

PLANNING COMMISSION STAFF REPORT – 411 SANDY BEACH RD.

Action #	2026-502
Meeting Date:	5/12/2026
Applicant(s):	Brian and Carol Kandoll
Property Owner(s):	-
Agent/Representative:	-
Property Address:	411 SANDY BEACH RD.
Legal Description:	Lot 3A, Plat 81-24
Parcel ID	01-003-129
Acreage/Lot Size	15,765 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	Waterfront-B
Request Type:	Variance

A. EXECUTIVE SUMMARY

Applicant Request	Variance from side yard setback requirement
Staff Recommendation	
Key Issues	Existing structure is legal nonconforming. Applicants would like to rebuild using same footprint. Nonconforming structures must be rebuilt consistent with Title 19 (19.68.040(B)).

B. PROJECT DESCRIPTION

Intended Use	-
Building/Development	Demolish and rebuild shop with covered deck.
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Level, waterfront
Existing Structures:	Dwelling, Carport,
Legal Access:	Sandy Beach Rd
Utilities:	Water, Wastewater, Electric
Flood Zone:	A-4, 25' BFE
	Proposed project does not meet the definition of substantial improvement per 17.14.170(Q).

D. Zoning and Land Use

Zoning District: Single-family Residential	Actual Land Use: Residential
---	-------------------------------------

PLANNING COMMISSION STAFF REPORT – 411 SANDY BEACH RD.

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	Zoning District	Actual Land Use
North	N/A	N/A
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	15,765 sf	Yes	
Setback - Front	20 ft		Yes	
Setback - Side (West)	10 ft	3'	No	Nonconforming existing structure
Setback - Side (East)	10 ft	6.2'	No	Variance requested
Setback - Rear	none	-	Yes	Tidelands
Max. Lot Coverage	35%	17%	Yes	
Road Frontage	80 ft		Yes	
Max. Building Height	2 stories	1 story	Yes	
Parking Spaces	2 per dwelling	2	Yes	

F. Variance Criteria (PMC 19.80.050)

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.

Subject property is a developed waterfront lot exceeding minimum standard size and road frontage. Construction of existing dwelling and shop occurred prior to adoption of current setback standards.

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

As the existing dwelling and garage were sited based on smaller setbacks, there is insufficient space to reconstruct shop and meet current yard setback requirements.

PLANNING COMMISSION STAFF REPORT – 411 SANDY BEACH RD.

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.

Unlikely the variance will impact other properties or be detrimental to public health, safety or welfare. Maintaining > 5' from property line provides access for fire response.

G. DEPARTMENT REVIEWS

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

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 2026-502 to allow construction of a shop with covered deck 6.2' from the side property line at 411 SANDY BEACH RD.

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	E. Property Card
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. 2026-502

**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL
OF A VARIANCE FROM THE SIDE YARD SETBACK REQUIREMENT
TO REBUILD AN EXISTING SHOP WITH COVERED DECK WITHIN 6.2' OF THE PROPERTY LINE
AT 411 SANDY BEACH RD**

WHEREAS, on May 12, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a variance TO REBUILD AN EXISTING SHOP WITH COVERED DECK WITHIN 6' OF THE PROPERTY LINE AT 411 SANDY BEACH RD, legally described as Lot 3A, Plat 81-24, 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 dwelling, including shop, was constructed prior to adoption of current zoning code and placed on the site based on smaller required setbacks.

Finding 2: The location of the dwelling does not allow sufficient space to reconstruct the existing shop, which is in poor condition, and meet current setback requirements.

Finding 3: It is unlikely the variance will impact other properties or be detrimental to public health, safety or welfare. Maintaining > 5' from property line provides access for fire response.

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' from the property line.
2. Obtain a building permit prior to construction.

