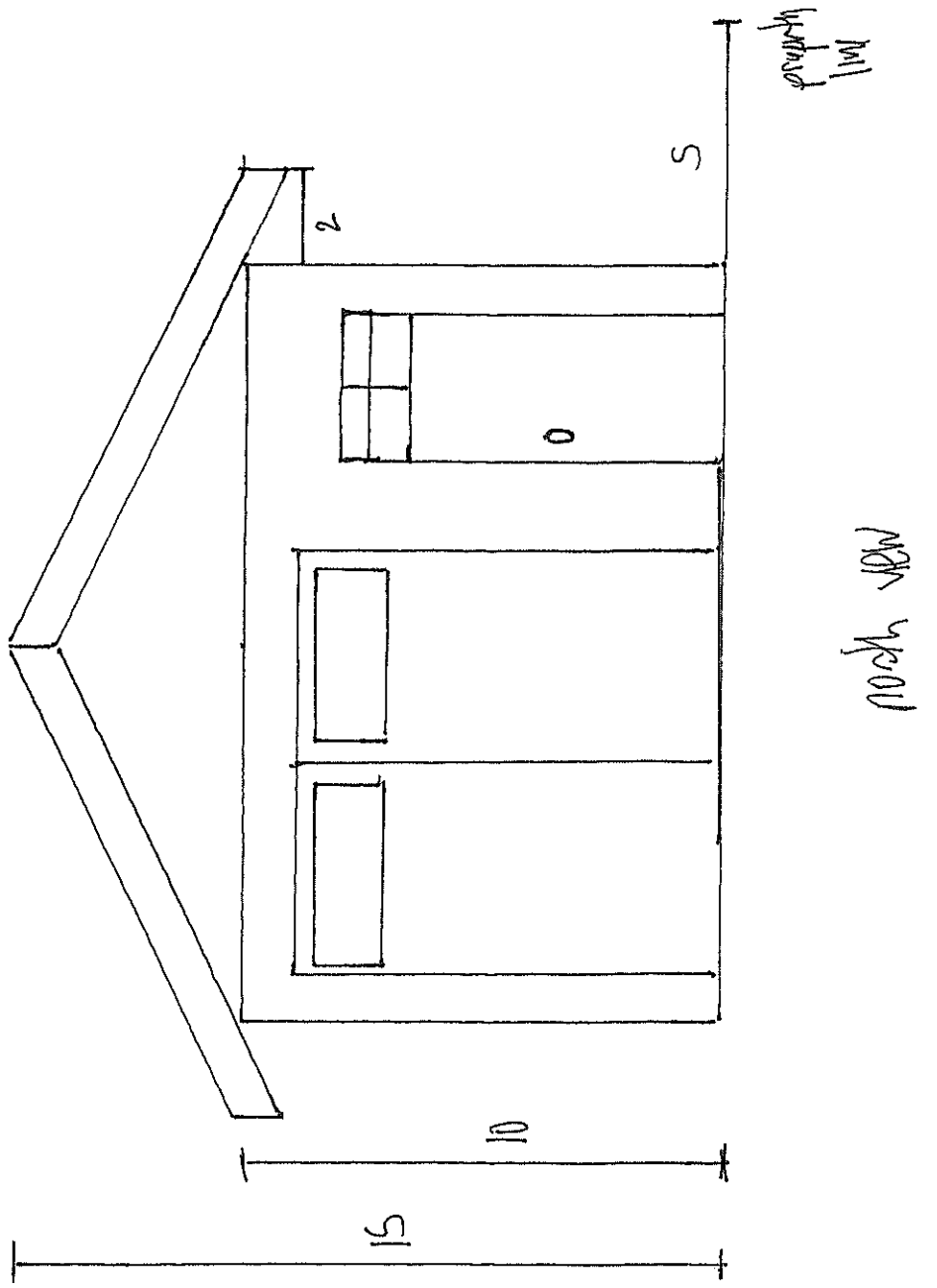
window 2x4
6ft from floor

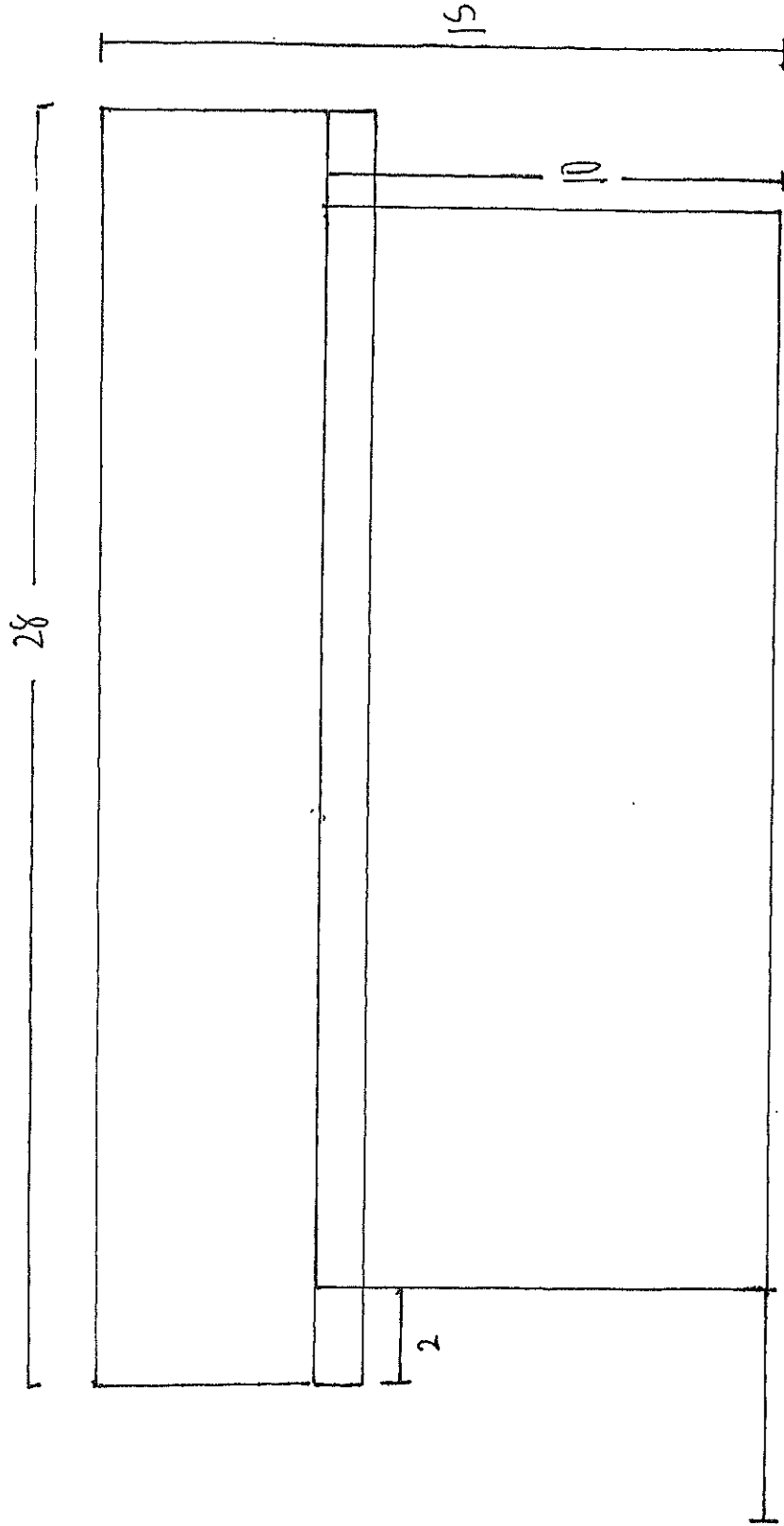
24

window 2x4

sub panel

small stem wall?





front view

24

5

2

10

15

28

MM PM



June 29, 2026

**MCMURREN PATRICK L C/O DANDO FINANCIAL LLC
PO BOX 1161
WRANGELL, AK 99929-1161**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Eric Grundberg for a variance from the rear yard and side yard setbacks to construct a garage within 3' of the property line at 304 HOGUE ALLEY (PID: 01-011-092).

