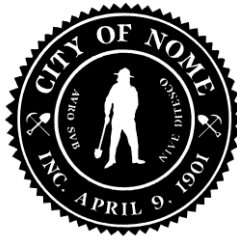


Mayor
John K. Handeland

Manager
Glenn Steckman

Deputy Clerk
Jeremy Jacobson



Nome Planning Commission
Kenneth Hughes III, Chair
John Odden
Gregory Smith
Carol Piscoya
Melissa Ford
VACANT
VACANT

**NOME PLANNING COMMISSION
SPECIAL MEETING AGENDA**
THURSDAY, SEPTEMBER 28, 2023 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

NEW BUSINESS

- A. Variance Application for Lot 11A Block 52A - 307 W. 3rd Ave., Set Back from Lot Line, **PUBLIC HEARING**

PAGE 2

- B. Variance Request for Lot 31 of Block 33 for Set Back from Lot Line, *PUBLIC HEARING*,

PAGE 18

COMMISSIONERS' COMMENTS

SCHEDULE OF NEXT MEETING

ADJOURNMENT

RECEIVED

RECEIVED

SEP 16 2023

Item A.

DATE RECEIVED: 2023
CITY OF NOME
CLERKS DEPARTMENT

CITY OF NOME
CLERKS DEPARTMENT

Variance Application

PERMIT NO. 2023-01Y

NCO 5.10.090 (Building Code) – Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that **all** of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.

The City Clerk shall give notice of the public hearing in the following manner:

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant: 

Phone #: 907 443 2083

Y10-2502
(Please check one)

I am requesting the Planning Commission consider a variance in reference to a:

Preliminary Plat/Subdivision Application _____

Building Permit Application _____

23-00019R

Block #: 52A Lot #: 11A Tax Lot #: 001-261-09

For the following reason(s):

- Set Back from Lot Line
- Lot Size
- Off Street Parking
- Permitted Work Suspended

Other reason(s):

(6' feet from street rather than 10)

Caroline Bauer
Signature of Applicant

9-14-2023
Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on _____ Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit was / was not approved.

BUILDING PERMIT REFERENCE NO: #23-00019R

Chairman, Planning Commission Date

City Clerk's Office Date

Receipt #: _____

FEES: REGULAR MEETING : \$200.00
SPECIAL MEETING: \$300.00

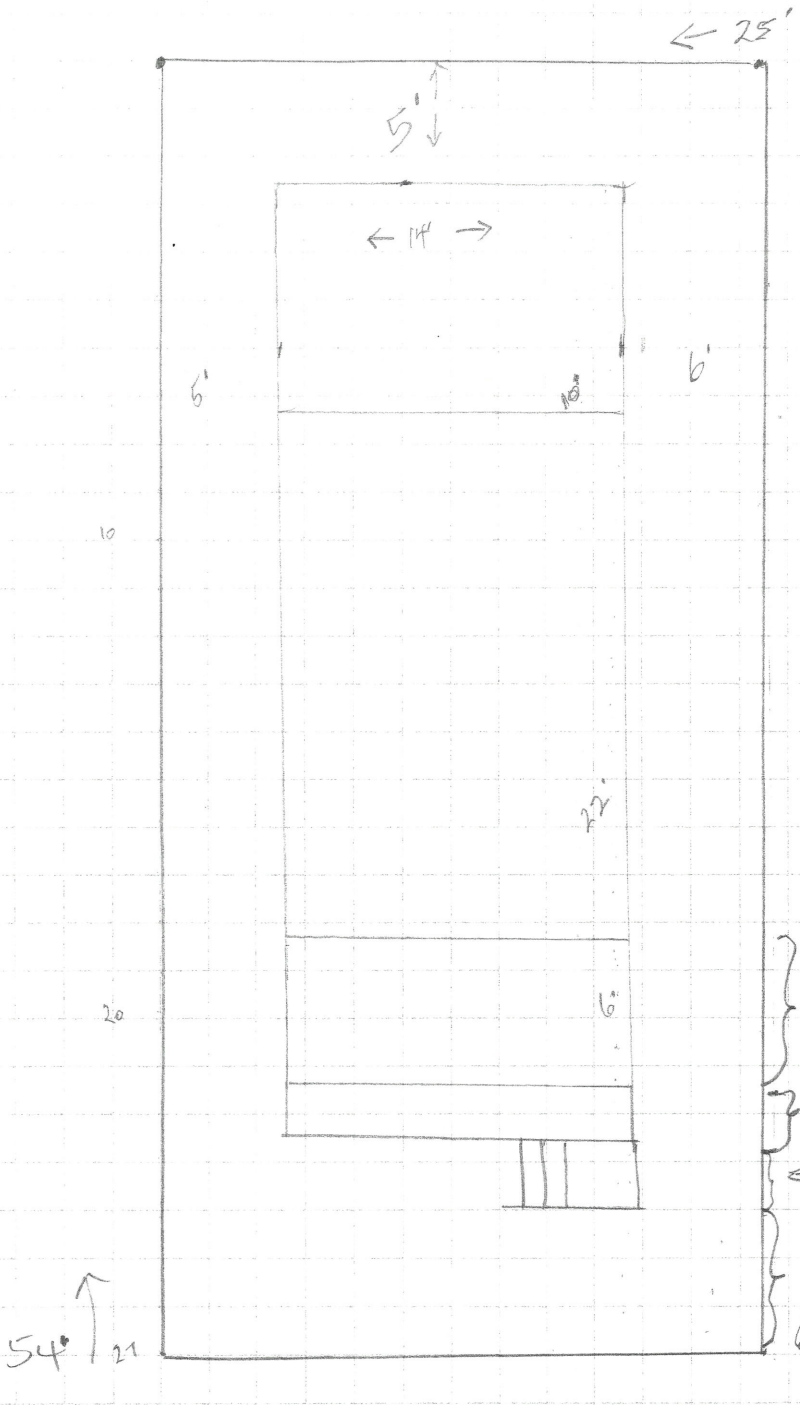
Date Paid: 9/14/23

Fee \$: 300.⁰⁰

PNP #
142587138

001, 261, 09 Block 52 A Lot 11A
307 west Third

Item A.



$$\begin{array}{r} 25' \\ -14' \\ \hline 11' \end{array} \begin{array}{l} 6 \\ \angle 5 \end{array}$$

Lot 11A Block 52A
C Kaver 9/19/2023

Each square = 2 feet
1/2 square = 1 foot

Lot: 25 x 54
House 14 x 38 w/ existing shed

} 6' existing porch
} 2' addition
← exit landing to code 3'
} 6' of 10' setback - need to use 4'

