

# PETERSBURG BOROUGH LAND USE APPLICATION

PAID  
NOV 01 2022  
FINANCE DEPT

CODE TO:	110.000.404110
BASE FEE:	795.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	965.00
CHECK NO. or CC:	

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Robert Bruce Stedman	NAME	
MAILING ADDRESS	6842 Kenfis Place S.W	MAILING ADDRESS	
CITY/STATE/ZIP	Port Orchard, Wa 98367	CITY/STATE/ZIP	
PHONE	425-614-7970	PHONE	
EMAIL	rbstedman@hotmail.com	EMAIL	

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

203 N 4<sup>th</sup> St.

PARCEL ID: 01-006-206	ZONE:	OVERLAY:
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CURRENT USE OF PROPERTY: Residential, single family	LOT SIZE:
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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):  
4<sup>th</sup>

### TYPE OF APPLICATION & BASE FEE

- 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:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.  
 For Subdivision approvals, please submit a prepared plat map as required by borough code.

### 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(s) or authorized agent thereof for the property subject herein.

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_



# PETERSBURG BOROUGH PLATTING VARIANCE

CODE TO:	<b>110.000.404110</b>
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>

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

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Robert Bruce Stedman	NAME Same
MAILING ADDRESS 6842 Kenfig Place SW	MAILING ADDRESS Same
CITY/STATE/ZIP Port Orchard, Washington 98367	CITY/STATE/ZIP Same
PHONE 425.614.7970	PHONE Same
EMAIL rbstedman@hotmail.com	EMAIL Same

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

203 N 4<sup>th</sup> St, Petersburg, Alaska 99833

PARCEL ID:	ZONE:	OVERLAY:
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CURRENT USE OF PROPERTY: Part has a House with detached garage, remaining is wooded	LOT SIZE:
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PROPOSED USE OF PROPERTY (IF DIFFERENT): requesting a variance from the requirement that the road frontage for one of the lots be reduced from 80' to 75'.

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):  
4<sup>th</sup> North

### SUBMITTALS:

- Sketch plat or photocopy of the most recent survey
- Evidence of title of the applicant
- Explanation of conditions, facts, and reasons why a variance should be granted.

### 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(s) or authorized agent thereof for the property subject herein.


Applicant(s):  Date: 12/15/2022

Owner: same Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 18.32 PLATTING VARIANCE APPLICATION

Applicant(s): Robert Bruce Sledner 

Subdivision: \_\_\_\_\_

**Variance Requested:**

Lot Area

Lot Frontage

Other:

**Conditions of approval as required in Petersburg Municipal Code 18.32.010:**

**(Note that both conditions must be satisfied in order to qualify for a variance.)**

1. Explain how the granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property.

The property to the North, if granted will be 100' X 75, and a good building lot, if the buyer desires. It is currently wooded and unused, except for a small shed, which will be removed if this request is granted as per requirements for a lot not having a house on it.

Both lots have full access to 4<sup>th</sup> North and the house and garage lot will still have complete frontage access to Fram Street and not require any additional changes or additions to any City Roads.

