

**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:	#1579

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave N. Ohmer	NAME
MAILING ADDRESS PO Box 13	MAILING ADDRESS
CITY/STATE/ZIP Petersburg AK. 99883	CITY/STATE/ZIP
PHONE 907-518-0313	PHONE
EMAIL ohmer13@hotmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
613 Sandy Beach Road

PARCEL ID: 01004010 ZONE: Single Family OVERLAY:

CURRENT USE OF PROPERTY: Lot for building a new home LOT SIZE: approx 100x105

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Personal Residence

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): Sandy Beach Road.

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- 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): Du mel Date: 6/17/21

Owner(s): _____ Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Dave N. Ohmer

Address or PID: 613 Sandy Beach Road.

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

OTHER (Please Specify): shallow lot on the beach forcing me out into my neighbors view.

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.

Answers in attachment

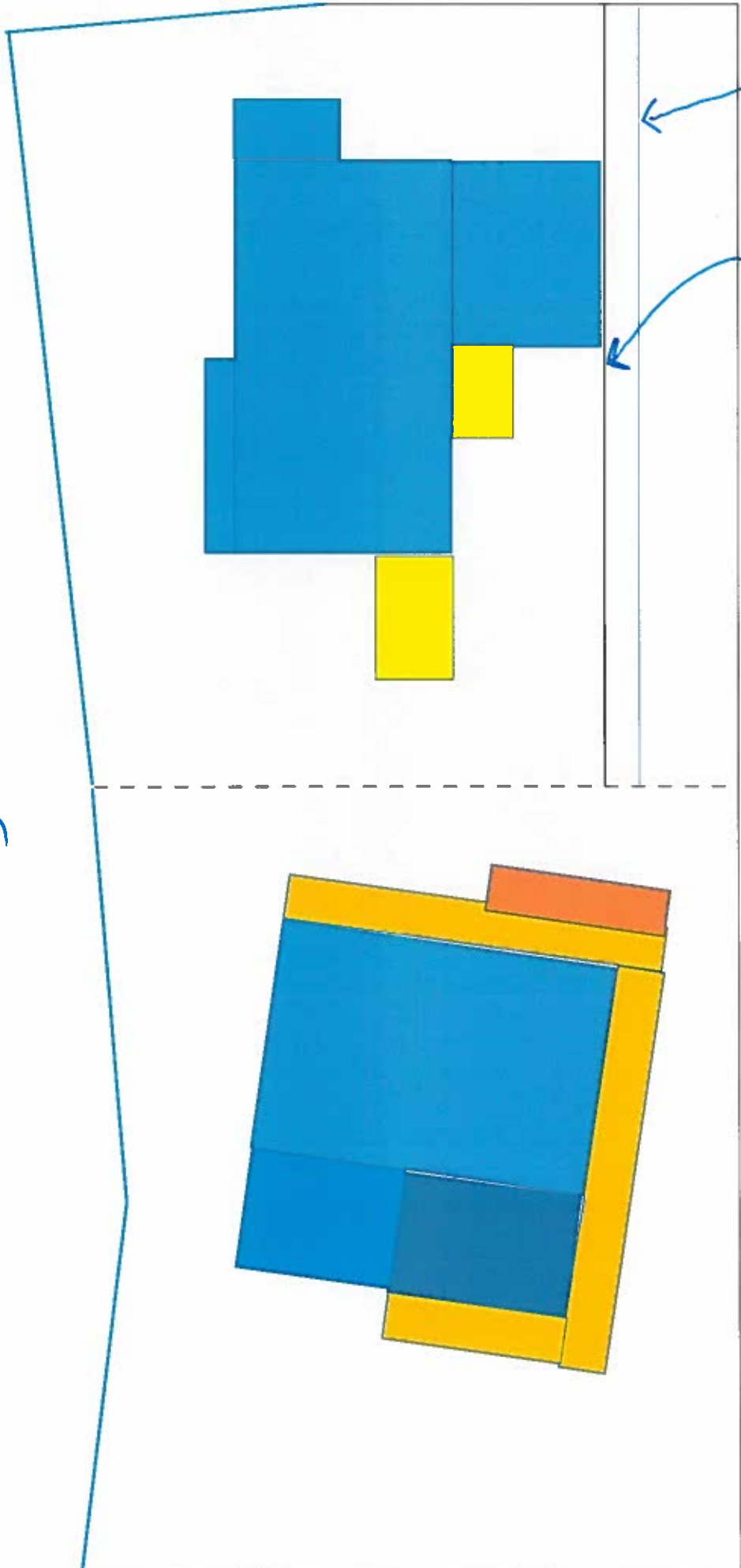
3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

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.

