

PLANNING COMMISSION STAFF REPORT

Action #	2026-0303
Meeting Date:	3/10/2026
Applicant(s):	Ken Howard
Property Owner(s):	
Agent/Representative:	
Property Address:	1006 N. NORDIC DR
Legal Description:	N 1/2 Lot 2, Blk. 82, USS 1252
Parcel ID	01-002-229
Acreage/Lot Size	8,010 sf
Current Zoning	Single-family Residential
Comp Plan Designation:	Waterfront B
Request Type:	Variance

EXECUTIVE SUMMARY

Applicant Request: Variance from side and rear yard setbacks to construct garage and car port

Staff Recommendation: Approve side yard variance/Deny rear yard variance

Key Issues: Subject parcel does not meet minimum frontage for a single-family residential lot. It is legal nonconforming.
Existing garage does not meet current set back requirements and is legal nonconforming.
Reconstruction of nonconforming garage is required to meet code unless a variance is granted.

PROJECT DESCRIPTION

Proposal Details

Intended Use TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE
Building/Development Replace Garage and add new carport
Site Improvements
Operations Plan
Timeline

SITE CHARACTERISTICS

Size: 8,010 sf
Topography: Filled lot
Existing Structures: House, woodshed, and garage
Legal Access: N. Nordic & Wrangell Ave
Utilities: yes
Flood Zone: n/a
Constraints: none

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Single-family Residential
Intent SFR provides a sound and attractive residential neighborhood.

Principal Uses	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
Conditional Uses	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

Surrounding Zoning		Actual Land Use	
North	Public Use		Vacant
South	Single-family Residential		Residential
East	Single-family Residential		Vacant
West	Single-family, special use		Residential

LOT DEVELOPMENT STANDARDS				
Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	8,010	Yes	
Setback - Front	20	20'	Yes	
Setback - Side (North)	10	11'	Yes	
Setback - Side (South)	10	5'	No	variance requested
Setback - Rear	20	15.2'	No	variance requested
Max. Lot Coverage	35%	27%	Yes	
Max. Building Height	3 stories, NTE 35'	Yes	Yes	
Parking Spaces	2	Yes	Yes	

STANDARDS ANALYSIS (PMC 19.80.050)

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.

The subject property is only 50' wide and does not meet the minimum frontage requirement of 80' and is legal nonconforming. The subject property is just over 150' long and is comparable in length to many lots in the area.

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

The 50' width of the lot constrains development of the subject property within required setbacks.

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.

The proposed project is not anticipated to cause damage to other properties or be detrimental to public health, safety or welfare.

DEPARTMENT REVIEWS	
Department Name	Comments
Public Works:	No comments.
Power & Light:	No comments.
Fire/EMS:	No comments.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

See draft resolution on next page for findings of fact and conditions of approval

Proposed Motion

I move to approve Resolution No. 2026-0303 TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE at 1006 N. NORDIC DR

ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- | | | |
|------------------------|--------------------|----------------|
| A. Maps | C. Public Comments | E. Application |
| B. Applicant Materials | D. Public Notice | |

APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

PLANNING COMMISSION RESOLUTION NO. 2026-0303

**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A
VARIANCE
TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE AT 1006 N. NORDIC DR**

WHEREAS, on March 10, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider an application for a minor subdivision TO CONSTRUCT A NEW CARPORT 5' FROM THE SIDE PROPERTY LINE at 1006 N. NORDIC DR, legally described as N 1/2 Lot 2, Blk. 82, USS 1252, and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has considered the proposed request in light of the findings required by PMC 19.80.050; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The proposed project meets the conditions of approval of 19.80.050.

Finding 2: The applicant has demonstrated compliance with applicable zoning and development standards.

Finding 3: The proposed use will not have a significant adverse impact on surrounding properties or public services.

Finding 4: The existing garage is located 15' from the rear property line and is a nonconforming structure. Per 19.68.040 (B), if a nonconforming structure is destroyed, the reconstruction must conform with Title 19 requirements.