ADOPTED this 12 day of May, 2026, by the following vote:

AYE:

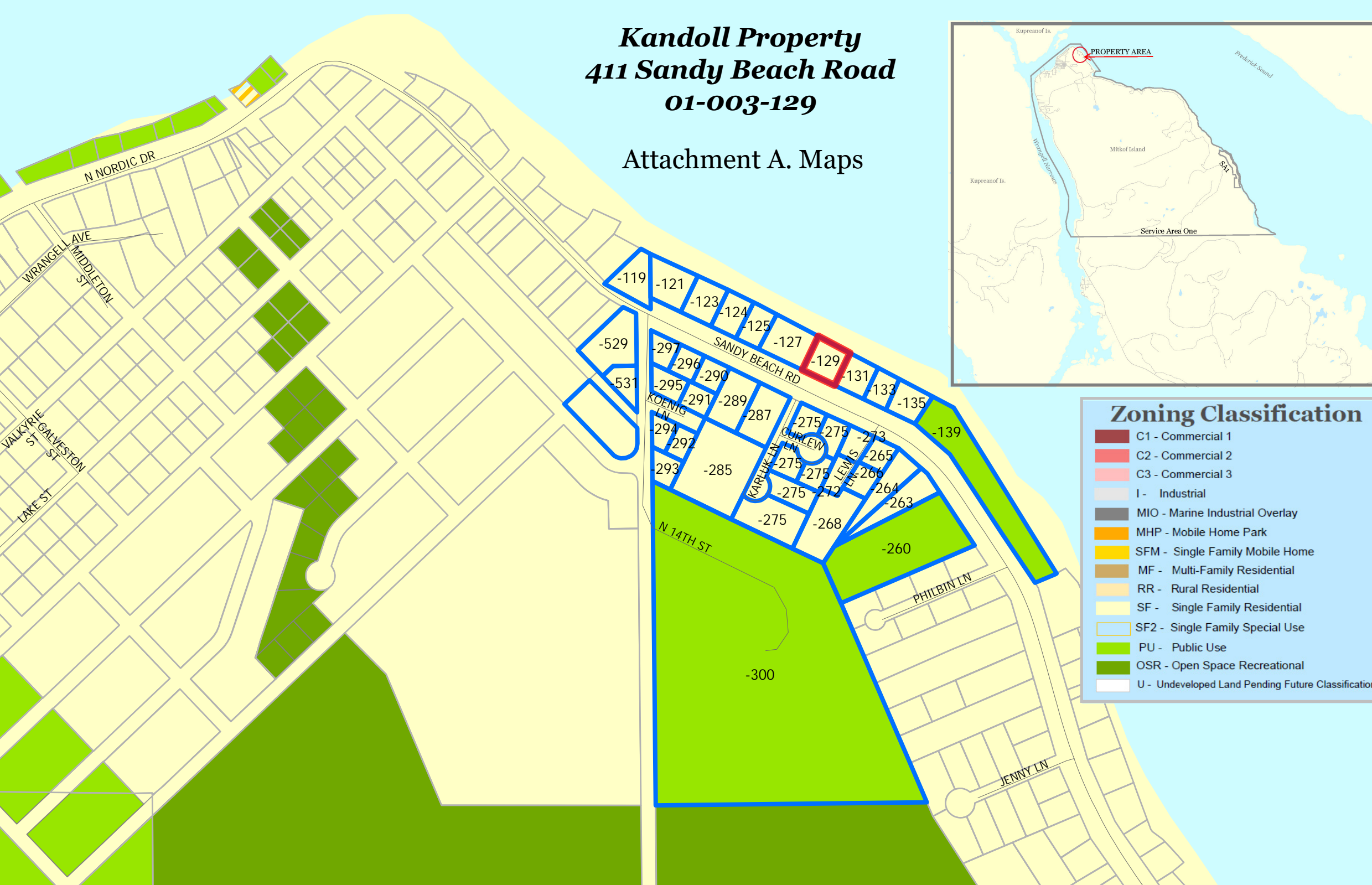
NAY:

ABSENT:

Chair, Planning Commission

Kandoll Property 411 Sandy Beach Road 01-003-129

Attachment A. Maps



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: 4/14/20
Base Fee: \$100	Check No. or CC: # 7238
Public Notice Fee: \$70	Received by: <i>CC</i>
Total: \$170	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: *Brian Kandoll*