83-31
 NAME: TOWNST. BEYOND
 OFFICIAL OF BLDG. 64
 8 BLDG. 32 1477
 NAME: 10-26-83



THIS SUBDIVISION
 VICINITY MAP

- LEGEND
- FOUND SURVEY CAP
 - SET YELLOW SURVEY CAP ON 5/8" x 2" REBAR
 - ⊗ SHORT BROTHERS BRASS CAP SET IN CONCRETE TABLET

CERTIFICATION OF PAYMENT OF TAXES
 NOV. 14, 1983
George E. Conley COUNTY CLERK
 OCTOBER 10, 1983

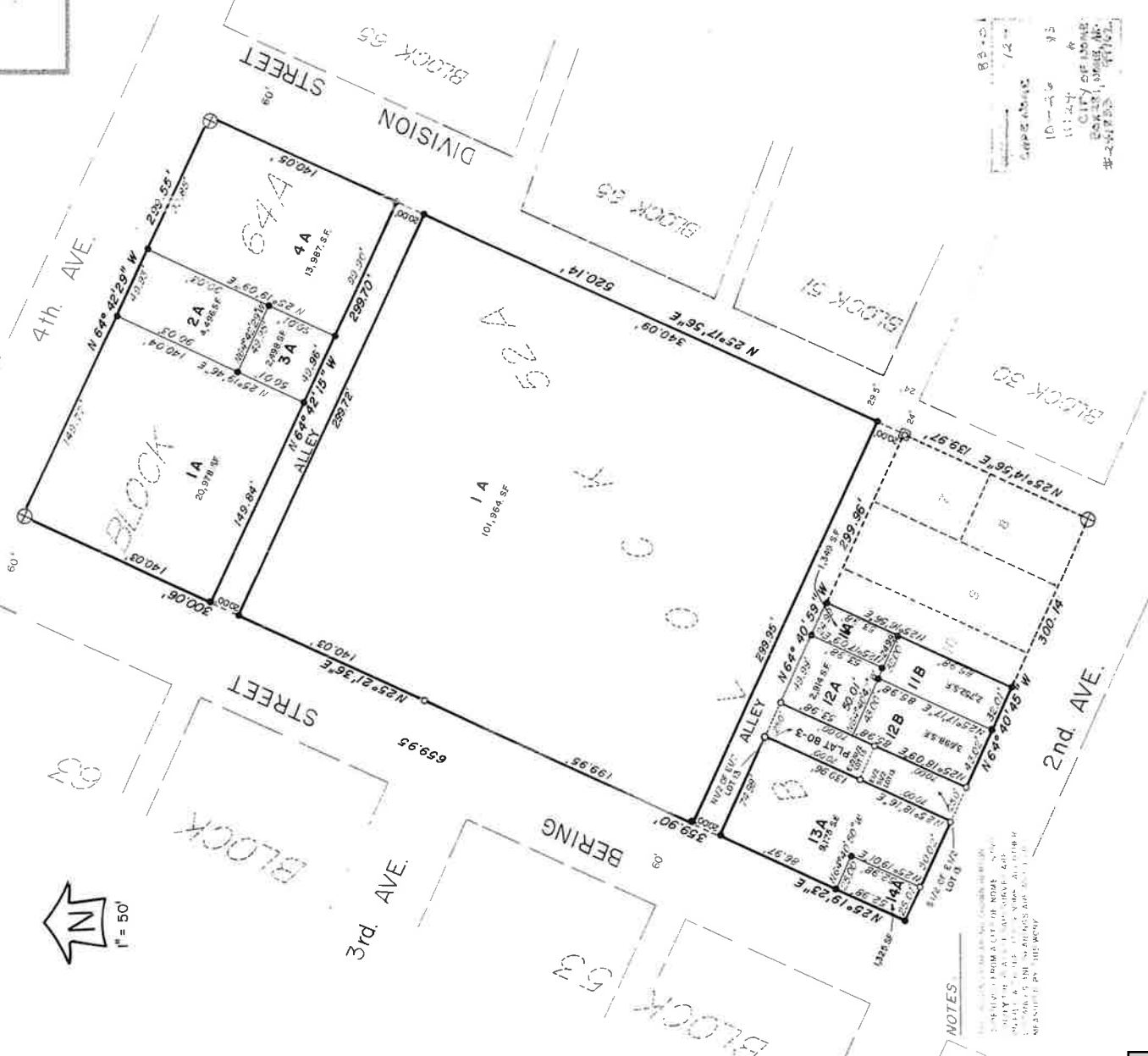
CERTIFICATE OF REGISTERED LAND SURVEYOR
 I, *Ray D. Dwyer*, Registered Land Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor in the State of Alaska.

CERTIFICATE OF APPROVAL BY THE COMMISSION
 14 DEC
Thomas Gleason

ACCEPTANCE OF DEDICATION
 I, *SBP*, do hereby accept and agree to the dedication of the above described alley for public use and to the plat of subdivision shown on the attached plat.

NOTARY'S ACKNOWLEDGEMENT
 I, *SBP*, Notary Public for Alaska, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor in the State of Alaska.

NOTARY PUBLIC FOR ALASKA
 STATE OF ALASKA
 NOTARY PUBLIC FOR ALASKA
 STATE OF ALASKA



NOTES
 THE ABOVE DESCRIBED ALLEY IS TO BE DEDICATED TO THE PUBLIC AND SHALL BE OPEN TO ALL TRAFFIC AND SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE CITY OF ANCHORAGE SUBDIVISION MAP ACT.

83-31
 10-26-83
 CITY OF ANCHORAGE
 RECORDS SECTION
 #2-24753

Item A.

CERTIFICATE of OWNERSHIP and ACCEPTANCE PROPERTY LINE and ENCROACHMENT AGREEMENT

THE UNDERSIGNED OWNERS OF THE REPLAT OF A PORTION OF BLOCK 64 AND BLOCK 52
OF THE ORIGINAL TOWNSITE OF NOME, ALASKA, ACKNOWLEDGE AND AGREE TO THE FOLLOWING:

1. THAT THEY ARE THE OWNERS OF SAID PROPERTY.
2. THAT THE LOT LINES AND CORNERS OF EACH OF THE LOTS OF SAID TOWNSITE ARE TRUE AND CORRECT, AND SET FORTH UNDER THE SIGNATURE LINE OF EACH OF THE PARTIES EXECUTING THIS PLAT.
3. THIS RESOLUTION AND ESTABLISHMENT OF LEGAL BOUNDARY LINES AND LOT DESCRIPTIONS AS TO OWNER-SHIP SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. ALL FUTURE TRANSACTIONS SHALL UTILIZE THE LEGAL DESCRIPTIONS OF THE PROPERTY AS ESTABLISHED AND SET OUT ON THIS REPLAT.
4. THE UNDERSIGNED FURTHER DEDICATE AND AFFIRM AS PARTS OF SAID TOWNSITE ALL OF THE STREETS AND ALLEYS AS INDICATED ON THIS PLAT.

