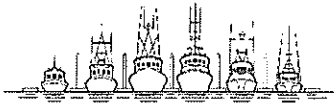


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FEB 07 2022



PETERSBURG BOROUGH  
VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$170.00</b>

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>TIM WILKINSON</i>	NAME
MAILING ADDRESS <i>PO Box 895 505 EXCEL</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg VA 99833</i>	CITY/STATE/ZIP
PHONE <i>904 518 1904</i>	PHONE
EMAIL <i>TIM WILKINSON 424 @GMAIL</i>	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
*505 EXCEL ST.*

PARCEL ID: *01-006-151*      ZONE: \_\_\_\_\_      OVERLAY: \_\_\_\_\_

CURRENT USE OF PROPERTY: \_\_\_\_\_      LOT SIZE: *50' x 100'*

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
*RESIDENTIAL SINGLE FAMILY*

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): \_\_\_\_\_

**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): *TIM WILKINSON*      Date: *2/4/22*

Owner(s): *Tim Wilkin*      Date: \_\_\_\_\_

EXCEL STREET

PARKING  
SIDE YARD

HOUSE

SIDE  
YARD

23' 4"

18' 6"

8'

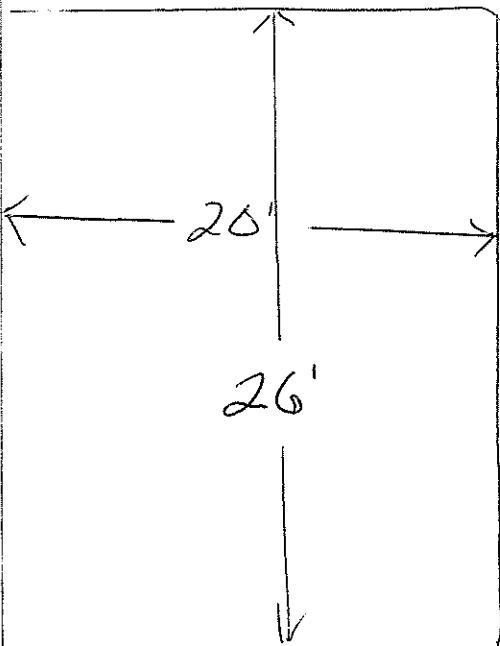
6" Fence

I would like to set the Building back  
in the corner so I could use the  
open area for planter beds  
& out door sitting

The roof would have snow stops to  
contain snows & rain gutters  
20' to top of  
Ridge

6' Fence

6' High Fence on 3 sides of property



5'

5'

# Planning Commission Staff Report

Meeting date: March 8, 2022

**TO:** Planning Commission  
**FROM:** Liz Cabrera, Community & Economic Development Director  
**Subject:** VARIANCE – 505 Excel ST  
Tim Wilkinson

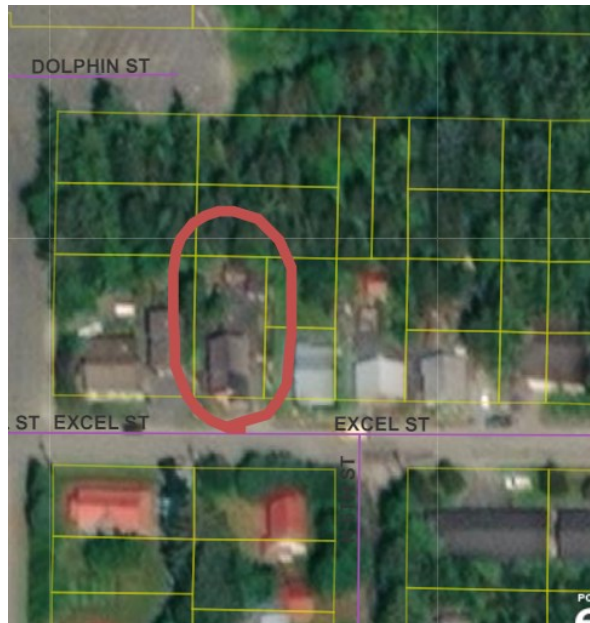
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## Recommendation:

Approve a variance for construction of a garage/shop at 505 Excel St with conditions.

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

1. An application for a variance was submitted by Tim Wilkinson (applicant) and fees paid on February 7, 2022.
2. Subject parcel size is approximately 5,000 sf. The parcel is a legal non-conforming lot as it does not meet minimum lot size of 8,000 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 legal nonconforming.
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 8, 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:

# Planning Commission Staff Report

Meeting date: March 8, 2022

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 subject property was legally subdivided prior to adoption of the current minimum lot size for the SFR district of 8,000 sf. It is considered a legal nonconforming lot.

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

Yes  No

REASON: The substandard lot size makes it difficult to construct the accessory building on the property under the required setbacks.

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: Per applicant's proposed design, snow stops and rain gutters will be installed to direct precipitation away from neighboring properties.