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:			Lot Size: <i>15,765 Sq. Ft.</i>
LOT: <i>3A</i>	BLOCK: <i>1</i>	SUBDIVISION: <i>FREDERICK SOUND</i>	PLAT #: <i>81-24</i>
PARCEL ID: <i>01-003-129</i>	ZONE: <i>SFR</i>		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): *SANDY BEACH ROAD*

TYPE OF USE

What is the current use of property?
Single Family Dwelling

What is the proposed use of property?
Single Family Dwelling

SUBMITTALS

Is a site plan included? For new construction, please include elevation drawing. Yes No
Photographs can also be helpful to the commission. *PHOTO IN PACKET*

SIGNATURE(S)

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): *Brian Kandoll Carol B Kandoll* Date: *April 14, 2020*

Owner (if different from applicant): *Same* Date: _____

Owner (if different from applicant): _____ Date: _____

19.80 VARIANCE APPLICATION

Applicant Name: Brian & Carol Kandoll

Project Summary: Would like to re-build the 22' x 24' shop that is attached to the house, using the existing concrete foundation, then put a pitched polycarbonate clear roof over the flat roof. The existing foundation is 6' from the property line.

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

19.80.050 below: With the 1' roof overhang it will bring the roof to 5' from property line

(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.

Not sure if there was a 5' easement setback when this shop was built in the 70's? so I can't say anything is exceptional about this, just trying to use the same foundation

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.

just the cost of re-doing the cement

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?

I think it will be more visually appealing than it is now with a new roof as opposed to the flat tarred one

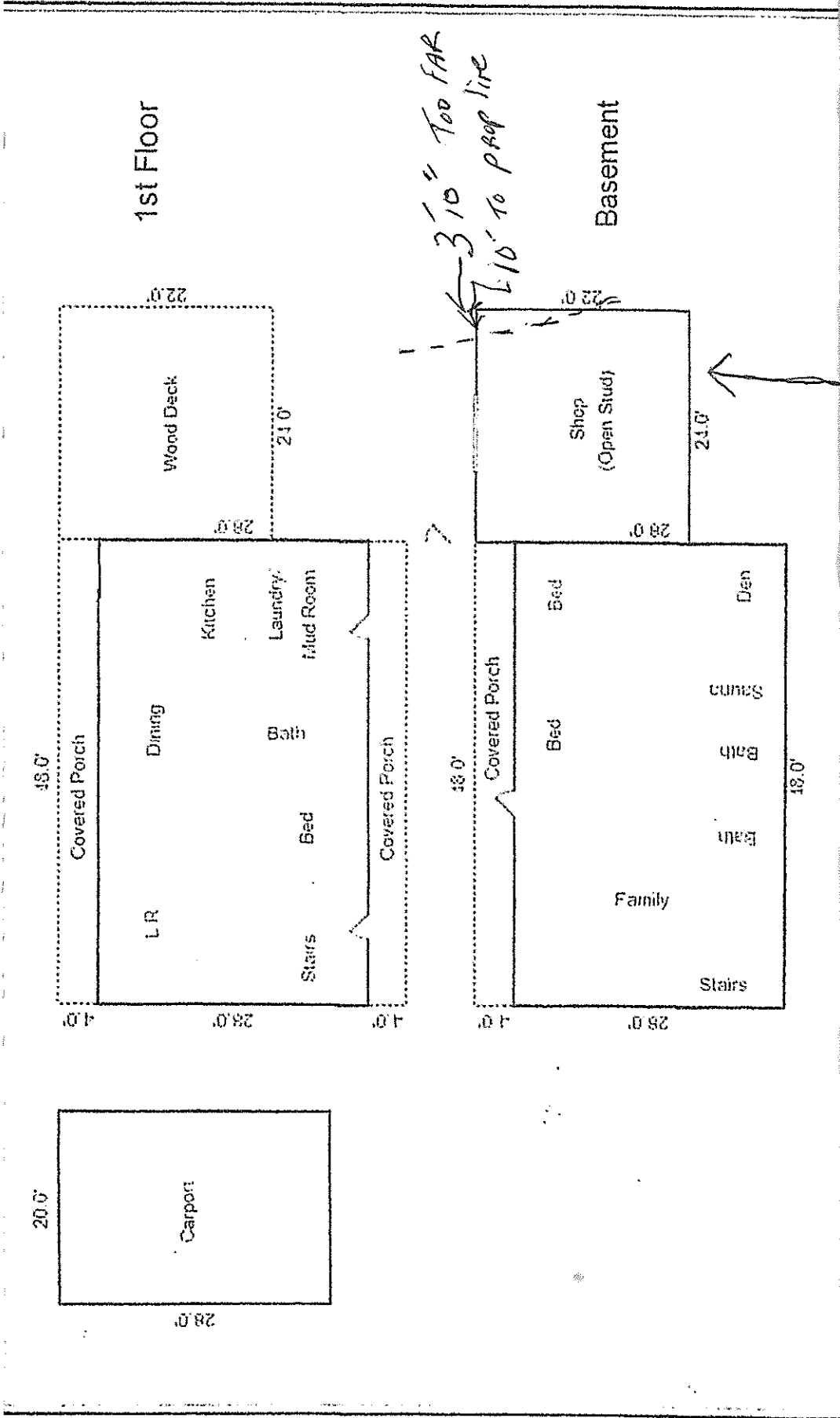
VARIANCE APPLICATION - ADDITIONAL INFORMATION