LOT 2A B/A BLOCK 52-A, NORTON LEO B. HAWKINS, FOR THE CITY OF NOME - P.O. BOX 281 - NOME, ALASKA 99762
CORPORATION P.O. BOX 915 NOME, ALASKA 99762

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
PEGGY M. FAGERSTROM
who received the individual described in and
acknowledged that she is the
signed the same as she for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
CHARLES M. FAGERSTROM
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Robert M. Johnson
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Dub Skarson
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Michelle Parmentier
who received the individual described in and
acknowledged that she is the
signed the same as she for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
John B. McElvamp
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Howard Johnson
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Howard Johnson
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
Michelle Parmentier
who received the individual described in and
acknowledged that she is the
signed the same as she for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
John B. McElvamp
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
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purpose herein mentioned, and that the seal
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written.

NOTARY'S ACKNOWLEDGEMENT

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3rd JUDICIAL DISTRICT } ss.
On this day, personally appeared before me,
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NOTARY'S ACKNOWLEDGEMENT

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On this day, personally appeared before me,
Howard Johnson
who received the individual described in and
acknowledged that he is the
signed the same as he for the uses and
purpose therein mentioned, and on each
purpose herein mentioned, and that the seal
affixed by official seal the day and year first above
written.

Item A.

26/02/01

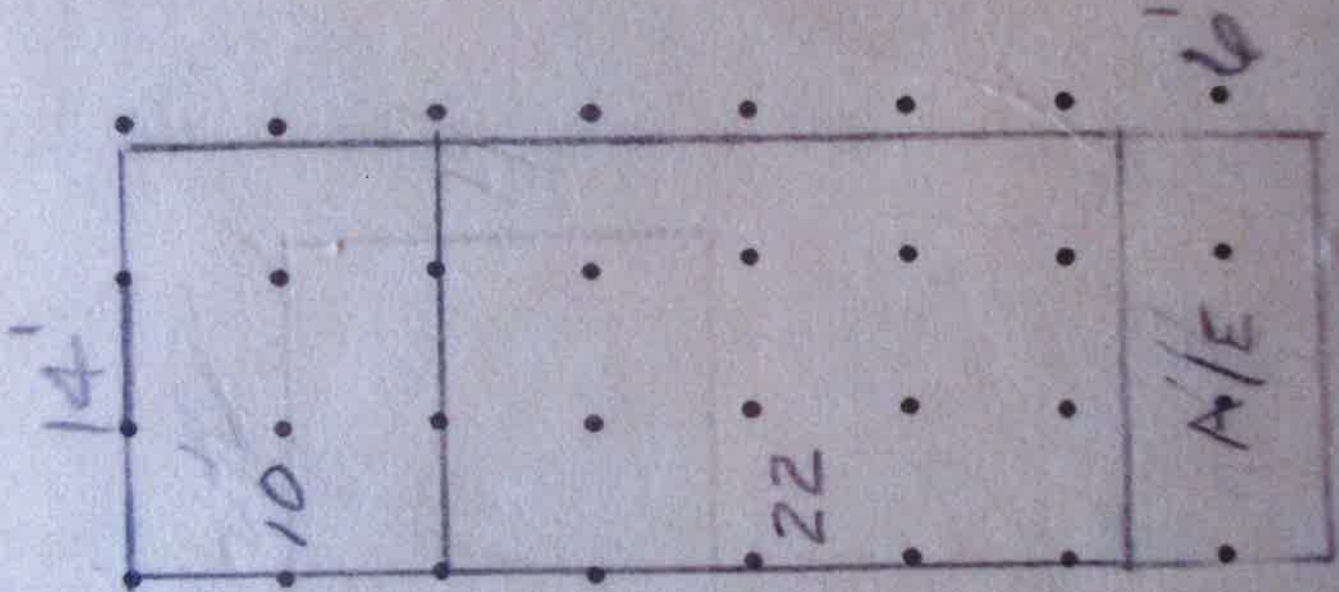
SILVERS ENGINEERING

SURVEYORS

W.C. 81-N DATE 7-82

OFFICIAL PLAT OF THE TOWNSITE OF NOME - AS AMENDED IN 1934
AND LYING WITHIN PROTRACTED T11'S, R. 34W, KATEL RIVER MERIDIAN, ALASKA
Containing 379 Acres More or Less

A RESUBDIVISION OF
LOTS 14 thru 44, BLOCK 64, and LOTS 14, and L1A thru 14A, BLOCK 32A
A PLAT OF
LOTS 14 thru 44, BLOCK 64, and LOTS 14, and L1A thru 14A, BLOCK 32A
A PLAT OF
LOTS 14 thru 44, BLOCK 64, and LOTS 14, and L1A thru 14A, BLOCK 32A



Item A.

Payment Entry Form

Result: Payment Authorized Confirmation Number: 142587138

Your payment has been authorized successfully and payment will be processed.

The City of Nome thanks you for your payment. For questions about your account, please call 907-443-6663 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount
City of Nome Invoice payment of \$300.00 on Invoice Number 2023-2788	\$300.00

Customer Information

First Name: Cussy

Last Name: Kauer

Address Line 1:

Address Line 2:

City:

State:

Zip Code:

Phone Number:

Email Address:

Subtotal:	\$300.00
Convenience Fee:	\$7.50
Total Payment:	\$307.50

Payment Information

Payment Date: 09/14/2023

Card Type: Visa

Card Number: *****7330

Signature:  Date: 9/14/2023
 By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *City of Nome*. If you have any questions about the charges please call 1-888-891-6064.

Mr. Cliff McHenry
City of Nome Building Inspector
Box 281
Nome, Alaska 99762

RE: Lot 11A, Block 52A, tax lot 001-261-09, potential variance request for 1 foot

Hello Mr. McHenry,

First I wanted to again thank you for your help earlier this summer regarding the outside steps damage/steps landing code issue/arctic entry porch addition to my rental at 301 Division Street. I think the building is better for it.

I think I mentioned in the special planning commission meeting I paid \$300 at which to present the step damage replacement issue, I mentioned and suggested the planning commission look hard at the current building permitting regulations, with emphasis on the core and older section of town where many structures have zero lot lines, lot lines that don't meet setback current requirements, etc. and consider some flexibility in them. I suggested the authority be given to you as the building inspector, to be able to approve the building improvements and repairs, were any to come before you. I also mentioned in the meeting I had one more porch issue to take care of, and this is it.

