

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:	# 306

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>JAMES & Sonja Whitethorn</i>	NAME
MAILING ADDRESS <i>101 Mill Rd Box 94</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg ALASKA 99833</i>	CITY/STATE/ZIP
PHONE <i>760-464-1543</i>	PHONE
EMAIL <i>Kivlok 4 @ AOL .Com</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION <i>101 Mill Rd</i>		
<i>(Lot size 14146 SF; Lot 3B subdivision Whitethorn II subd. PAR 2019-4 LSSurvey USS 285 section 4 Township T59S; Range R79E S50 110)</i>		
PARCEL ID: <i>01-031-502</i>	ZONE: <i>Ind.</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>WAREHOUSE WITH WATCHMAN RPPT</i>		LOT SIZE: <i>14146 SF</i>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>SAME</i>		

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):
Mill Rd

TYPE OF VARIANCE REQUESTED

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

SUBMITTALS:

Please include a site plan proposed plans.

SIGNATURE(S): *[Signatures]*

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): *JAMES & Sonja Whitethorn* Date: *7/10/21*

Owner(s): *SAME* Date: *SAME*

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): JAMES & SOUJIA WHITBROW

Address or PID: 101 Mill Rd, Box 94 Psg AK, 99833

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 type="checkbox"/> Odd Lot Shape | <input checked="" 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.

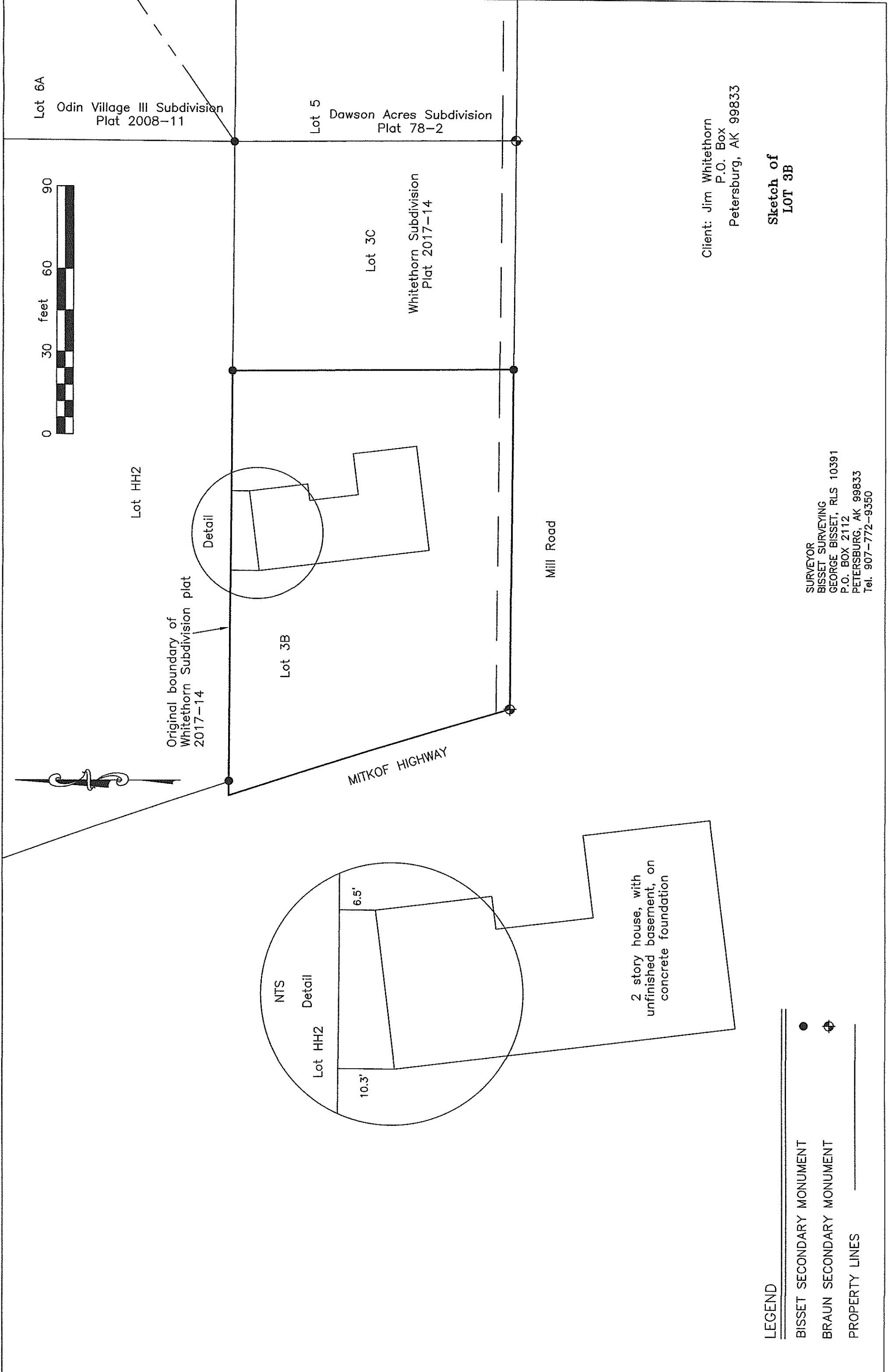
INDUSTRIAL SET BACK ON SIDE BOUNDARY.

