

PAID

JAN 06 2023



PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00
CHECK NO. or CC:	CC

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Knut Frostad and Gerry Frostad	NAME
MAILING ADDRESS PO Box 923	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-518-1896	PHONE
EMAIL kgfrostad@gmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
Lot: 2AA; Subdivision Olson/Macdonald; Plat#: 87-31; US Survey: USS285; Section:4; Township: T59S; Range: R79E;
District: Petersburg - 110

PARCEL ID: 01-030-075 ZONE: SF OVERLAY: —

CURRENT USE OF PROPERTY:
Vacant LOT SIZE: App ¼ acre

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Single Family Home

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

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
208 Mitkof Highway

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other:

SUBMITTALS:

Please include a site plan proposed plans.

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): Knut Frostad Gerry Frostad Date: 1/6/23

Owner(s): _____ Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Knut & Gerry Frostad

Address or PID: 208 Mitkof Highway

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?

- | | | |
|--|---|--|
| <input type="checkbox"/> Substandard Lot Area | <input type="checkbox"/> Easements/ROW | <input type="checkbox"/> Stream/Drainage |
| <input type="checkbox"/> Steep/Unstable Slope | <input checked="" type="checkbox"/> Odd Lot Shape | <input type="checkbox"/> Nonconforming Structure |
| <input type="checkbox"/> 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.

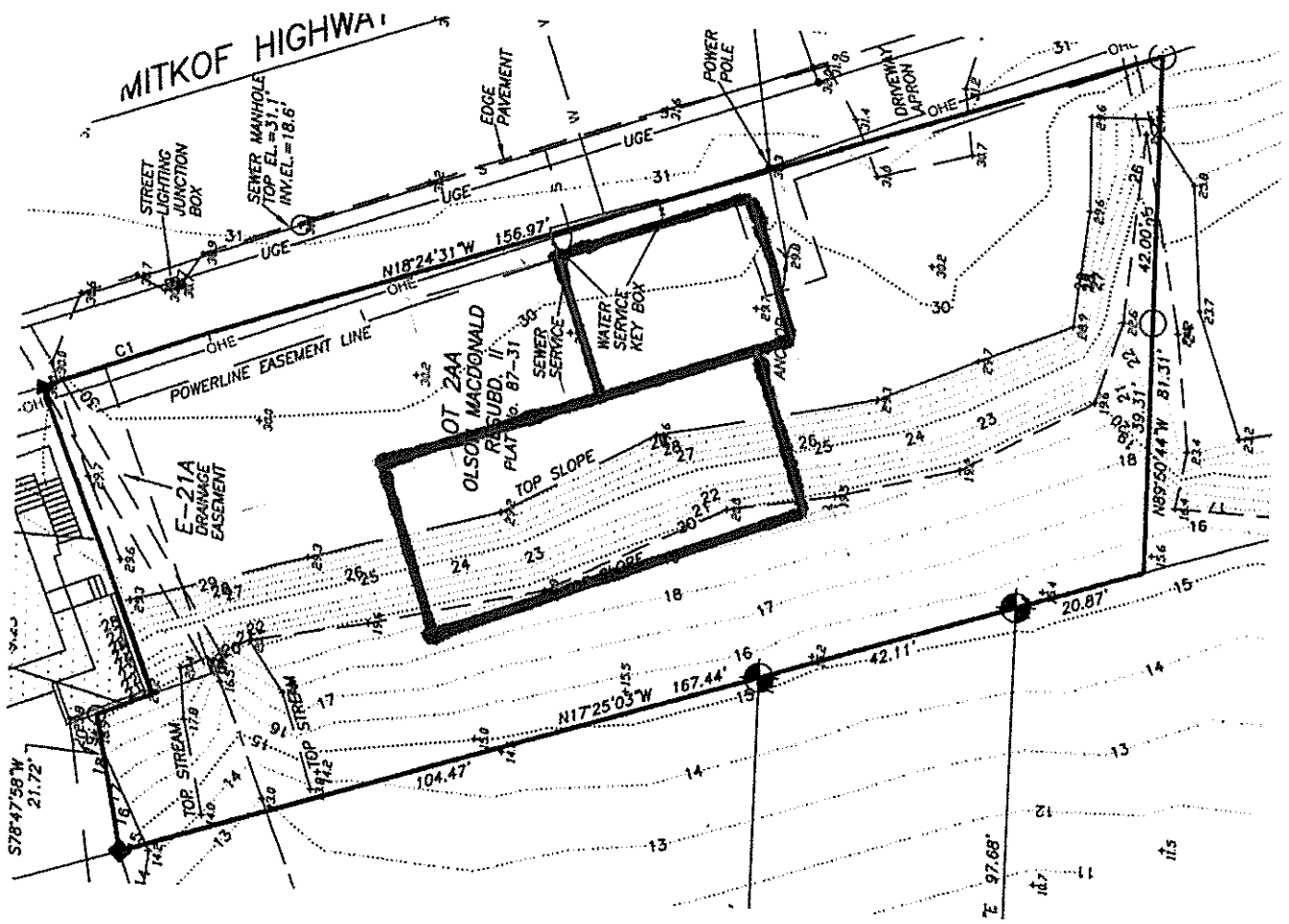
Lot is very shallow. 73' on the north end and 82' on the south end. The first 50' from the highway is near level. Beyond that point it drops down approximately 15'. I am attempting to do what my neighbors have done and use the limited depth of the lot to build my home and garage without excessive expense and encroaching on the view of my neighbors. I would like to be aligned with my neighbors and not move further into the Narrows.