I was deeded in May of 2005, ten months after my husband walked out the door and abandoned me and the kids this property. I was told by the attorney firm that drew up the deed I was getting it "to help feed the kids". In reality husband had allowed a homeless person in the building with some organization in town paying the rent (similar to what I hear is occurring in Nome now) and I had to get a loan for \$40,000 to make the place livable and rentable. It was back to hot dogs for supper, again. It has been a money pit ever since, and the spring melt coming off the street directly south of Old St. Joe's helped erode the fill under the building, thus ripping the water and sewer line off the building which had to be dug up and replaced. I think in the planning commission meeting I recently attended I also mentioned I'm trying my best to leave behind some maintenance free, code compliant structures with which my inheriting children will not have to struggle.

The project I am trying to undertake is replacing, and enlarging by two feet, the rotting rotten and leaking front porch addition on the north end of the existing structure.

I know in applying for a variance the city wants to see the 4 corners of the property. I have been asking since May for surveyor help. He did come and locate the 2 south end corners. I asked for a full blown survey, and that hasn't happened. I have asked to be on a list for structure leveling. I am still on a list. Regarding the survey, I did take my tape over and walked the lines out.

The lot measures 24.99, or 25' wide by 53.98 or 54' long. The building with all its various additions over time (10' on the south, main building 22', porch addition 6') measures 38' long and 14' wide.

Therefore, 25' wide lot less 14' building = 11', and appears to have ample 5 foot setback on the east and west sides of the building. Length of lot at 54' less 38' length of building = 16 feet. There appears to be ample 5 foot setback on the south end, leaving 11 feet on the north street end.

I would like to enlarge the porch addition from the 6' depth to 8'. I do not want to saw up 8 foot sheets of very expensive plywood and lumber. Since there is a high probability there is 11 feet at the front of the building, and I'd like to add these 2 feet, that makes a 9 foot setback from the street lot line, rather than the current regulation of 10, or a 1 foot variance request. I have discussed with the carpenter doing the work about putting the exiting stairway inside the addition, or running them across the east west building frontage. This would change the setback for steps and railing running that direction, rather than jutting out toward the street as they do now.

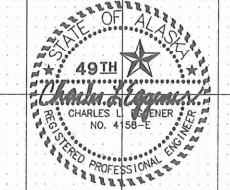
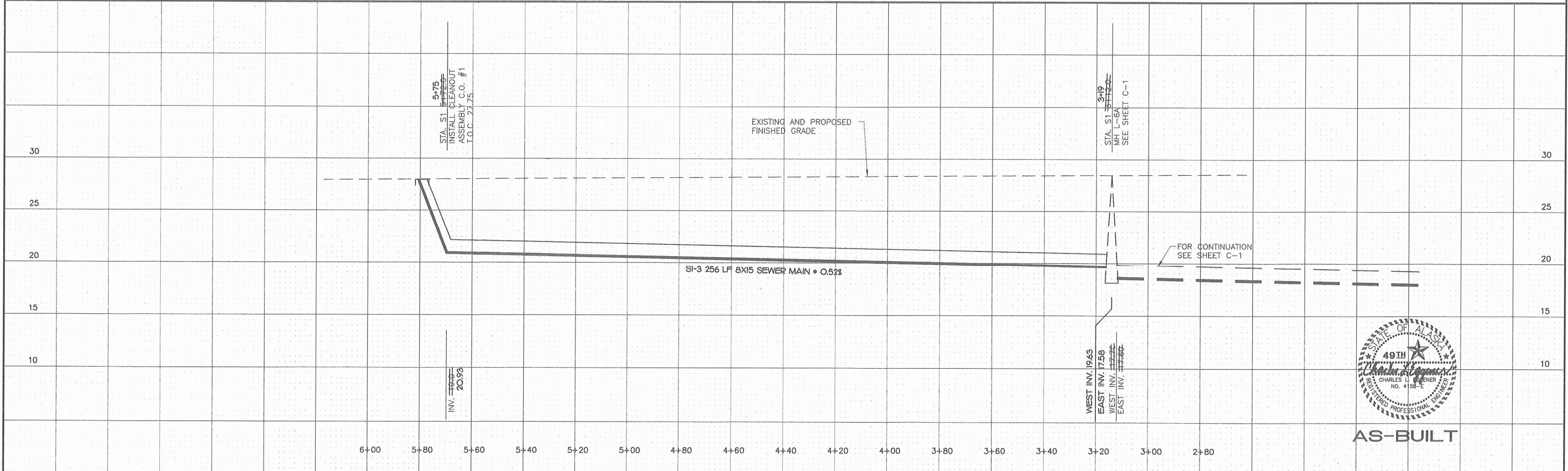
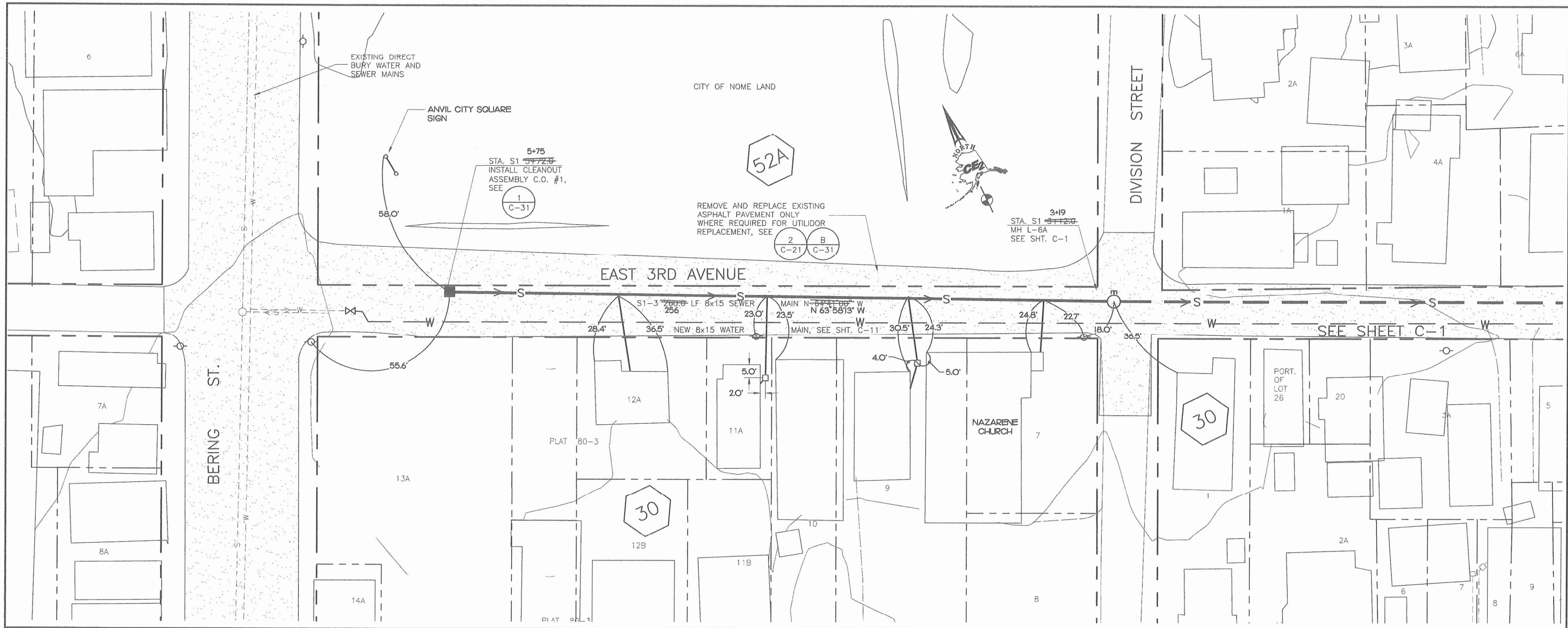
I had the lady in the clerk's office pull up in your new system the overhead views to this area to see if we could learn anything more, being as I have been waiting 3 months for a surveyor. There is one version which shows the rooftops, and actually includes the very long Quonset hut to the east, which when looking at the physical survey marker on the south end of Lot 11A, east, we have an almost zero lot line situation with the hut along this line, and I'd guess the setback from the street lot line is in inches, and not feet, and definitely not 10 of them. The lady then pulled up a grayed out version of the structure layout of West 3rd Avenue, and my building, the building to the east (hut) and building to the west (Lot12A) are not on this version.