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

FOR FUTURE SALE.

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.

PROPERTY TO THE NORTH HAS 76' FROM MY HOUSE TO MY SON'S HOUSE. SAFETY FOR FIRE TRUCKS.



LEGEND

- BISSET SECONDARY MONUMENT
- ⊕ BRAUN SECONDARY MONUMENT
- _____ PROPERTY LINES

Whitethorn Property
101 Mill Road
01-031-502

01031270

01031355

01031350

01031375

01031395

01031402

01031404

01031406

01031408

01031410

01031412

01031414

ODIN LN

01031476

01031474

01031472

01031470

01031468

01031502

01031504

-507

01031508

01031510

-506

01031569

MILL RD

01031564

01031562

09513010

01031558

01031556

01031566

01031574

01031576

01031578

01031580

01031582

CORNELIUS RD

01031624

01031622

01031620

01031618

01031614

62913010

01031630

LYON RD

MITKOF HWY

01030080

01030085

01030090

01031400

01031478

01031500

01031568

01031570

01031572

5913010

01031627

AIRPORT BYPASS RD

KINGS ROW

WhitethornProperty 101 Mill Road 01-031-502



PROPERTY AREA

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Karen Malcom

From: lynch1@gci.net
Sent: Monday, August 2, 2021 9:51 AM
To: Karen Malcom
Subject: Comment on Jim and Sonja Whitethorn Variance Request August 10 Planning Commission Hearing

To Petersburg Planning Commission,
RE: August 10 Public Hearing

We are in support of granting the request from Jim and Sonja Whitethorn for a variance from the side yard setback requirement for their home at 101 Mill Rd.

Thank you for consideration of our comments.

Sincerely,
Brian & Kyong Lynch
228 Mitkof Hwy
Petersburg

Date: 7-29-2021

To: Liz Cabrera
Director, Community & Economic Development

From: Gary Aulbach
Box 726
Petersburg, AK 99833

Hello Liz,

I am writing this letter in response to the application for variance by Jim and Sonja Whitethorn. I will be out of town on the date of the public hearing.

To begin, I want it to be clear that my wife and I have no problem at all with the Whitethorn's being granted this variance. I think most people would love to be able to live next door to their children and grandchildren.

My reason for writing this letter has to do more with the administrative side of constructing a building in Petersburg.

I see that in your letter you refer to the structure on this property as a single-family residence but on the variance application it is referred to as a Warehouse with watchman apartment. It is in fact a single-family residence with an unfinished garage/basement. As this building is located on an industrially zoned lot I understand why it is being called a warehouse with apartment, however, a few years back the Borough went through a very lengthy discussion with another individual in town who was doing the exact same thing and at the time the Borough gave in but said it was not going to be allowing that same practice any more. It might be a different case here because this is not waterfront industrial property and perhaps you could clear that up.

When a builder applies for a building permit a site plan must first be submitted showing where the building will be placed in accordance to the property lines. I am curious if a site plan was submitted for this project and if it showed that the building would end up being 6.3' from the property line or if it showed it being the required 10' from the line? I find it hard to believe that an experienced builder could make a 3.7' mistake when placing the foundation.

I am only bringing these points to light because I feel this could lead to more applications for variances in the future. Any builder could submit a site plan showing that the owners are in compliance with the setback but then build the building as close as they want and simply apply for the variance afterward. After all, what could happen? The Borough certainly is not going to make them tear the building down and move it 4'. Code violations like this need to be caught before any concrete is poured or pilings are driven. At that time, the owners can opt to stop and apply for a variance before construction begins or move the building lines and proceed with construction.

Thank you for your time.

Gary Aulbach