

PAID



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:	#5100

DATE RECEIVED: RECEIVED BY:

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Jim & Maureen Floyd	NAME
MAILING ADDRESS PO Box 281	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, Alaska 99833	CITY/STATE/ZIP
PHONE (360) 771-0703	PHONE
EMAIL jimfloyd@gmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

407 S Nordic Dr

PARCEL ID: 01011142	ZONE:	OVERLAY:
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CURRENT USE OF PROPERTY: Residential	LOT SIZE:12,342 sq feet
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PROPOSED USE OF PROPERTY (IF DIFFERENT):

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):
Nordic Drive

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): [Signature] and [Signature] Date: 1/22/2023

Owner(s): Maureen Kathleen Floyd Date: 1/22/2023

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Jim E Floyd & Maureen K Floyd

Address or PID: PO Box 281 Petersburg 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 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.

The house was built before current codes and does not conform to the side easement requirements in current codes. It also sets on the property line in the front. All houses in our area are in a similar fashion. We desire to add onto the current kitchen and extend the porch around to create an additional back entrance. Currently the only two entrances are the front door and the back door through the bedroom.

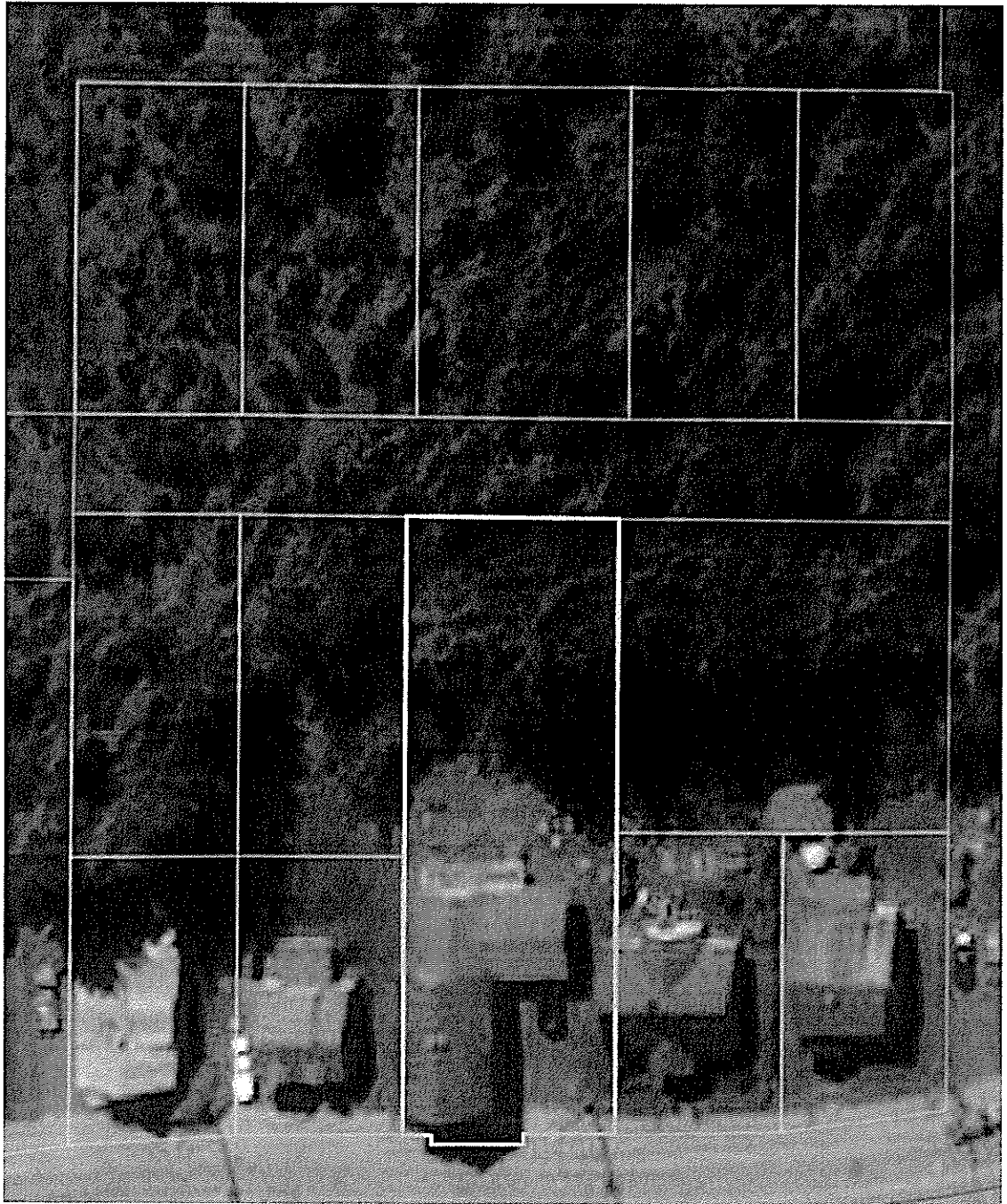
With the current overhang of the roof we are within 6' of the property line. I would like to note there is no way to get to the East side of the house except by foot due to the retaining wall along the sidewalk.