APPLICANT NAME: BRIAN + CAROL KANDOLL

Included A photo of the existing shop, looking from SANDY BEACH ROAD TOWARDS the MAINLAND, would not put the fence BACK ON, but have clear panels + A ROOF similar to our neighbors to the right in the photo



BRIAN + LARUL RANDOLPH
111 SANDY BEACH RD.



3'10" Too FAR
1'10" To PROP line

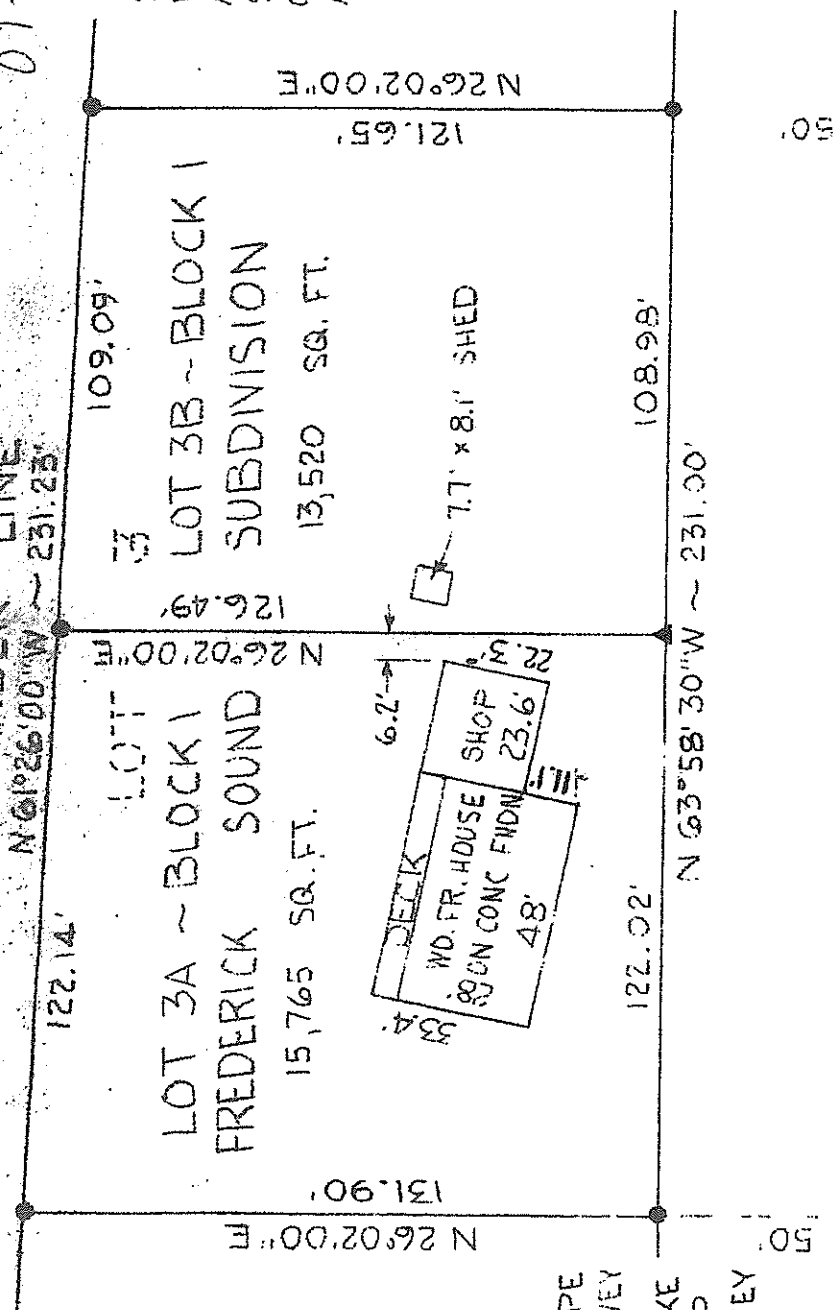
Existing Shop for which VARIANCE
is being Applied for

