

**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:	#2004

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Wesley Davis	NAME Hermosa Holdings, LLC
MAILING ADDRESS PO BOX 1393	MAILING ADDRESS PO BOX 1393
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg AK 99833
PHONE 907-304-1063	PHONE 907-304-1063
EMAIL Hightideparts@gmail.com	EMAIL Hightideparts@gmail.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

1103 S. Nordic Dr Petersburg AK 99833

PARCEL ID: 01010745 ZONE: C1 OVERLAY: _____

CURRENT USE OF PROPERTY: Commercial LOT SIZE: 24,609 sq.ft

PROPOSED USE OF PROPERTY (IF DIFFERENT):

Commercial

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):
S. Nordic + Wesley st

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): Wesley Davis Date: 5-10-22

Owner(s): Wesley Davis Date: 5-10-22

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Hermosa Holdings, LLC

Address or PID: 1103 S Nordic Dr

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):

We would like to be able to utilize the entire property.

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 lot is currently zoned C-1, the lot to the East is zoned Residential (rear of the property).

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

Current restrictions require us to set back 20', we are requesting a 15' variance. We are wanting to have 5' between the structural wall of the building and the property line. The building will have a 1' eave hangover. This would allow us to build the size of shop we need to help service the mechanical demands in Petersburg and allow for a covered area for freight. We will be placing a 8' tall concrete block wall along the Residential side of our property. This will help with erosion of the tall bank and give a clean line inbetween the parcels.

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.

Granting the variance will not result in material damage or hardship or prejudice due to the fact that we will be developing the property and adding value to the existing property and in turn will increase the value of the properties around it. Tjis venture will only be operating during business hours, it will not create any additional noise or traffic to the residential areas cloise by. We will also have adequate parking onsite to serve our customers.

Planning Commission Staff Report

Meeting date: July 12, 2022

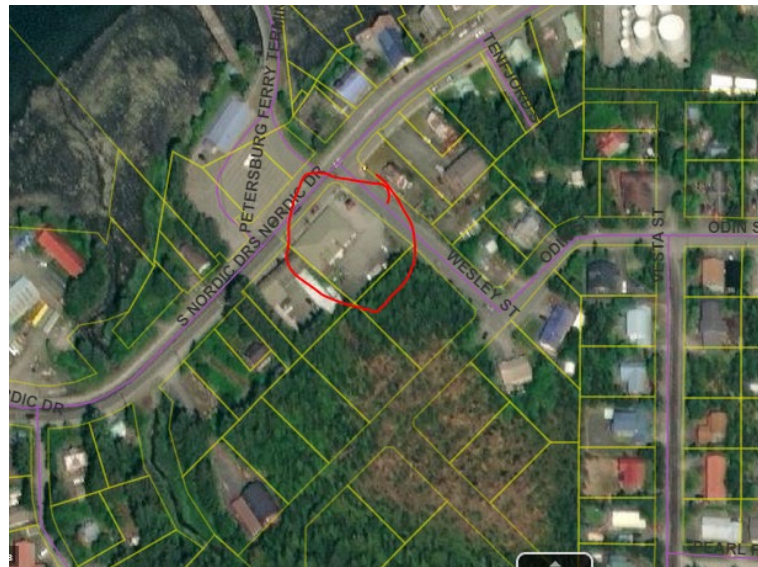
TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: VARIANCE – 1103 S NORDIC DR
Wes Davis (Hermosa Holdings LLC)

Recommended Motion:

I move to approve a variance for construction of a shop within 5' of the property line at 1103 S Nordic Drive with conditions.

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

1. An application for a variance was submitted by Wes Davis (applicant) and fees paid on May 11, 2022.
2. Subject parcel size is approximately 24,609 sf.
3. The zoning of the subject parcel is commercial-1.
4. Surrounding properties are zoned commercial-1, industrial, and single-family residential. The area is well-established and developed commercial and residential neighborhoods.
5. There is no yard setback requirements for this district except in instances where the property is adjacent to residential zone. Under 19.60.040, when a commercial property is adjacent to a residential lot, the commercial lot must adopt the rear yard setback along the common property line.
6. An existing commercial building occupies a portion of the lot. The building is occupied by a restaurant and office space. The proposed development appears to be about half the size of the existing building. The maximum lot coverage for this district is 100%. The proposed development will not exceed the maximum lot coverage.
7. The proposed project plans will be reviewed and approved by the state fire marshal prior to the borough issuing a building permit.
8. As proposed, the development includes construction of a retaining wall using 2' wide concrete blocks on the property line. This would leave 3' of space between the retaining wall and the building. The site plan also shows a 1' roof overhang.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.