The proposed development would place the building posts 5' from the property lines and does not account for the eaves. To ensure adequate space for fire response, the variance is granted under the condition that no portion of the structure be closer than five feet from the property lines.

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Chair, Planning Commission

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Secretary, Planning Commission

RECEIVED  
2/24/22  
KM

February 24, 2022

Petersburg Borough  
Planning Commission  
303 S. 2<sup>nd</sup> Street  
Petersburg, Alaska 99833

To Whom it May Concern,

I am the owner of the property at 501 Excel Street, and adjacent to the property owned by Tim Wilkinson at 505 Excel Street. I am aware that he has applied for a variance for a proposed construction.

I have no objections to the variance. Tim has been thoughtful regarding the implications of his proposed set back.

Sincerely,

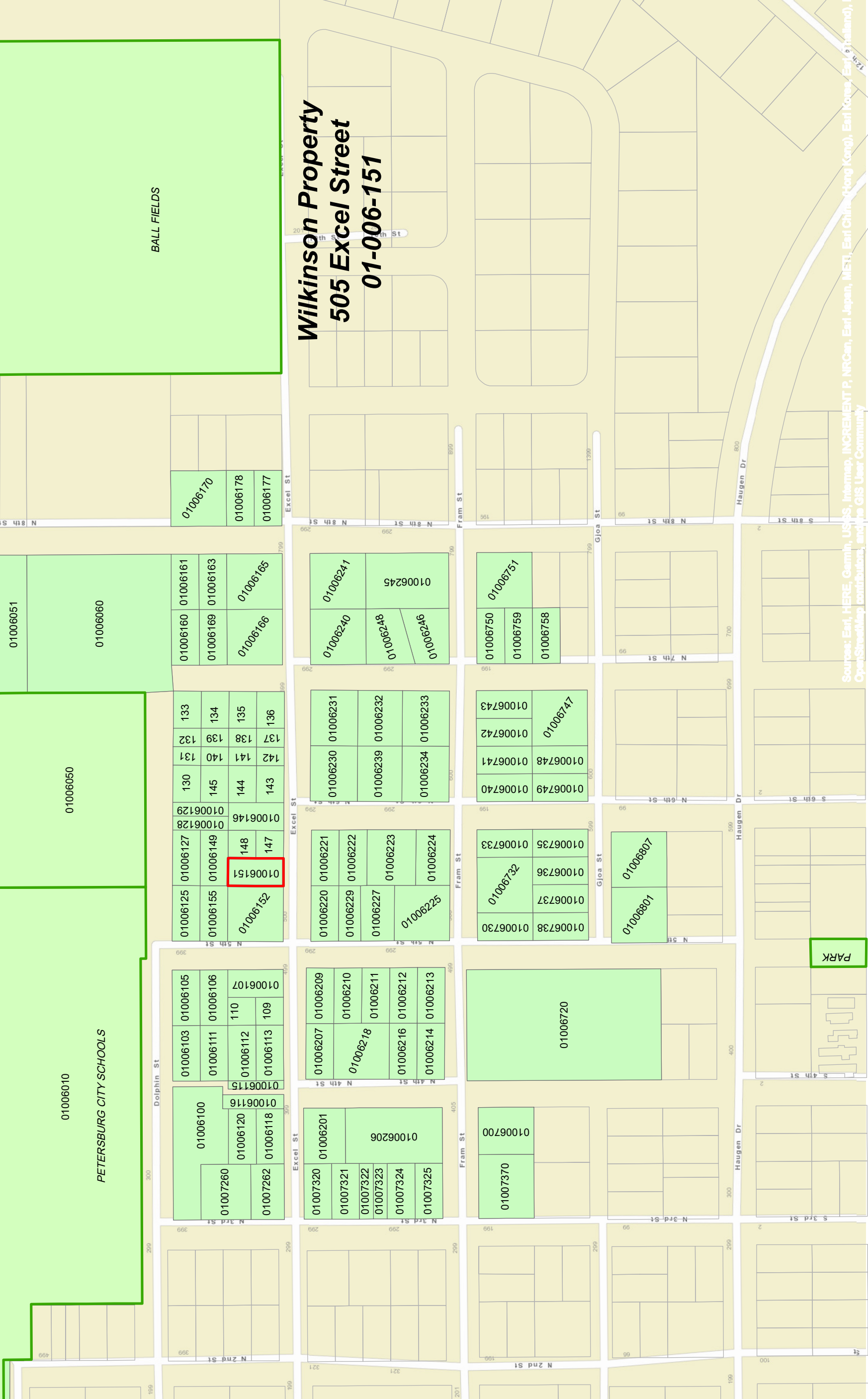


Shigeko Kaino

Wilkinson Property  
505 Excel Street  
01-0006-151



PROPERTY AREA



**Wilkinson Property  
505 Excel Street  
01-006-151**

01006151

PARK

BALL FIELDS

01006050

01006010

PETERSBURG CITY SCHOOLS

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