I recall the main portion of this building existing when I was in high school in 1970. The south and north additions have come later, and in particular the north end is in bad shape, leaking, wood is rotten, and impossible to adequately protect the possessions of any tenant or owner should the property be sold. Please discuss with whomever you need to get the authority for me to proceed with what would be an 8 foot by 14 foot porch replacement, or let me know if I need to again ask for a variance from the planning commission. We are running out of summer construction season time, weather has been a struggle, getting people in the trades to respond has been difficult, but I am lucky to have someone who wants to do the carpentry work and is very capable.

I leave Wednesday July 27 and hope to be back August 5. As you know, I am in the fight for my life, but will be reachable by phone/email at cussy@nome.net. It's not a good idea to try to call for me as you won't know if I'm on the radiation table or where I am. Thanks again for your help.

Sincerely,

Cussy Kauer
July 25, 2022
Home phone 443 2083, cell 304 2788



AS-BUILT

RECORD DRAWING CERTIFICATE
 THESE DRAWINGS REFLECT RECORDED INFORMATION OBTAINED DURING CONSTRUCTION. INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE.
 Charles L. Eggen
 NAME DATE

SCALE: PLAN 1"=20'
 PROF(V) 1"=5'
 PROF(H) 1"=20'
 UNITS: ONE INCH ON ORIGINAL DRAWING = 1'-0"
 IF NOT ONE INCH ON SCALES ACCORDINGLY

CONSTRUCTION RECORD	
FIELD BOOK	
STAKING	
FOREMAN	
AS-BUILT	
INSPECTOR	



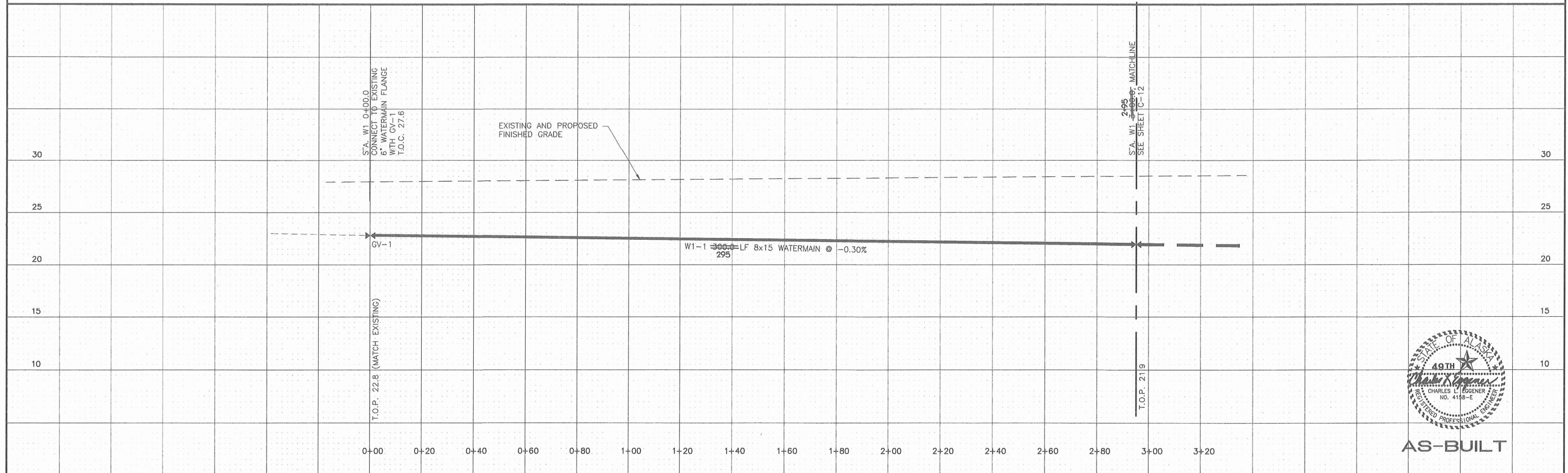
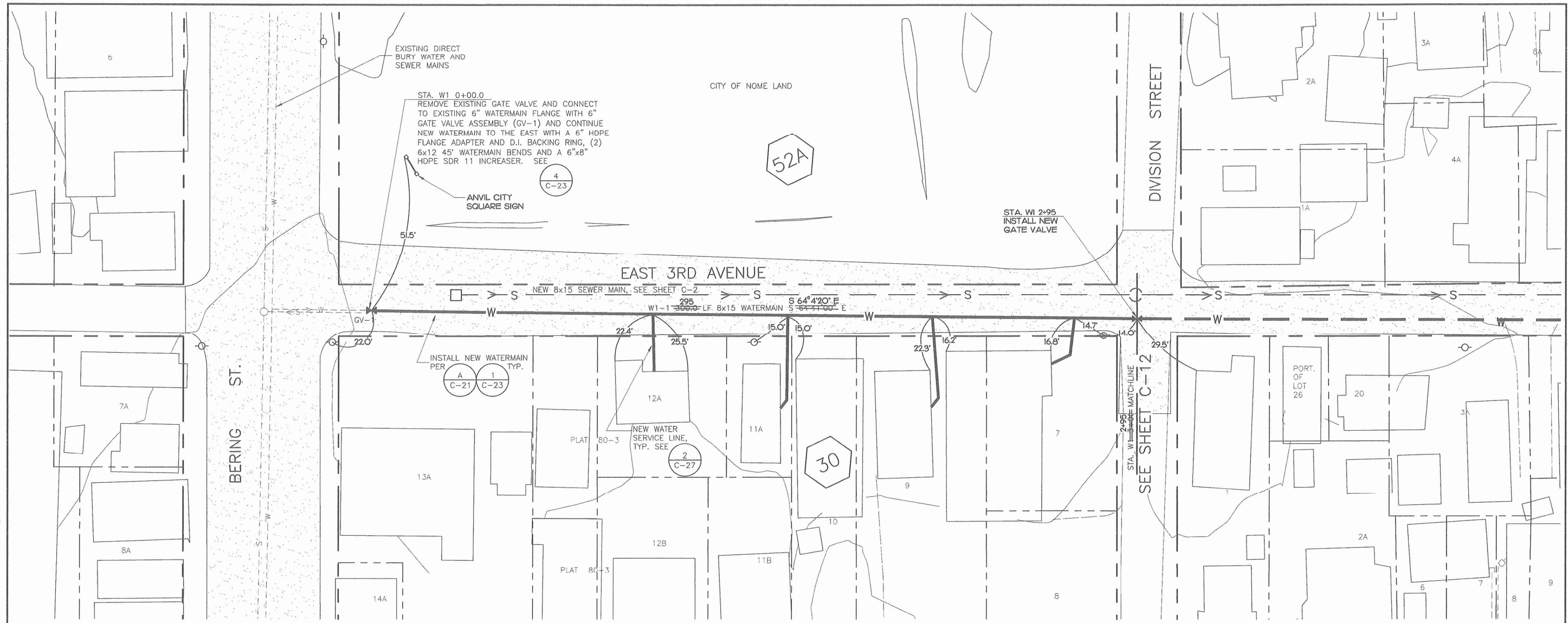
UTILIDOR REPLACEMENT
 PHASE IV
 SEWER PLAN AND PROFILE
 EAST 4TH AVENUE
 NOME, ALASKA