19.80 Variance Application Responses

- 1) Other – The 20 ft front yard setback on my shallow beach lot, forces my planned home out into my neighbors view more than I would like. For this reason I am requesting a 5 ft reduction in the front yard setback requirement.
- 2) Both my neighbors' homes were built with outstanding views both north and south. On the new homesite I am developing, the 20 ft front yard setback, on a wide Sandy Beach Rd, forces me out into Sue Paulson's and my current home's view. My goal with this request is to minimize this as much as possible. I have altered my house plans to address this, but still am making more of an impact than I would like. Many of the homes on Sandy Beach Rd. were developed inside this 20 ft setback and my current home just to the north of this new building, was built in 1985, 10 ft from the right of way, and for 36 years there has been plenty of off-road parking and no adverse safety issues.
- 3) Building a large home with a garage on a 100 ft wide property, is not a problem. Building a home that meets the 20 ft front yard setback and also maintains, as best I can, the current views of my neighbors is a challenge.
- 4) Granting my variance request will not do material damage, create a hardship or prejudice neighboring properties, and in fact it will do the opposite on all three. My sole reason for this request is to do all I can to make this change in harmony with my neighbor's property value. I am requesting a reduction of 5 ft on the front yard setback and that will move me 5 ft out of others view. While this may seem minimal the effect at a distance is great. From Sue Paulson's house, 75 ft from my planned home, a 5 ft different will lead to 533 ft more view at a distance to Prolewy Pt and 1,771 ft more view at the distance of Sukoi Islands.

Lot Building Locations



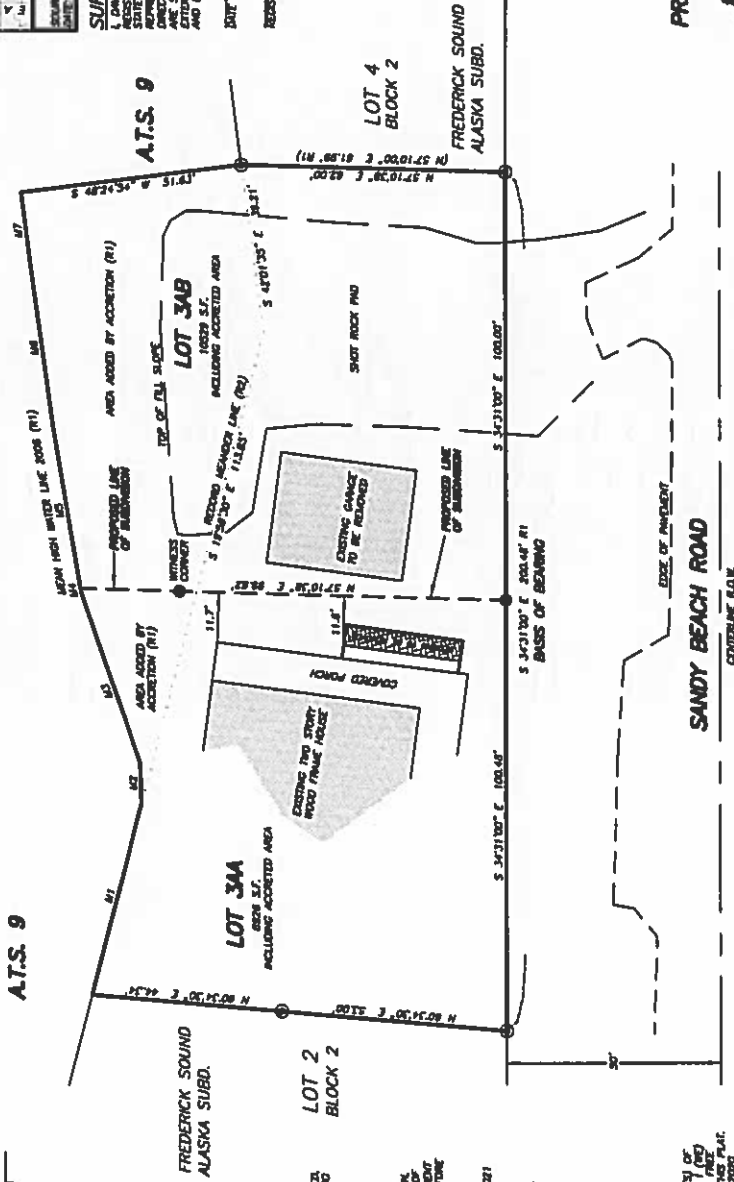
Existing Front Yard setback.