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

The neighbors to the north and south of this property are both very close to the highway easement. The neighbor to the north is 8' from the highway easement and the neighbor to the south is 1' 2" from the highway easement. The closer I get to the highway easement will minimize the encroachment to my neighbors view. Requiring to move towards Narrows would require Core of Engineering permits and excessive construction costs related to extending the existing bulkhead.

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.

Many homes on the Mitkof Highway have received a variance to the front/highway setback. This is particularly the case since the widening of the Mitkof Highway in the late 60's. The granting of this variance will result in maintaining the view my neighbors currently have and placing my house & garage in close alignment with them. I am requesting a front setback of 4' which splits the difference between adjoining lots. The previous owners of this lot had a similar variance approved that has subsequently expired.



Karen Malcom

From: Karl Hagerman
Sent: Wednesday, January 25, 2023 1:25 PM
To: Liz Cabrera
Cc: Molly Taiber; Karen Malcom; Ray Wesebaum; Chris Cotta
Subject: RE: Frostad Variance

Liz,

After looking at the proposed footprint for the house and garage, I was concerned about the garage's encroachment into the existing powerline easements along Mitkof Highway. The plan shows the garage clearly encroaching on what is an easement for a down guy anchor adjacent to the Frostad property. However, it does also look like he is planning to build at, but not encroach within, the overhead electrical distribution easement.

Upon discussions with PMPL staff, the down guy anchor was found to have been previously removed as it was not necessary to stabilize the pole at the site. Therefore, the encroachment into the down guy easement is not an issue for PMPL. However, I would emphasize that the footprint or eave line of the garage should not be allowed to encroach within the overhead powerline easement.

I've spoken to Mr. Frostad and he verified that he is planning to honor the easement line on his highway frontage – and he acknowledged that the down guy had been removed from the anchor prior to his ownership so he felt safe in proposing construction within that specific easement area. With his input in mind, PMPL has no issue with his plan for siting his home and garage from a utility perspective.

The water and sewer services have been installed when the rock foundation pad was built. The curb stop valves (there are two at the property) are not within the footprint of the structure as far as the plan shows. As long as the construction doesn't cover the curb stop valve boxes, there are no concerns with water or sewer at the site.

Thank you,

Karl Hagerman
Utility Director
907-772-5421

Frostad Property 208 Mitkof Highway 01-030-075



PROPERTY AREA