CE2 ENGINEERS, INC.
 ANCHORAGE, ALASKA

REVISION	BY	DATE
ADDED AS-BUILT INFO	D-W	11/00
ADDED AS-BUILT INFO	KMT	11/00

Project No.	00-001
Date	DEC., 1999
Designed	LAP
Drawn	LAP
Approved	CLE

Sheet No. **11**
 SHEET 8 OF 40



RECORD DRAWING CERTIFICATE
 THESE DRAWINGS REFLECT RECORDED INFORMATION OBTAINED DURING CONSTRUCTION. THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE.
 Charles L. Eggen
 NAME

SCALE:
 PLAN 1"=20'
 PROFILE 1"=20'
 ORIGINAL DRAWING 1"=20'
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION RECORD
FIELD BOOK
STARTING
FOREMAN
AS-BUILT
INSPECTOR



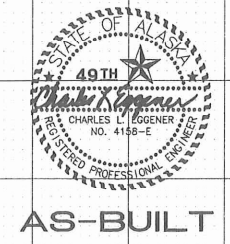
UTILIDOR REPLACEMENT
 PHASE IV
 WATER PLAN
 AND PROFILE
 EAST 3RD AVENUE
 NOME, ALASKA

CE2 ENGINEERS, INC.
 ANCHORAGE, ALASKA

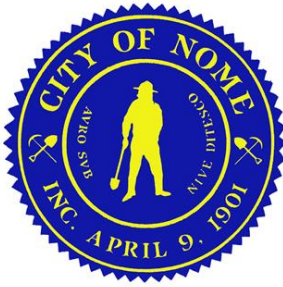
REVISION	BY	DATE
ADDED AS-BUILT INFO	D-J	11/20/00

Project No. 00-001
 Date DEC. 1999
 Designed LAP
 Drawn LAP
 Approved CLE

Sheet No. C-1
 SHEET 17 OF 40



AS-BUILT



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

September 19, 2023

Church of The Nazarene
PO Box 24
Nome, AK 99762

RE: Variance Application
Applicant: Caroline Kauer
Block 52A Lot 11A Plat 83-31 / 307 W. 3rd Ave.
Request: Variance: Set Back from Lot Line

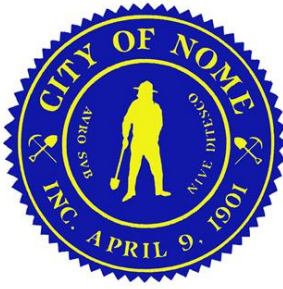
Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Thursday, September 28, 2023 at 7:00 P.M. in the Nome City Council Chambers to review the above variance request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6663 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Greg Smith
PO Box 808
Nome, AK 99762

RE: Variance Application
Applicant: Caroline Kauer
Block 52A Lot 11A Plat 83-31 / 307 W. 3rd Ave.
Request: Variance: Set Back from Lot Line

Dear Adjacent Property Owner,

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If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6663 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

City of Nome
PO Box 281
Nome, AK 99762

RE: Variance Application
Applicant: Caroline Kauer
Block 52A Lot 11A Plat 83-31 / 307 W. 3rd Ave.
Request: Variance: Set Back from Lot Line

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If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6663 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Howard L. Farley
PO Box 723
Nome, AK 99762

RE: Variance Application
Applicant: Caroline Kauer
Block 52A Lot 11A Plat 83-31 / 307 W. 3rd Ave.
Request: Variance: Set Back from Lot Line

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Thursday, September 28, 2023 at 7:00 P.M. in the Nome City Council Chambers to review the above variance request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6663 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Martin Silvernail
PO Box 576
Nome, AK 99762

RE: Variance Application
Applicant: Caroline Kauer
Block 52A Lot 11A Plat 83-31 / 307 W. 3rd Ave.
Request: Variance: Set Back from Lot Line

Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Thursday, September 28, 2023 at 7:00 P.M. in the Nome City Council Chambers to review the above variance request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6663 or email: JJacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk

SEP 15 2023

Item B.

CITY OF NOME
CLERKS DEPARTMENT

DATE RECEIVED:

**CITY OF NOME
Variance Application**

PERMIT NO. **2023-021**

NCO 5.10.090 (Building Code) – Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.

The City Clerk shall give notice of the public hearing in the following manner:

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant: Dr. Walter Campbell Phone #: 907-250-7246

150-2505

I am requesting the Planning Commission consider a variance in reference to a:
(Please check one)

Preliminary Plat/Subdivision Application _____

Building Permit Application _____

23-000121 B

Block #: 33 Lot #: 31 Tax Lot #: 001.131.18

For the following reason(s):

- Set Back from Lot Line
- Lot Size
- Off Street Parking
- Permitted Work Suspended

Other reason(s):

Signature of Applicant

Sept. 15, 2023

Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on September 28th, 2023 Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit was / was not approved.

