


paid ck # 1092 1/30/24

PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
DATE RECEIVED: 12/3/19	RECEIVED BY: 	CHECK NO. or CC: CC - 12-3-19

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME Josh and Rachel	NAME 4&4 Rentals LLC	MAILING ADDRESS P.o.box 1952	MAILING ADDRESS P.o. box 1952
CITY/STATE/ZIP Petersburg Ak 99833	CITY/STATE/ZIP Petersburg AK 99833	PHONE 907-518-0726	PHONE 907-518-0726
EMAIL jretcher@msn.com	EMAIL		

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
112 Cornelius

PARCEL ID: 0131610	ZONE:	OVERLAY: Not Applicable
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CURRENT USE OF PROPERTY: Vacant Lot	LOT SIZE: 100'x125'
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PROPOSED USE OF PROPERTY (IF DIFFERENT):
Boat Shed

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

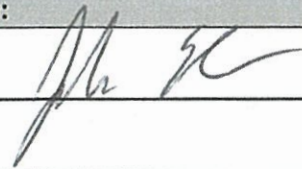
LEGAL ACCESS TO LOT(S) (Street Name): **Cornelius Road**

TYPE OF APPLICATION & BASE FEE

19.80 Variance (\$100).
 19.72 Conditional Use Permit (\$50).
 19.72 Home Occupation CUP (\$50)
 19.76 Special Use Permit (\$50)
 19.84 Zoning Change (\$100)
 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)
 18.24 Final Plat (\$25 per lot)

SUBMITTALS:
Please submit additional information as required for specific permit. See specific application for more information.

SIGNATURE(S):

Applicant(s):  Date: **12-3-19**

Owner(s): _____ Date: _____

_____ Date: _____

19.72 CONDITIONAL USE APPLICATION
(SUBMIT WITH LAND USE APPLICATION & SITE PLAN)

Applicant(s): Josh and Rachel Etcher

Address or PID: 112 Cornelius Road

Project Summary:

Construct a 30'x85' boat shed on a 100'x125' vacant lot.

CUP Requested:

Home Occupation (Please include copy of Sales Tax Registration Application)

Other

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

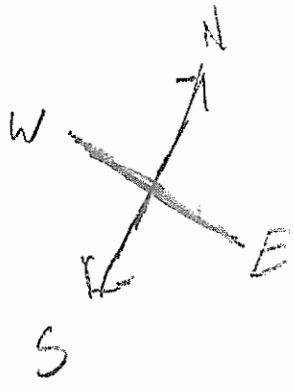
The reason that the proposed boat shed would be suitable for the neighboring properties is there are already several boat sheds, warehouses, and shops along Cornelius road.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

There will be plenty of room for off street parking on the 112 Cornelius lot.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