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

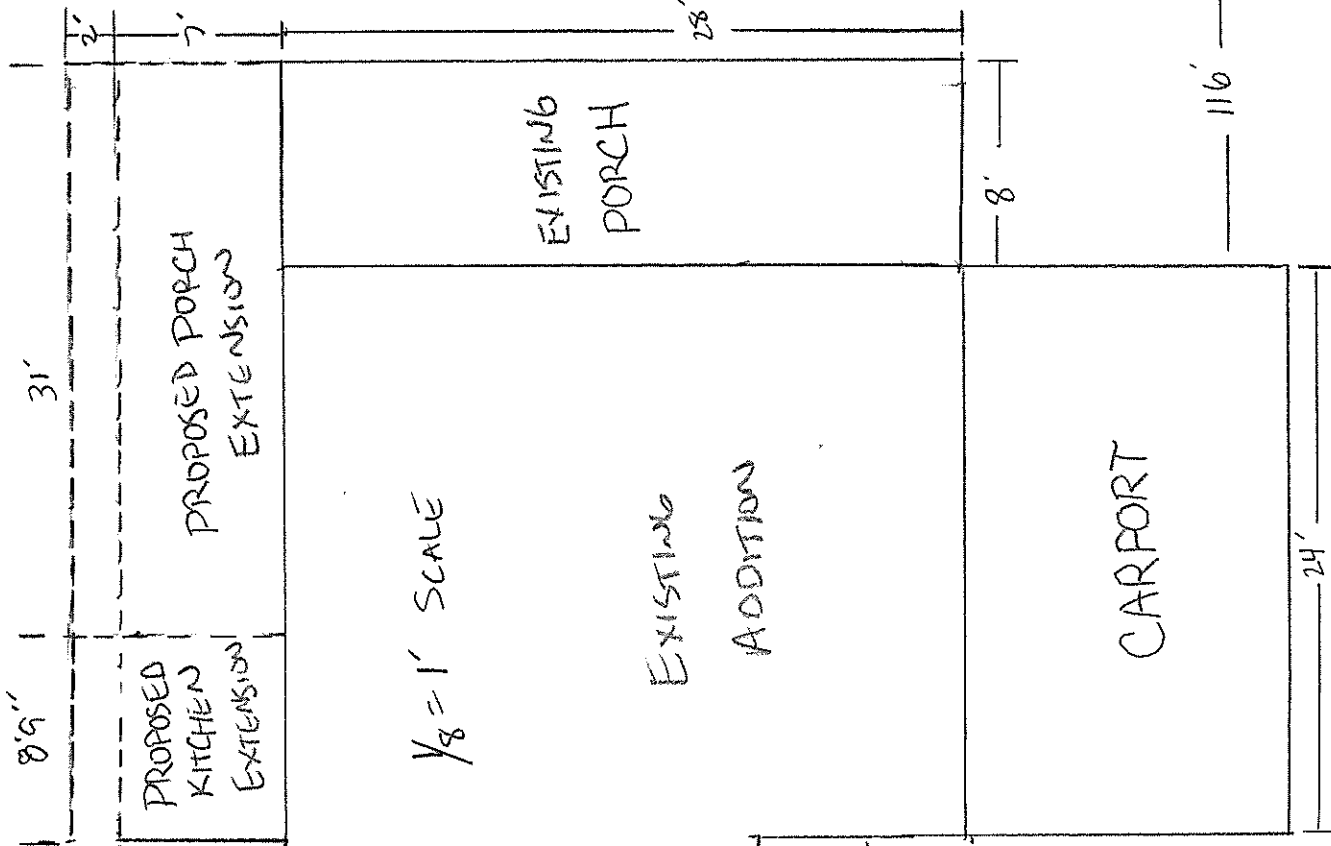
The most important desire for us is to create an additional entrance due to weather conditions it isn't practical for us to use the front stairs. It isn't desirable to enter the master bedroom. We have a small kitchen with very little counter space or storage and wish to extend the kitchen to get more use.