Requested Variance for setback

AREA	BEARING	DISTANCE	AREA	BEARING	DISTANCE
1	N 01° 10' 00" E	100.00'	1	S 89° 50' 00" W	100.00'
2	N 89° 50' 00" E	100.00'	2	S 01° 10' 00" W	100.00'
3	N 01° 10' 00" E	100.00'	3	S 89° 50' 00" W	100.00'
4	N 89° 50' 00" E	100.00'	4	S 01° 10' 00" W	100.00'
5	N 01° 10' 00" E	100.00'	5	S 89° 50' 00" W	100.00'
6	N 89° 50' 00" E	100.00'	6	S 01° 10' 00" W	100.00'
7	N 01° 10' 00" E	100.00'	7	S 89° 50' 00" W	100.00'
8	N 89° 50' 00" E	100.00'	8	S 01° 10' 00" W	100.00'
9	N 01° 10' 00" E	100.00'	9	S 89° 50' 00" W	100.00'
10	N 89° 50' 00" E	100.00'	10	S 01° 10' 00" W	100.00'



FREDERICK SOUND



- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN A 2" BENCH ALONG THE WESTERN CORNER OF LOT 3A AND A 2" BENCH ALONG THE WESTERN CORNER OF LOT 3B, BLOCK 2, FREDERICK SOUND ALASKA SUBDIVISION, PLAT NO. 68-38.
 2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
 3. ALL BEARINGS SHOWN ARE TRUE BEARINGS CORRECTED TO THE BASES OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
 4. WHEN MEASURED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES WILL BE SHOWN IN PARENTHESES () FOLLOWED BY RECORD COURSES IN ITALICS.
 5. THE FOLLOWING PLATS AND RECORDS WERE USED TO LOCATE THIS SURVEY:
 - (R1) A.L.S. LOT 3A OF BLOCK 2 OF THE FREDERICK SOUND ALASKA SUBDIVISION PLAT 68-38.
 - (R2) FREDERICK SOUND ALASKA SUBDIVISION PLAT 62-298.

LEGEND

- 2" BENCH ALONG ON AS BEAM (PROPOSED) THIS SURVEY.
- ⊙ 2" BENCH ALONG ON AS BEAM (RECORDED) THIS SURVEY.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY FOR THE STATE OF ALASKA BY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLATING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS ACCURATE REPRESENTATION OF THE FREQUENTLY SUBDIVISION PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT SAID REPRESENTATION IS ACCURATE AND THAT THE RECORDS FOR THIS SURVEY HAVE BEEN APPROVED BY THE OFFICE OF RECORDS, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATING BOARD
 ATTEST _____
 CLERK, PETERSBURG PLATING BOARD

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
 FIRST JUDICIAL DISTRICT }
 AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH TO THE PETERSBURG BOROUGH AND THE PETERSBURG BOROUGH HAS REVIEWED THE RECORDS OF THIS SURVEY AND HAS DETERMINED THAT THE PROPERTY IS CHARGED ON THE TAX RECORDS IN THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID BY THE TAXPAYER AS DEDUCED FROM THE TAX RECORDS. THIS WILL BE PAID ON OR BEFORE _____ DATE FOR THE YEAR _____.

DATED THIS _____ DAY OF _____, 2021 AT PETERSBURG, ALASKA.

THE RECORDS OFFICIAL - PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, DAVE OWEN, HEREBY CERTIFY THAT I AM THE OWNER OF THE UNDIVIDED INTEREST IN THE SUBDIVISION PLAT HEREIN SHOWN AND THAT I HAVE CONSENTED TO THE DEDICATION OF THIS PLAT TO THE PUBLIC. I HEREBY CERTIFY THAT SAID DEDICATION HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF RECORDS, PETERSBURG, ALASKA.

DATE _____ DRAWN BY _____



SCALE: 1" = 1 MILE
 DATE: 1/30/21

SURVEYOR'S CERTIFICATE

I, DAVE C. OWEN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE DIRECT SUPVISION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE CORRECT, AND THAT ALL PERSONS AND INTERESTS WHOSE RIGHTS ARE AFFECTED BY THIS SURVEY AND WHOSE RECORDS HAVE BEEN SET AND SEALED.