Finding 5: The narrowness of the lot supports the need for a side yard variance, but the lot is 158' long and the rear yard setback of 20' could be achieved with by reducing the length of the proposed garage by 5'.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby approves the variance application, subject to the following conditions:

Condition 1: The development shall be constructed in substantial conformance with the submitted plan as approved by the Commission.

Condition 2: The applicant shall comply with all applicable building codes and related regulations.

Condition 3: All other applicable municipal, state, and federal permits and approvals must be obtained.

Condition 4: This approval shall expire 1 year from the date of approval unless construction has commenced or a time extension has been approved by the Commission.

Condition 5: The planning commission may, in writing, suspend or revoke a permit issued under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

Condition 6: Carport is constructed so that no portion of the structure is closer than 5' to the property line and garage is reconstructed to conform with 20' rear setback.

BE IT FURTHER RESOLVED, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 10 day of March, 2026, by the following vote:

AYE:

NAY:

ABSENT:

Chair, Planning Commission

Attachment A. MAPS

Howard Property
1006 N. Nordic Drive
01-002-229



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MIO - Marine Industrial Overlay
	MHP - Mobile Home Park
	SFM - Single Family Mobile Home
	MF - Multi-Family Residential
	RR - Rural Residential
	SF - Single Family Residential
	SF2 - Single Family Special Use
	PU - Public Use
	OSR - Open Space Recreational
	U - Undeveloped Land Pending Future Classification

Attachment B. Applicant Material



PETERSBURG BOROUGH VARIANCE APPLICATION

For Borough Use		Date:	
Base Fee: \$100		Check No. or CC:	
Public Notice Fee: \$70		Received by:	
Total: \$170		Code to: 110.000.404110	
APPLICANT INFORMATION			
NAME: <u>KEN HOWARD</u>			
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION:			Lot Size: <u>50' x 159'</u>
LOT: <u>North 1/2 lot 2</u>	BLOCK: <u>82</u>	SUBDIVISION: <u>Survey 1252</u>	PLAT #:
PARCEL ID: <u>01002229</u>	ZONE:		OVERLAY:
LEGAL ACCESS AND UTILITIES			
WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system			
WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): <u>1006 N. NORDIC DR.</u>			
TYPE OF USE			
What is the current use of property? <u>Residential</u>			
What is the proposed use of property? <u>Same</u>			
SUBMITTALS			
Is a site plan included? For new construction, please include elevation drawing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Photographs can also be helpful to the commission.			
SIGNATURE(S)			
I hereby affirm all 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): <u>Ken Howard</u>		Date: <u>3/3/2026</u>	
Owner (if different from applicant): _____		Date: _____	
Owner (if different from applicant): _____		Date: _____	

19.80 VARIANCE APPLICATION

Applicant Name: KEN HOWARD

Project Summary: Remove existing garage & woodshed
replace with new building, same size. Add
14x32 car port.

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.80.050 below:

(Note: In addition to meeting criteria, all regulations and requirements of Title 19 must be satisfied for the Commission to approve 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.

Existing building does not meet current set back requirements.

3. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships. *Please explain how your property/project would be affected if you did not receive the variance.*

Due to lot width I can not meet set back requirements to current code.

4. 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. *What is the impact of your project on neighboring properties and the community?*