01-003-131

NOTE

SUBDIVISION OF LOT 3 INTO LOTS 3A & 3B AS SHOWN HAS BEEN SUBMITTED TO CITY OF PETERSBURG FOR APPROVAL.

MEANDER LINE
N 61°26'00"W ~ 231.23'

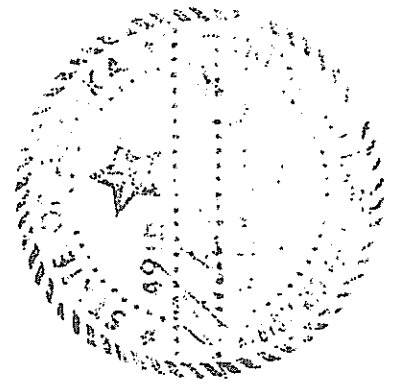
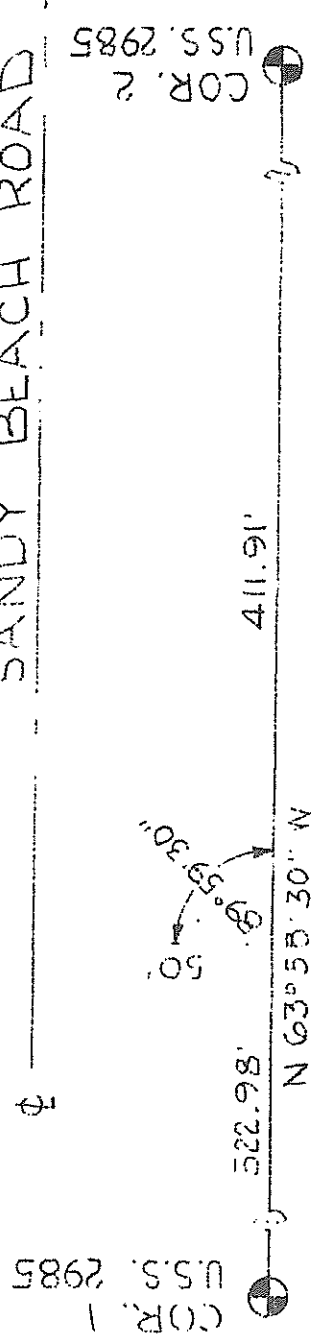


SCALE
1" = 40'

DATE
7-17-81

- EXISTING MONUMENT
- 1/2" Ø GALV. PIPE SET THIS SURVEY
- ▲ 40# GALV. SPIKE IN TREE STUMP SET THIS SURVEY

SANDY BEACH ROAD



I HEREBY CERTIFY THAT THE COURSES AND DISTANCES HEREON ARE CORRECT; THAT THE PROPERTY CORNERS ARE STAKED AS INDICATED; THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN; AND THAT TO MY KNOWLEDGE THERE ARE NO ENCROACHMENTS.

WAYNE SHORT



April 27, 2026

**SCHWARTZ ROBERT SCHWARTZ COLLEEN
PO BOX 1533
PETERSBURG AK 99833-1533**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Brian Kandoll for a variance from the side yard setback requirement to rebuild a shop with covered deck approximately 6' from the property line.