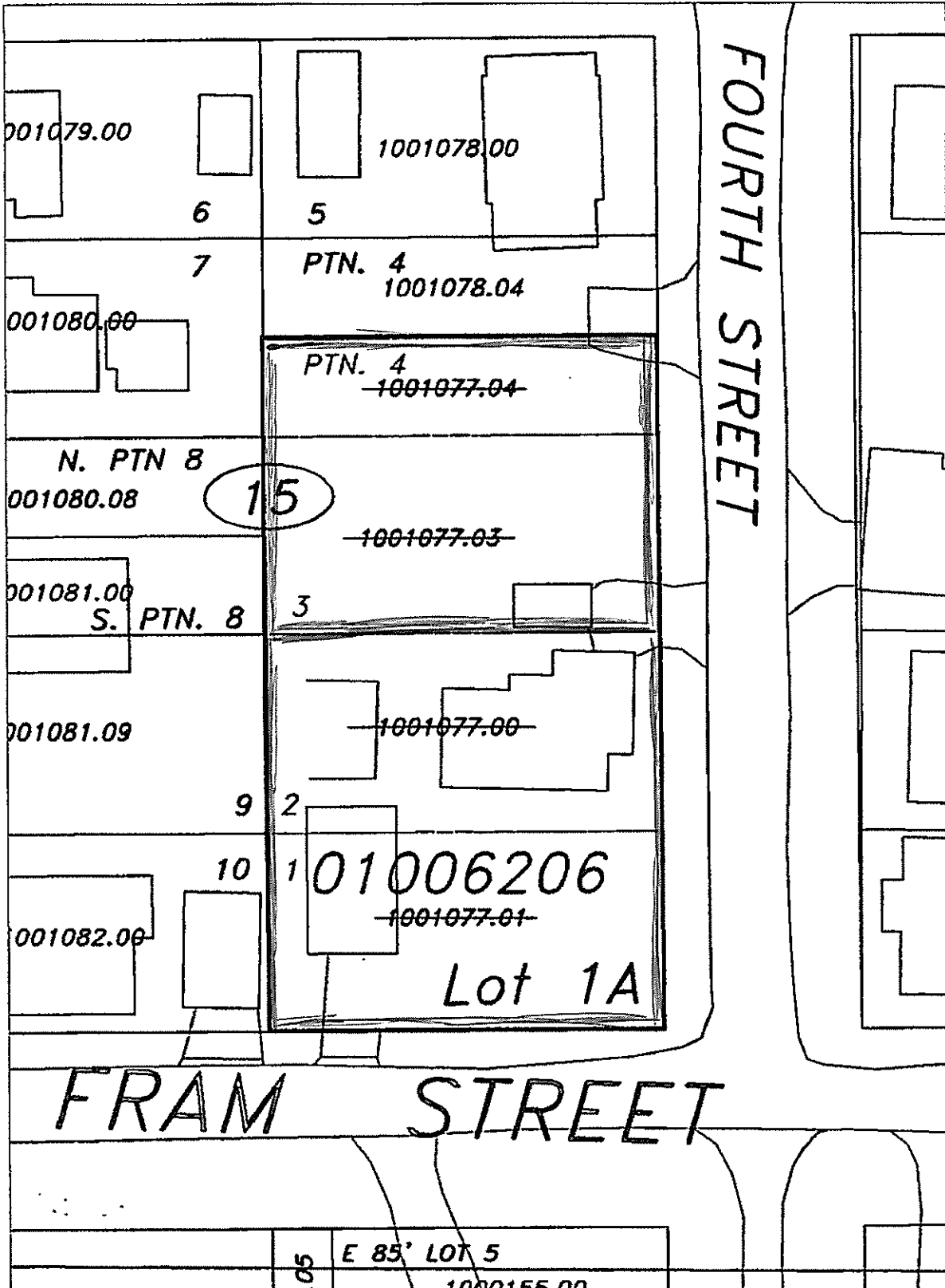
By dividing the current property into the lots with the garage and house as one entity and the remaining wooded lot and a half as another entity, this; will do two things: create another possible buildable lot and also reduce the value of the house and garage lot to open it up for more people to be able to afford it.

2. Explain how the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

Before the lots owned by my parents were joined for Tax Purposes, Dr Tom Woods approached my father about purchasing half of the lot adjacent to his corner property (the original Lutheran Rectory) so he had room to access the back of his house and I believe to park his boat. That left 3 and a half lots, which were later joined. The original Corner lot with the Garage and shop, the next lot north with the house, and the wooded lot and a half to the north of the house.

The house lot will be 100X100 and will be of good size for whatever the new owner wishes to add or change.

The wooded lot will be 100'x75', which is one and a half times larger than the original buildings lots in the neighborhood.