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.

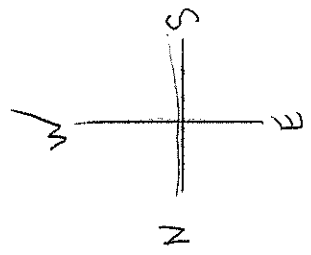
We are using the current line of the house as it is today and just extending it toward the back of our lot. We still conform to % of total lot space being utilized. It won't create any harm to public, health, safety or welfare that isn't already in existence today. All houses in our area are non-conforming lots due to the age.



SIDE PROPERTY LINE



1/8" = 1' SCALE



407 S. NORDIC DRIVE

↑ HOUSE
EYES

61' NORDIC DRIVE

FRONT PROPERTY LINE

101'

SIDE PROPERTY

LINK

116'

8'

24'

7'

EXISTING HOUSE

DRIVEWAY

EXISTING PORCH

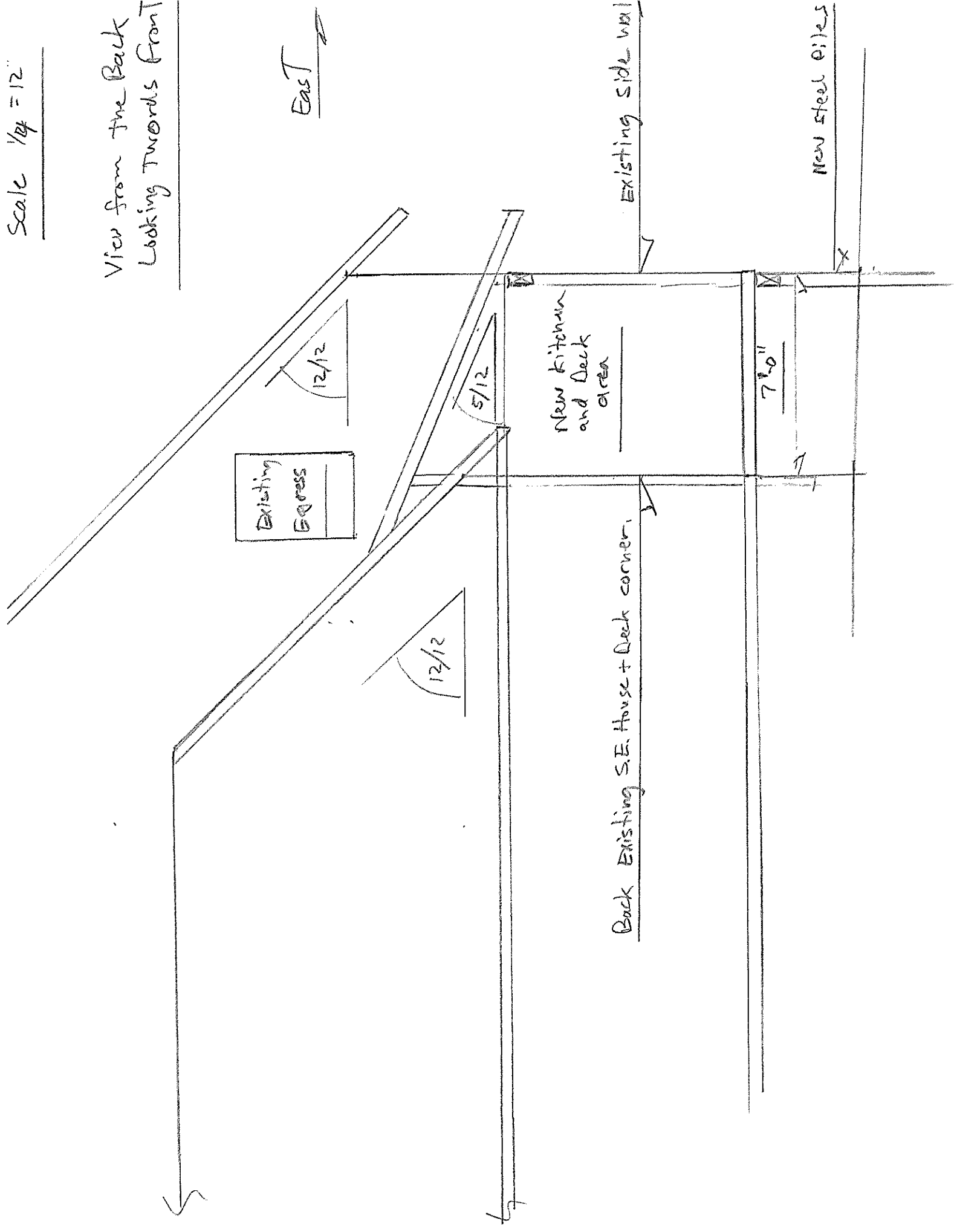
EXISTING ADDITION

CARPORT

Scale 1/4" = 12"

View from the Back
Looking Towards Front

East →



Back Existing S.E. House + Deck corner

New Kitchen and Deck area

Existing side wall

New steel piles

Existing Egress

12/12

5/12

12/12

7'-0"



Petersburg Borough

Print 1/23/2023 3:22:35PM

<u>Account</u>	<u>Amount</u>
Misc - Jim Floyd 01-011-142 Yard	170.00

Payments

Check # 5100	170.00
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Total Payments	<u>170.00</u>
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Thank You For Your Payment,

kayley

Batch # 24797 Contact # 36

Keep this receipt for your records.

Payment 1/23/2023 3:21:56PM

Planning Commission Staff Report

Meeting date: March 14, 2023

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: VARIANCE – 407 S. NORDIC DR (PID:01-011-142)
Jim & Maureen Floyd

Recommended Motion:

I move that we approve a variance for construction of an addition within 6' of the side yard property line at 407 S Nordic Dr along with the findings of fact.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a variance was submitted by Jim & Maureen Floyd (applicant) and fees paid on January 13, 2023.
2. Subject parcel size is approximately 12,342 sf.
3. The zoning of the subject parcel is single family residential.