The public hearing and consideration of the application will be held:	Tuesday, May 12, 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	
MIKA CLINE	
KANDOLL BRIAN	KANDOLL CAROL

ALASCOM INC PROPERTY TAX DIVISION

ANDERSON WILLIAM

BALDWIN DAVID L

BATES JASON

BOGGS JOSEPH

COLLISON JEREMY N

CURTISS TROY E

EVENS CRAIG JOHN

EVENS RAY

FINE STEPHANIE

HURSEY BRIAN SCOTT HURSEY JULIE

JUDY RODNEY

LEE ANNE C

MATTSON CATHY

MCCAY RODERICK

MITCHELL BENNY B

MURRISON NANCY KAYE

PETERS COLETTE

RIEMER KATHI R

ROGERS DENNIS

SANDY BEACH HOLDINGS LLC

SCHWARTZ MICHAEL O SCHWARTZ KAY L

SCHWARTZ ROBERT

SPIGELMYRE DONALD F

TOLAND KIM B

VOLK SANDRA

WARMACK JASON GLENN

ANDERSON CHERYL

DAVID LE BALDWIN REVOCABLE LIVING TRUST

SUSORT KIRSTEN

BOGGS HELEN A

COLLISON MARISSA A

CURTISS VICKI R

EVENS VIRGINIA

EVENS BERTHIEL

FINE STEPHEN

HURSEY LIVING TRUST

JUDY DARCY

MCCAY JEAN

ROGERS TONI

M&K SCHWARTZ AK TRUST

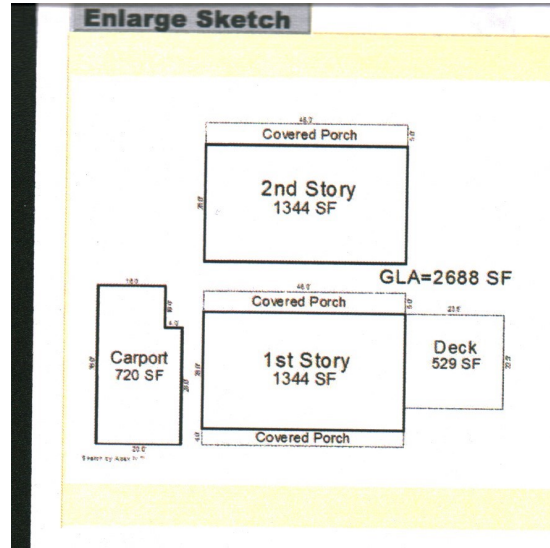
SCHWARTZ COLLEEN

SPIGELMYRE JULIE W

TOLAND TERI L

VOLK KEVIN

EDWARDS WARMACK ASHLEY ELIZA



CURRENT OWNER		PROPERTY IDENTIFICATION			
BRIAN KANDOLL CAROL KANDOLL PO BOX 1363 PETERSBURG, AK 99833-1363		Parcel #	01-003-129	Use	R - Residential
		City Number		Property Type	SFR
				Service Area	SA 1

PROPERTY INFORMATION							
Improvement Size	2,688 SF	Year Built	1982	Remodeled	Land Size	15,765	SF
Basement Area		Effective Age			Zone	SF	
Garage Size		Taxable Interest	Fee Simple				

LEGAL DESCRIPTION							
Plat #	81-24	Lot #	3A	Block	1	Tract	
				Rec. District	Petersburg - 110		
Describe						Date Recorded	

EXEMPTION DETAIL							

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2026	Fee Simple	\$217,600	\$227,800	\$445,400	\$0	\$445,400	
2025	Fee Simple	\$224,800	\$227,800	\$452,600	\$0	\$452,600	Land +7%
2024	Partial Exempt	\$210,100	\$227,800	\$437,900	-\$150,000	\$287,900	Res +11%
2023	Partial Exempt	\$210,100	\$205,200	\$415,300	-\$150,000	\$265,300	Res +20% Land +12%
2022	Partial Exempt	\$187,600	\$171,100	\$358,700	-\$150,000	\$208,700	