Planning Commission Staff Report

Meeting date: July 12, 2022

10. On July 12, 2022, 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.

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:

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

Yes No

REASON: The application of a 20' setback on the subject property significantly limits development on the rear portion of the property.

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 project plans will be reviewed and approved by the state fire marshal for consistency with fire code prior to the borough issuing a building permit. A minimum of 5' separation between the property line and the furthest overhang of the eaves will ensure access to that side of the building for snow removal, maintenance, and fire department access.

Approval Conditions:

1. No portion of the structure, including eaves, shall be closer than 5' to the property line.
2. Proposed project plans will be reviewed and approved by the state fire marshal prior to the borough issuing a building permit.

Chair, Planning Commission

Planning Commission Staff Report

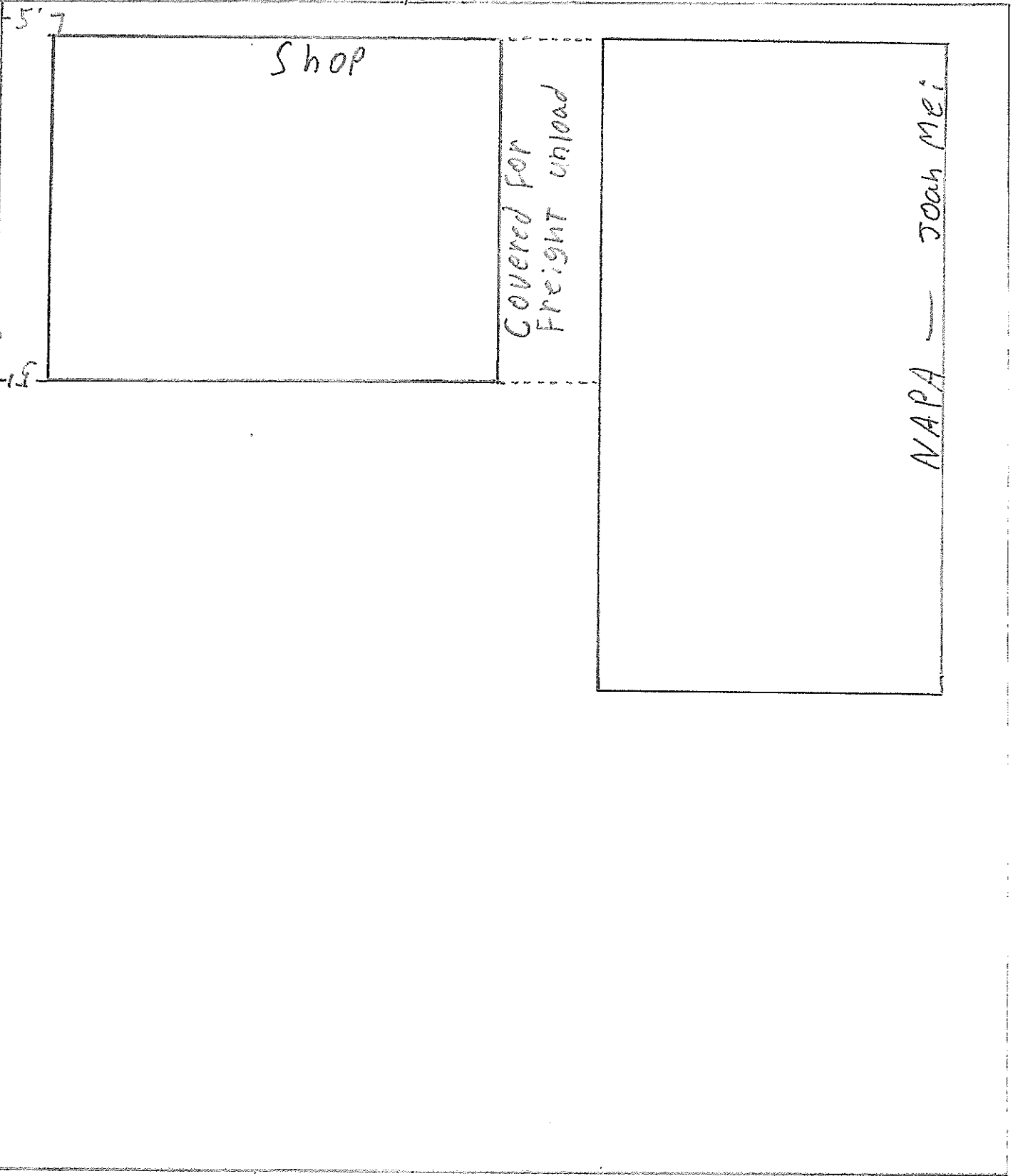
Meeting date: July 12, 2022

Secretary, Planning Commission

1103 S. Nordic DR ID#01-01-0745

NOT TO SCALE

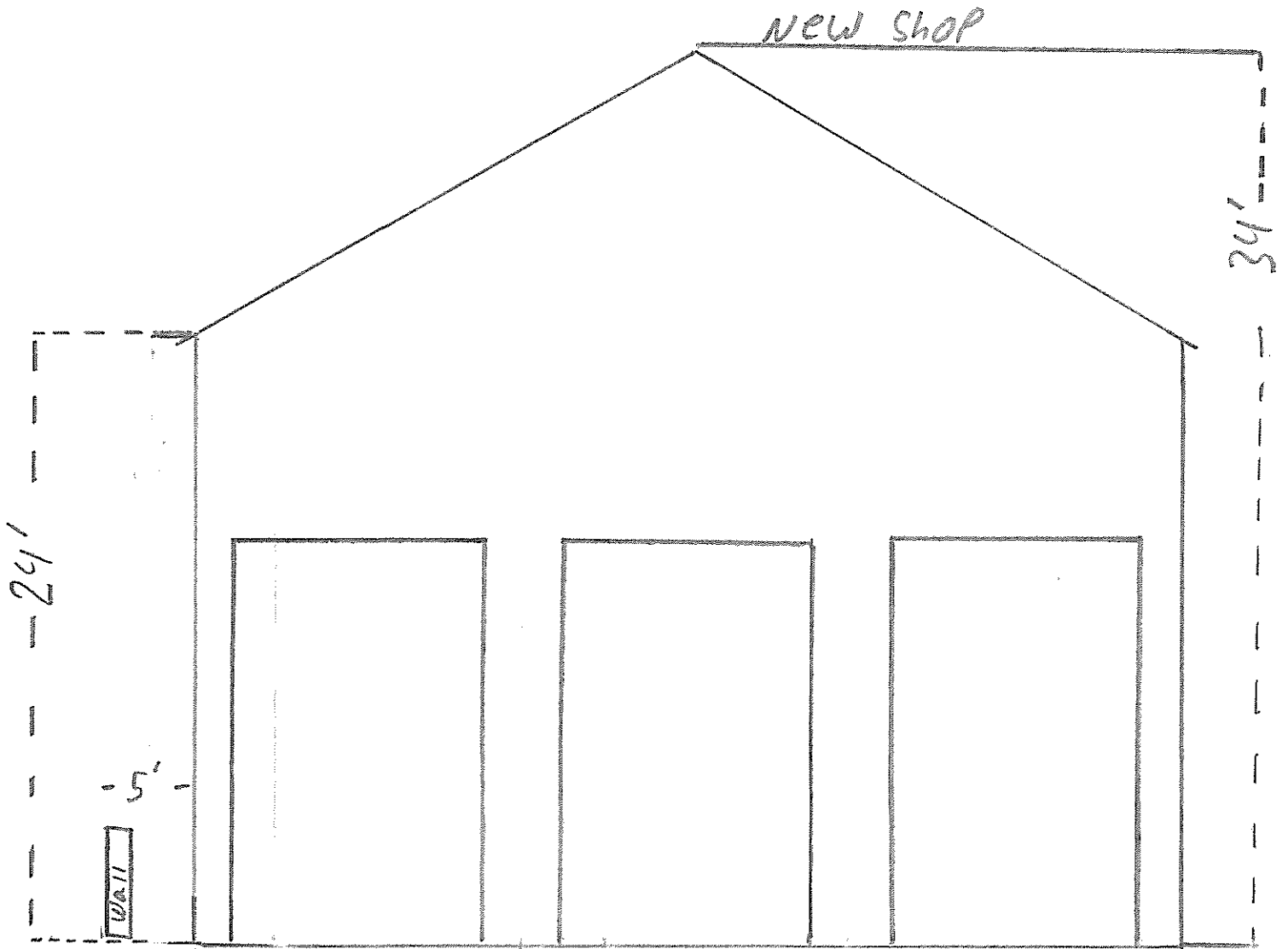
8' Tall Concrete Block Wall - Retaining Wall



NORDIC

WESLEY ST

NOT TO SCALE



5' from building structure wall to property line. Building eye estimate 1'.

Hermosa Holdings, LLC
1103 South Nordic Drive
01-010-745



Petersburg PROPERTY AREA