BUILDING PERMIT REFERENCE NO: #23-000121 B Date _____

Receipt #: 142663774

Chairman, Planning Commission _____ Date _____

City Clerk's Office _____ Date _____

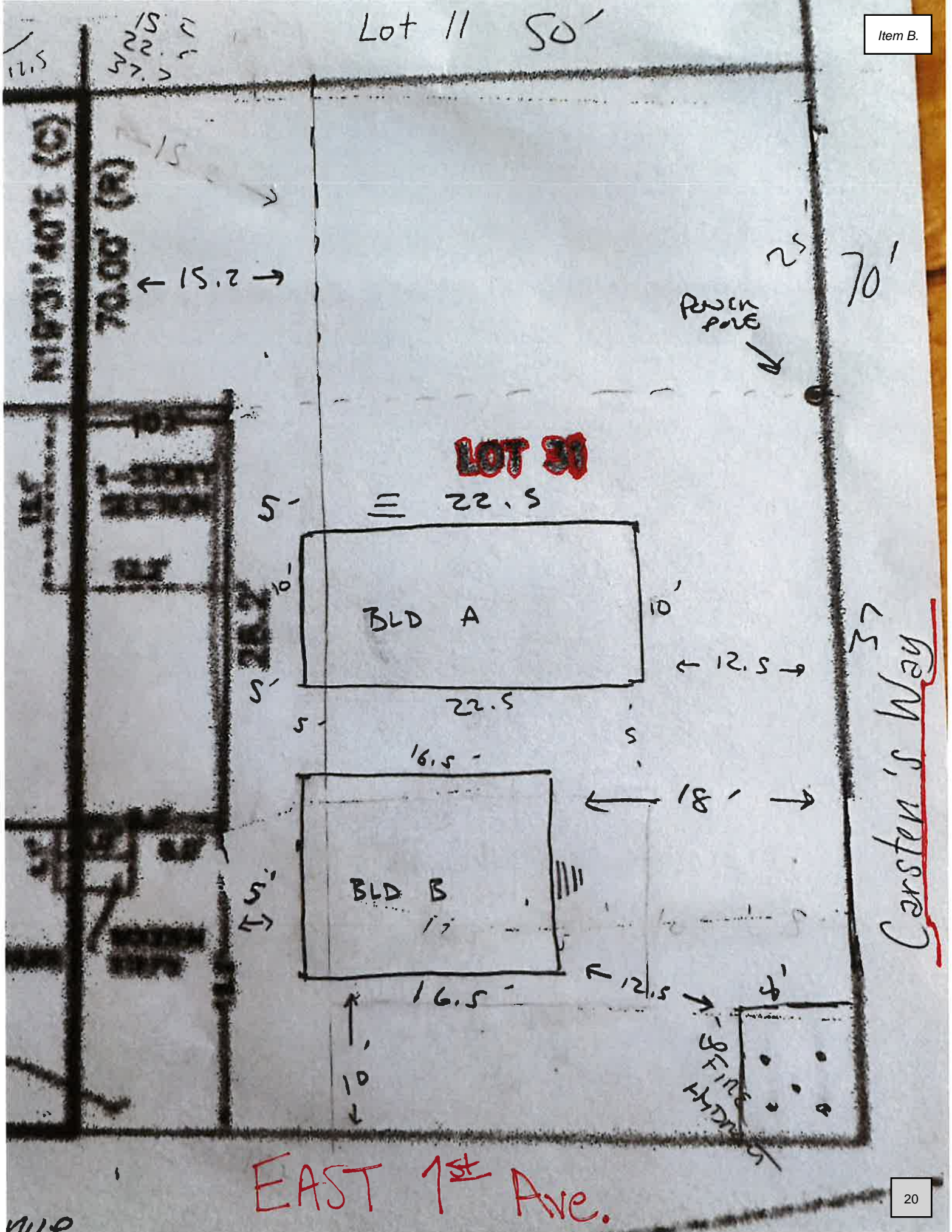
FEES: REGULAR MEETING : \$200.00
SPECIAL MEETING: \$300.00

Receipt # 15/2023
Date Paid: 9/15/23

Date Paid: 9/15/23

Fee \$: 300.00

Lot 11 50'