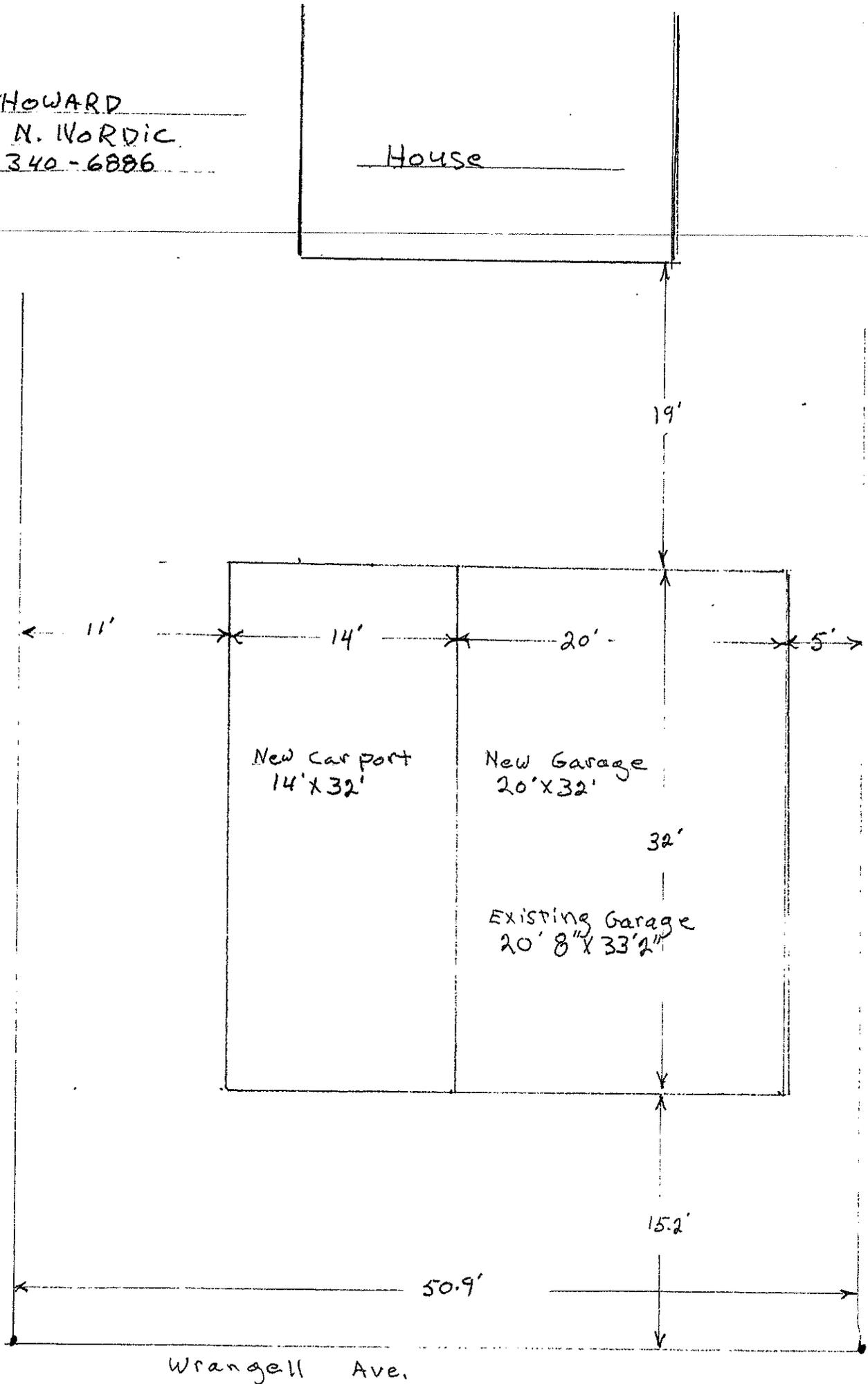
Not to my knowledge.