The public hearing and consideration of the application will be held:	Tuesday, July 14, 2026, 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
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
THOMAS KOWALSKE	
JOSHUA ADAMS	
JIM FLOYD	
MIKA CLINE	
GRUNDBERG ERIC A	MARVIN MALENA
13 RENTALS LLC	
AIKINS ROBERT JR	AIKINS STEPHANIE
BERTAGNOLI ANGELA	
BILLI KEITH A	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CALHOUN JENNIFER	CALHOUN URIAH
CHRISTENSEN CHARLES	
CHRISTENSEN DANIEL	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
COPELAND JEANETTE MARIE	FORGEY JR CARL G
COTTRELL ALICE	
DUPREE KIRSTEN MARIE	
EDFELT ANDY	EDFELT GRAZEL
EINERSON GREGORY	EINERSON WENDY
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ENGE IVAR K	
ENGE VALORI JEAN	ENGE IVAR KENNETH
ETCHER MICHAEL SEAN	
FENTER CELESTIAL	
FORD JOHN C	
FRANKLIN JESSICA L	
FUNK BOB	
MARVIN MALENA	GRUNDBERG ERIC A
HAMMER JACOB A	HAMMER KACEY J
HAMMER MYRL	HAMMER BEVERLY & ROGER
HEMENWAY AMY B	HEMENWAY MATTHEW J
HOFACRE ROSS S	PFUNDT ERIN N
HOFSTETTER SARAH C	HOFSTETTER PHILIP J
HULSE DARLA J	
JENSEN TAYLOR	
KANDOLL BRIAN	KANDOLL CAROL
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KILLIAN PAUL H	
KIRCHNER MELODY	
KITO RICHARD	
LAMBE KELSEY J	MCCAY TREVOR
LARSON DOUG	
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LUTTON GREG	
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF
MCCULLOUGH KARIN	
MCCULLOUGH LAUREL	
MCMURREN PATRICK L	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MENEZES HARVEY L	
MILLER CHRIS	
NAYLOR ANDREA	
NELSON ROBERT M	ROBERT M NELSON REVOCABLE TRUST
NILSEN MICHAEL W	NILSEN MAMIE F
OLSEN KAREN ELISE	OLSEN JAMES WILLIAM
OLSON KEN	
PAUL CARSON S	PAUL SONJA A
PAULSON ISAAC	PAULSON SHARON
PULLAR TAYLOR SCOTT	
RICHARDS BRAIN	RICHARDS ALEKSANDRA
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
ROUSSEAU LINDA	ROUSSEAU HAROLD
SAKAMOTO CHRISTINA L	
SALLENBACH WILLIAM	SALLENBACH BRENDA
SCHWEITZER DAN	
SHORT LUKE P	
SUNSET CONDOMINIUM ASSOCIATION	
DONALD R AND BETTY I NELSON	
THOMASSEN FRED	C/O GREG LUTTON
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
TRETEN LLC	
VALKENBURG TOBY	CRISMORE MICHELLE
VERSTEEG NICHOLAS A	
VERWERS SHANNON L	
WAGNER JILL	
WASHBURN HUGH DEVERE	
WESTRE BRUCE	WESTRE WENDY
WHITETHORN DAVID	WHITETHORN ELOISE K
WILLIAMS DONALD	
WINTERSTEEN MATTHEW T	WINTERSTEEN ELSA M
WOOD HILARY	
YUEN FRANCES	
HAMMER BEVERLY	HAMMER ROGER
FRANKLIN KYLE AND VIKKI	