4. Surrounding properties are zoned single-family residential and the area is well-established and developed residential neighborhood.
5. Setback requirements for this district are 20' front and rear yard and 10' on the side yard.
6. An existing one family dwelling with a footprint of approximately 750 sf is located on the property. The existing structure satisfies the requirement of a principal use.
7. The existing structure does not meet current setback requirements and is considered a legal nonconforming structure.
8. The maximum lot coverage for this district is 35%. The existing dwelling and proposed development result in a lot coverage of 25%.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On March 15, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



Planning Commission Staff Report

Meeting date: March 14, 2023

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

The planning commission must find all three of the following conditions to exist to grant the variance:

A. 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.

Yes No

REASON: The existing residential structure on the subject property encroaches on the side yard setback is a legal nonconforming structure. The existing structure is 6' from the side property line (including eaves).

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

Yes No

REASON: The structure encroaches into the existing setback making it impossible to construct an addition that follows the existing wall of the home without a variance.

C. 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.

Yes No

REASON: The proposed addition does not encroach any further into the setback than the existing home.

Conditions of approval: To ensure adequate space for fire response, the variance is granted under the condition that no portion of the structure be closer than six feet to the property line.

Chair, Planning Commission

Secretary, Planning Commission

Floyd Residence
407 S. Nordic Drive
01-0111-142