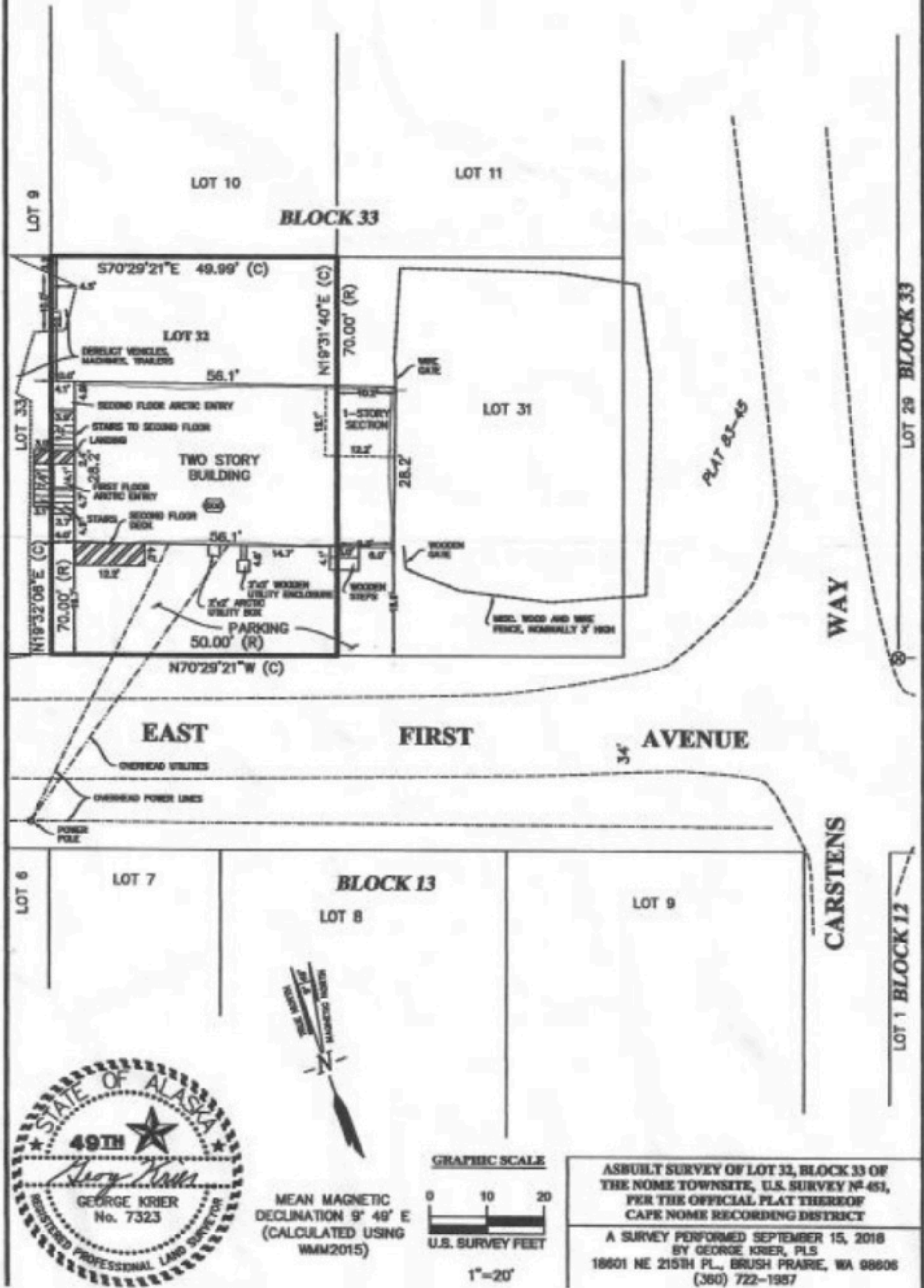


LEGEND:

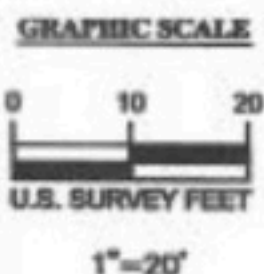
- ⊗ FOUND BLM 2007 2" ALUMINUM CAP
- EDGE OF TRAVELED WAY
- (M) MEASURED THIS SURVEY
- (R) RECORD PER THE OFFICIAL 1905 NOME TOWNSITE PLAT
- (C) COMPUTED USING DATA FROM: THE 1905 NOME TOWNSITE PLAT, PLAT 83-36, AND PLAT 83-45

NOTES:

1. THE BASIS OF BEARING IS THE COMPUTED BEARING BETWEEN THE FOUND ALUMINUM CAP MONUMENT AT THE SW CORNER OF LOT 29 AND A FOUND PAINTED 3/4" IRON PIPE SET IN A ROCK PILE AT THE NW CORNER OF LOT 35 (N57°16'5"W 306.09' (C) 305.98 (M))



MEAN MAGNETIC DECLINATION 9° 49' E
 (CALCULATED USING WMM2015)



ASBUILT SURVEY OF LOT 32, BLOCK 33 OF THE NOME TOWNSITE, U.S. SURVEY N° 451, PER THE OFFICIAL PLAT THEREOF CAPE NOME RECORDING DISTRICT
 A SURVEY PERFORMED SEPTEMBER 15, 2018 BY GEORGE KRIER, PLS 18601 NE 215TH PL., BRUSH PRAIRIE, WA 98606 (360) 722-1987

VARIANCE APPLICATION CHECKLIST

Walter Co Item B.

Variance # 2023-02V

✓ APPLICATION DATE: 23/09/15
(Must meet w/in 14days)

✓ MEETING DATE SET: 23/09/28

✓ NEWSPAPER AD: 23/09/21 & 23/09/28

✓ NOTIFICATION OF APPLICANT 23/9/15

✓ ADJACENT PROPERTY OWNERS 23/9/21
(Name, address, date cert. notice mailed)

- Alaska Housing Finance Corp. - PO Box 101020, Anchorage, AK 99510-1020
- Annie + Keith Langer - PO Box 1333, Nome, AK 99762
- Ramon Gandia - PO Box 970, Nome, AK 99762
- Sitnasuak Native Corp. - PO Box 905, Nome, AK 99762
- Diane Scott - PO Box 387, Nome, AK 99762
- Thuy Nguyen - PO Box 421, Nome, AK 99762
- Abigail + Daniel Baehelder - 15310 E Robin LN, Palmer, AK 99645
- Arctic Chiropractic Nome, LLC - 1150 S Colony Way STE 3-226, Palmer, AK 99645

PC's contacted:	Yes	No	Other
Hughes	✓	___	___
Odden	✓	___	___
Smith	✓	___	___
Piscoya	✓	___	___
Ford	✓	___	___
VACANT	___	___	___
VACANT	___	___	___

PUT IN PACKET

- APPLICATION ✓
- DRAWINGS ✓
- ASBUILT ✓
- ADJACENT PROPERTY LETTER COPIES ✓

Chf M^cHenry Date: 9/27/23
Building Inspector

Building Inspector Notes:
As per drawings structures appear to meet setbacks, OK C.M.

Mr. Thomas Simonsson Date: 9/26/23
Nome Joint Utilities

NJU Notes:
No objection from NJUS.

CC Date: 9/27/23
Public Works

Public Works Notes:

Nome Volunteer Fire Department Chief

NVFD Notes:

Jenny Janda Date: 9/27/23
City Clerk

Deputy Clerk
City Clerk Notes:
Most recent submitted drawing/sketch shows full set dimensions;
structure proposed updated placement appears to meet 18.50.040.

FINDINGS FROM MEETING on 9/28/23 (see variance permit for PC findings)

Thank you for your payment!

This service has been provided by [City of Nome, AK](#) and [Point & Pay](#). We value your business. Please keep this receipt for future reference.

You have made a payment to [City of Nome, AK](#), your payment was processed at [City Manager office](#). The City of Nome thanks you for your payment. For questions about your account, please call 907-443-6663

Name: Jewel Isaac LLC
Address: NA, NA MI, US, 00000
Contact: 0000000000
Comments:

Payment ID: 142637774
Date: 09/15/23 09:00 AM
Subtotal: \$300.00
Fee: \$2.00
Total: \$302.00
Method: Electronic Check(*****3952)

Item Purchased	Transaction Description	Account	Amount
City of Nome Invoice	City of Nome	2023-2789	\$300.00

Signature: _____ **Date:** ____/____/____
 By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *City of Nome*. If you have any questions about the charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Alaska Housing Finance Corp.
PO Box 101020
Anchorage, AK 99510-1020

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

Dear Adjacent Property Owner,

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Annie & Keith Conger
PO Box 1333
Nome, AK 99762

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Arctic Chiropractic Nome, LLC
1150 S Colony Way STE 3-226
Palmer, AK 99645

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

September 19, 2023

Ramon Gandia
PO Box 970
Nome, AK 99762

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Thuy Nguyen
PO Box 421
Nome, AK 99762

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
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JJacobson@nomealaska.org

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CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Sitnasuak Native Corporation
PO Box 905
Nome, AK 99762

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME

CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

September 19, 2023

Diane Scott
PO Box 387
Nome, AK 99762

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

September 19, 2023

Abigail & Daniel Bachelder
15310 E Robin LN
Palmer, AK 99645

RE: Variance Application
Applicant: Walter Campbell
Block 33 Lot 31 Plat 1905 Nome Townsite
Request: Variance: Set Back from Lot Line

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Deputy City Clerk