FOURTH STREET

FRAM STREET

E 85' LOT 5  
1000155.00





**NOTICE OF MINOR LOT CONSOLIDATION**  
**RECORD IN: PETERSBURG RECORDING DISTRICT**

The property formerly described as: (Original legal description of lots that have been consolidated) BLK 15 LOTS 1, 2, 3, and 4 PTN. 4 USS 282  
SEC 27 T58S R79E CRM

has been consolidated into one lot, tract, or parcel described as: (New legal description of the lot, tract, or parcel) BLK 15 LOT 1A USS 282  
SEC 27 T58S R79E CRM

Owner(s) of the above described new lot, tract, or parcel:  
William & Carol Stedman

I hereby certify that the legal description shown hereon has been found to comply with Title 18 of the Petersburg Municipal Code Subdivisions and is approved by the Petersburg Borough Department of Community Development for recording in the office of the Ketchikan Recording District, Ketchikan, Alaska.

Dated: 8/15/13

[Signature]  
Director of Community Development  
Petersburg Borough

STATE OF ALASKA )

) SS

FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 5<sup>th</sup> day of August 2013, before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Leon Luczak, to me known and known to me to be the person(s) whose names are subscribed to the foregoing instrument freely and voluntarily for the stated purposes and reasons set forth therein.

[Signature]  
Notary Public in Alaska:  
My commission expires 11-24-15

After recording return to: Petersburg Borough, P.O. Box 329, Petersburg, AK 99833



Petersburg Borough  
Community Development  
P.O. Box 329  
Petersburg, AK 99833

(907) 772-4533  
FAX (907) 772-4876

Application No: \_\_\_\_\_ Date Received: June 18, 2013  
Fee Collected: WAIVED Received By: SJC/LL

**APPLICATION FOR MINOR LOT CONSOLIDATION.**

Owner(s): William + Carol Stedman  
Address: 203 N. 4th St.  
Phone Number: (907) 772-4415

**APPLICANT MUST PROVIDE EVIDENCE OF THE FOLLOWING:**

- Lots proposed for consolidation are under common ownership.
- All special assessments are paid in full.
- All property taxes are paid in full.

**FOR DEPARTMENT USE:**

- Lots are located in the same zoning district.
- Consolidation of lots does not create a zoning or building code violation.
- Consolidation involves four or fewer abutting lots.

I (we) do hereby apply for Minor Lot Consolidation review and approval of the following described lots in accordance with the provisions of the Subdivision Ordinance. I (we) am (are) the owner(s) of the real estate included in said Minor Lot Consolidation.

**LEGAL DESCRIPTION OF PROPERTY WHICH WILL BE CONSOLIDATED:**

BLK 15, LOTS 1, 2, 3 & PTN of 4 USS 282  
parcel ID's 1001077.00, .01, .03, .04

Number of Existing Parcels 4 Total Land Area 17,500 SF  
Resulting Lots or Parcels 1

**NEW LEGAL DESCRIPTION**

BLK 15 LOT 1A USS 282  
parcel ID 01006206

Signature of Owner(s) William Stedman  
Carol Stedman

# Planning Commission Staff Report

Meeting date: January 10, 2023

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** PLATTING VARIANCE & MINOR SUBDIVISION  
203 N 4<sup>th</sup> Street (PID: 01-006-206)

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## Recommended Motions:

I move to approve a platting variance along with findings of facts to allow a road frontage of 75' and lot size of 7,500 sf at 203 N 4<sup>th</sup> Street.

I move to approve a minor subdivision along with findings of facts and conditions of approval at 203 N 4<sup>th</sup> Street.

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

1. An application for a variance was submitted by Robert Bruce Stedman (applicant) and fees paid on July 18, 2022.
2. The subject property is located at 203 N 4<sup>th</sup> Street.
3. The existing lot is 17,500 sf and zoned single-family residential. Surrounding properties are also zoned single-family residential.
4. The subject property has access to municipal water and sewer, and electric services.
5. Surrounding area is well-developed with residences.
6. The stated intended use for the subdivided property is residential use.
7. The proposed northern lot:
  - a. Lot area is approximately 7,500 sf, which does not meet the minimum lot size of 8,000-sf. Applicant has requested a platting variance.
  - b. Legal and practical access is N. 4<sup>th</sup> Street.
  - c. Road frontage is 75', which does not meet the 80' required in the district. Applicant has requested a platting variance.
  - d. There is an existing car port on the lot.
8. The proposed southern lot:
  - a. Lot area is approximately 10,000 sf, which exceeds the 8,000-sf minimum lot size for the zoning district.
  - b. There is an existing 2,861 sf one-family residence and garage on the property.
  - c. Minimum yard setback requirements for the structure are met.
  - d. The proposed lot coverage is 16%, which is below the maximum 35% allowed in the district.
  - e. This is a corner lot and has legal and physical access to N 4<sup>th</sup> Street and Excel St.
9. Hearing notices were mailed to property owners within 600 feet of the subject property.
10. On January 10, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.