Cornelius Road



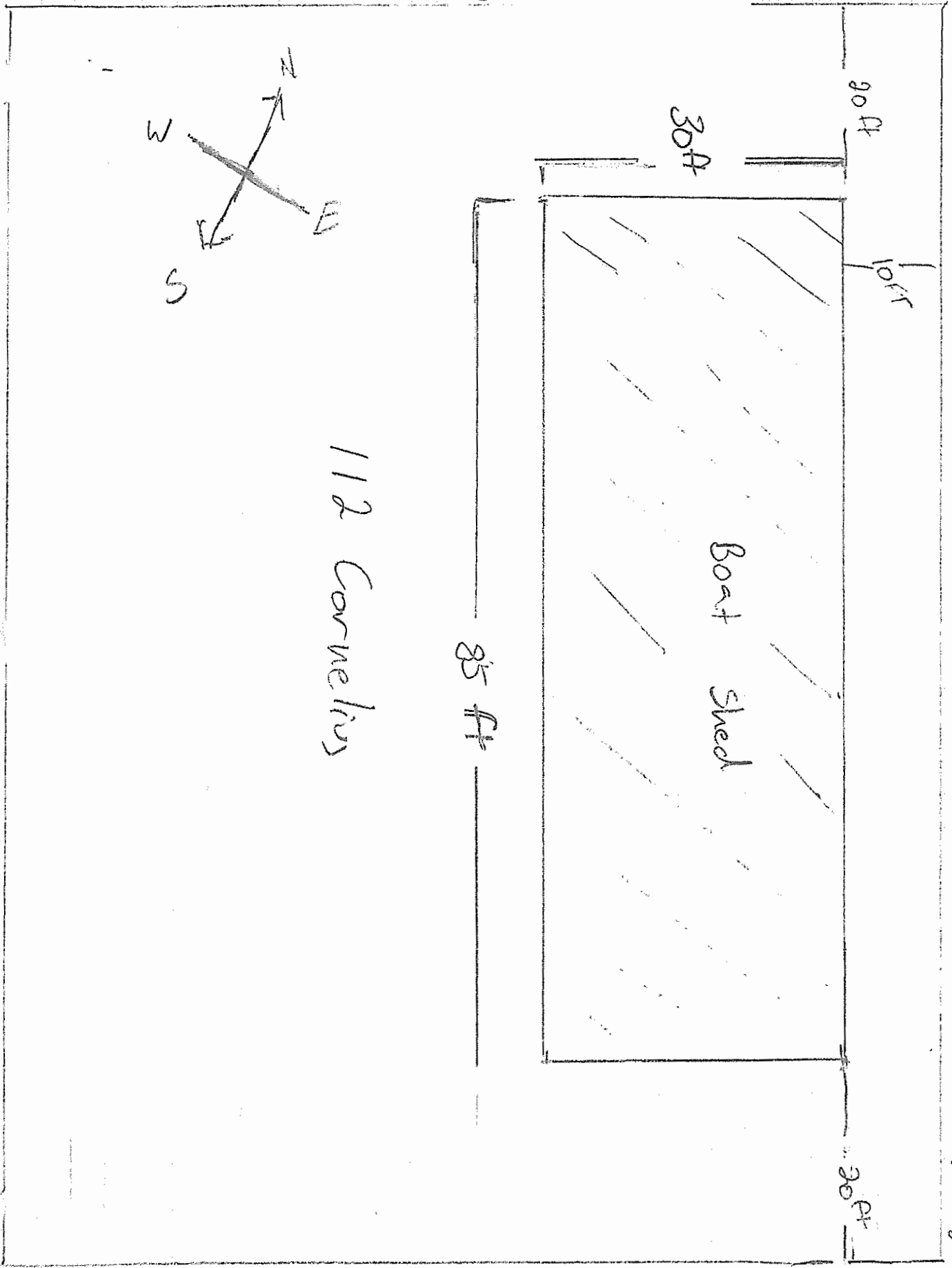
110 Cornelius

112 Cornelius

114 Cornelius

125 FT

3,284 sq ft
One Square



100 FT

30 FT

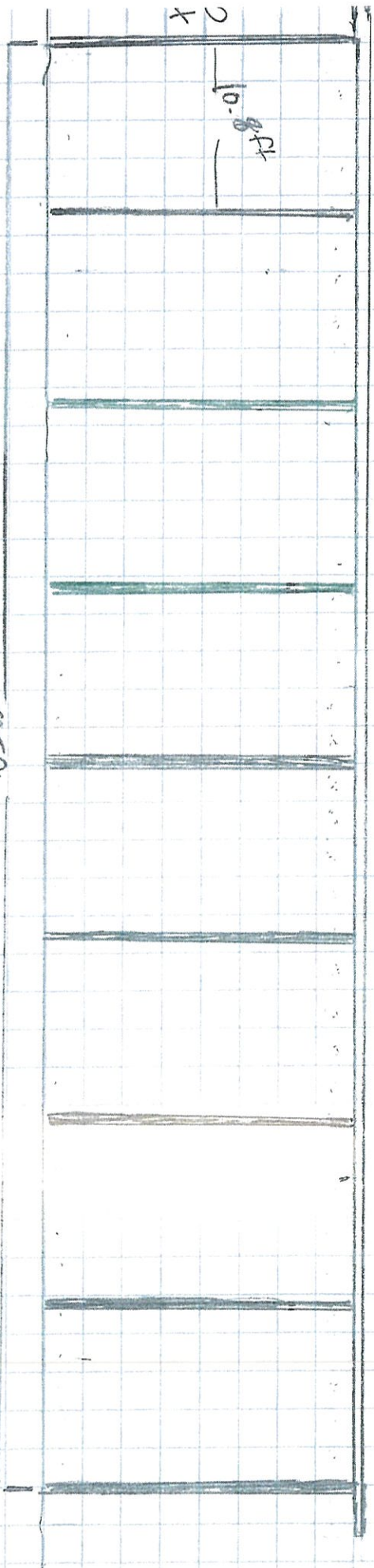
30 FT

10 FT

85 FT

30 FT

Boat Shed



Front View

2.5 FT
One Spine