DATE _____ REGISTRATION NO. A6110280

REGISTERED PROFESSIONAL LAND SURVEYOR



PRELIMINARY SUBDIVISION PLAN

#13 SUBDIVISION
 A SUBDIVISION OF LOT 3A OF BLOCK 2
 OF THE FREDERICK SOUND ALASKA SUBDIVISION
 PLAT NO. 68-38
 PETERSBURG RECORDING DISTRICT

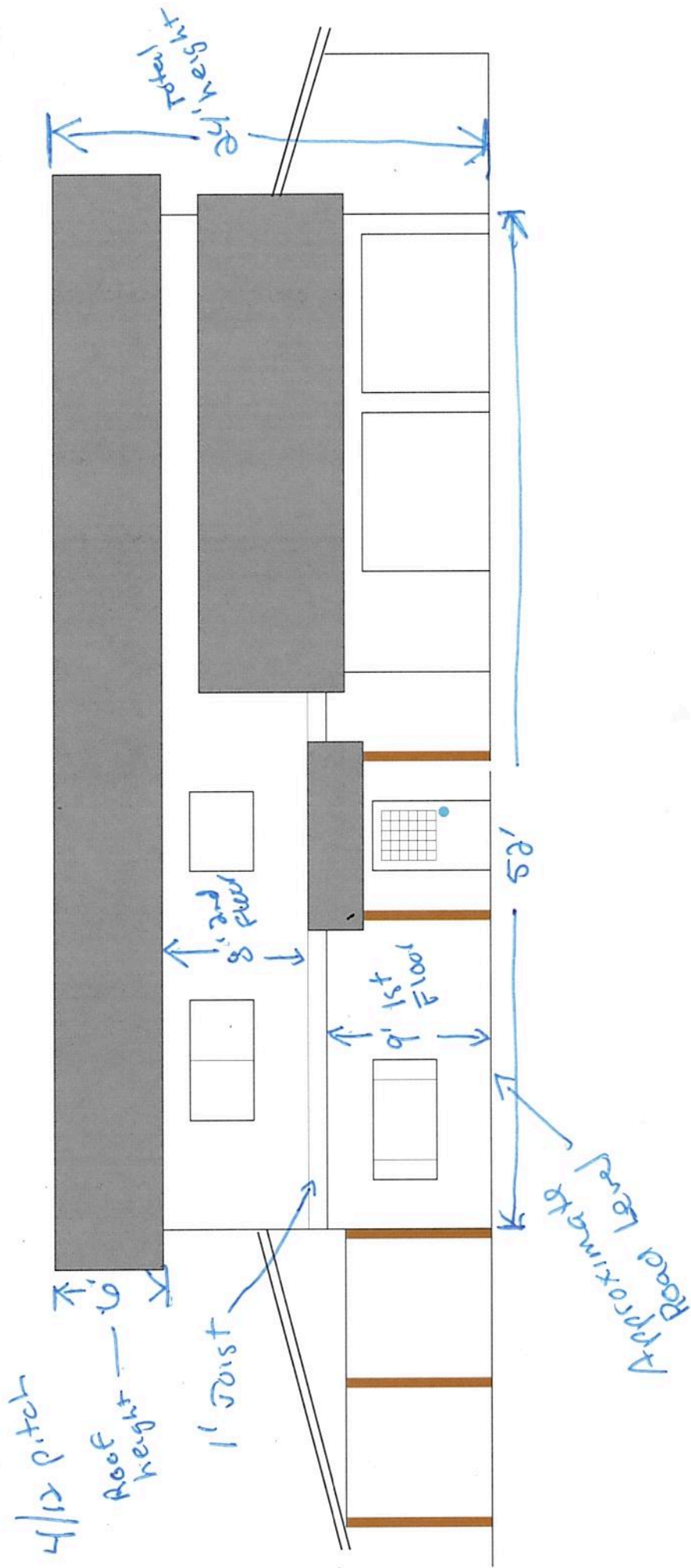
CLIENT: DAVE OWEN
 P.O. BOX 13
 PETERSBURG, AK 99781



SURVEYOR: DAVE OWEN
 CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 511 PETERSBURG AK 99781
 PH (907) 518-0075
 FLS 211820
 DRAWN BY D.C.I.
 12/22/2020
 CHECKING NO. 04343820

613 Sandy Beach Road New home elevations



Ohmer Property
613 Sandy Beach Road
01-004-010

PROPERTY AREA



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

*Ohmer Property
613 Sandy Beach Road
01-004-010*



305

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From: [Jennifer Bryner](#)
To: [Karen Malcom](#)
Subject: 613 Sandy Beach Road
Date: Saturday, August 7, 2021 4:30:15 PM

Matt and I support the request for the Ohmer home to be built within 15 feet of the property line. The setbacks from the road are excessive and the variance causes no safety concerns. The shallow lots in that area are problematic for building, and we appreciate the attention to the impact of the neighbors' views.

Thank you,

Jennifer Bryner

Sent from my iPhone