KEN HOWARD

1006 N. WARDIC

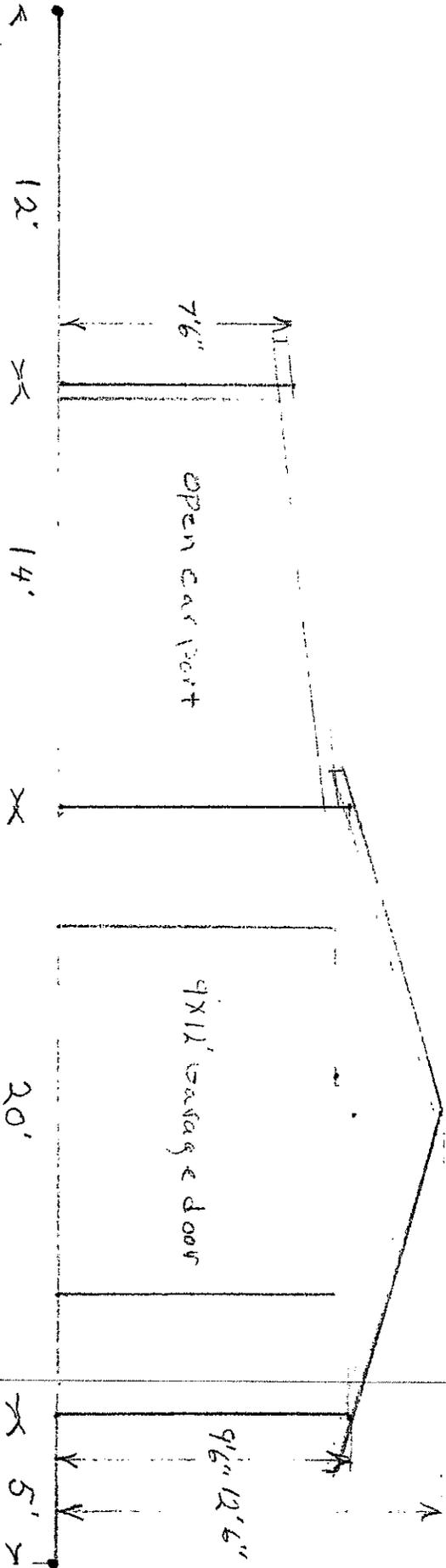
907-340-6886

House



Wrangell Ave.

KEN HOWARD
1006 N. NORDIC
907-340-6886



Ken Howard
1006 N. Nordic
907-340-6886

1005





February 17, 2026

BALCOM BRADLEY D BALCOM HANNAH



NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Ken Howard for a variance from the yard setback requirements to allow for construction of a garage and carport 5' from the side property line and 15' from the rear property line at 1006 N NORDIC DR. (PID: 01-002.229).

The public hearing and consideration of the application will be held:	Tuesday, March 10, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
HOWARD KENNETH	HOWARD LAURA
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM BERGMANN JOYCE A	WILLIAM AND JOYCE BERGMANN LIVING TRUST
CAPLES DARSHANN A TRUSTEE	CAPLES LIVING TRUST
CARIELLO JAMES	
DAVIS CHARLES	
CORNELIUS DONALD A	CORNELIUS KAREN A
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS WESLEY A	DAVIS ANGELA
DORMER RICHARD	DORMER JILL
DURBIN MICHAEL A	
ELLIS DAVID C	
ELLIS JEAN L	
FREEMAN HARLAN F	FREEMAN SHARON A
GELHAUS MARK	GELHAUS MARCELLA
GREINIER ANDREW C	
GUTHRIE ALEXANDER F	GUTHRIE LAURA S
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL L	HENDERSON JUDITH M
HICKMAN DANIEL	HICKMAN PATRICIA L
ROBERT AND SIGNE HALTINER	
KASTAMA SHARON	KASTAMA COREY
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY A	KOWALSKI CATHERINE W
LEE HEIDI	
LEONARD MICHAEL P	LEONARD MARY G
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MARTENS JENNY L	
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
NELSON PATRICIA A	
NILSEN ROBERT	NILSEN CARROL
NORDGREN OLE	NORDGREN KANDI
O'GARA DEBRA	
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
PAWUK ELIZABETH D	
OHMER DAVE	
RIEMER DAVID	RIEMER SALLY
RITTER WENDY	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SPRAGUE RICHARD	SPRAGUE SHARON
THORSEN STACEY A	THORSEN DEREK
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C VAN ETTINGER CHRISTINE M	
WALLACE GEORGE	WALLACE CAROL
WELCH JERRY L	WELCH TERRY A
WOOD KARSTEN F	WOOD KELLII
WORHATCH MAXIMILIAN IV	WORHATCH CENA
YUEN KEN	VIENT VIVIAN