# Planning Commission Staff Report

Meeting date: January 10, 2023

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 Commission makes the following determinations:**

1. The proposed subdivision would create one 10,000-sf lot and one 7,500-sf lot. The 7,500-sf lot is smaller than the minimum lot size for the district, however many lot sizes in this neighborhood are 5,000-sf. The 7,500-sf lot size is adequate to accommodate a residence and required off-street parking.

The substandard size of the lot is not likely to cause detriment to surrounding properties given that other lots in the area are smaller. The proposal is not likely to be detrimental to public health, safety, or welfare as existing and planned uses on the subject properties are consistent with allowed uses for the district.

2. The proposed 7,500 sf lot has a road frontage of 75', which is less than the required 80' for the district, however many lots in this neighborhood have road frontage of only 50'. The road frontage for the proposed lot is sufficient to allow for a driveway and provide off-street parking for future residential development.

The substandard road frontage is not likely to cause detriment to surrounding properties given that other lots in the area are smaller. The proposal is not likely to be detrimental to public health, safety, or welfare as existing and planned uses on the subject properties are consistent with allowed uses for the district.

3. Conditions of approval prior to recording of plat:

- The subdivider submits a plat based on the sketch approved by the Planning Commission with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the State of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
- The existing car port on the northern lot shall be removed.

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Chair, Planning Commission

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Secretary, Planning Commission



Dear Karen and Commission Members,

I am writing in support of Robert Bruce Stedman's request for Variance for creation of a 7500 sq ft, 75 ft frontage lot at 203 N 4<sup>th</sup> Street. In looking at the Borough map, a lot like this will fit in perfectly with the lot sizes and homes that their neighbors have on both 3<sup>rd</sup> and 4<sup>th</sup> Streets. A lot of 7500 sq ft allows the develop of a nice home meeting all setback requirements, and we all know that the community desperately needs more buildable lots to be available for development. The increased property taxes and one more potential home for much needed community contributors, make this very positive for us all.

This request and the resultant new lot, fits the neighborhood character and is a need for the full community. I hope that you will grant this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Ohmer", with a long horizontal flourish extending to the right.

Dave Ohmer

January 4, 2023

Petersburg Planning Commission  
PO Box 329  
Petersburg, Alaska 99833

Dear Commission Members,

Director Liz Cabrera, Community & Economic Development

Thank you for the notice of public hearing for consideration of the application for the two variances and minor subdivision at 203 N 4<sup>th</sup> Street (PID: 01-006-206).

We are neighboring property owners with an adjacent property line located at 204 N 3<sup>rd</sup> Street. This letter serves as our public comment supporting the application for the proposed variances.

We have a verbal agreement with the 4<sup>th</sup> street property owner to purchase the adjacent, wooded lot directly behind our property.

Thank you for your consideration.

Sincerely,

Tom Abbott and Elizabeth Hart

**Stedman Residence**  
**203 N. 4th Street**  
**01-006-206**



01-006-050

01-006-010

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007-520

007-513  
007-512

DOLPHIN ST

EXCEL ST

FRAM ST

GJOA ST

GJOA ST

N 1ST ST

N 7TH ST

HAUGEN DR

BALDER ST

CHARLES W ST

N NORDIC DR

HARBOR WAY

S SINGLEE ALY

**Stedman Residence**  
**203 N. 4th Street**  
**01-006-206**



**PROPERTY AREA**

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