ROLL CALL
APPROVAL OF AGENDA
CITIZENS’ COMMENTS
NEW BUSINESS
   A  Variance Application for Lot 1 S’ 71’ Block 30 - 301 Division St., PUBLIC HEARING

ADJOURNMENT
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: [Signature]

Phone #: 9074432083

6-23-2010

O-01-12-1
I am requesting the Planning Commission consider a variance in reference to a:

(Please check one) Preliminary Plat/Subdivision Application
Building Permit Application X

Block #: 30 Lot #: 1571 Tax Lot #: 00124129

For the following reason(s):
☐ Set Back from Lot Line
☐ Lot Size
☐ Off Street Parking
☐ Permitted Work Suspended

Other reason(s):

Signature of Applicant

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 __5/23/22__. 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: ____________________________________________________________

Chairman, Planning Commission Date City Clerk’s Office Date

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

Receipt #: 1026551
Date Paid: 5/9/22
Fee $: 300.00

6-23-2010 O-01-12-1
City of Nome
102 Division St
PO Box 281
Nome AK 99762 (907) 443-5663

Receipt No: 1,026,551 May 9, 2022

Cussey Kauer

FINES & FEES
VARIANCE - 301 Division 300.00
11.3341.0002
Variance, Plats, Zoning, Vacant

Total: 300.00

CHECK-GEN FUND
Check No: 14218 300.00
Payee:
Cussey Kauer
Total Applied: 300.00

Change Tendered: 0.00

Duplicate Copy
05/09/2022 1:14 PM
CITY OF NOME

BUILDING/REMODEL PERMIT APPLICATION

(NCO 5.10.050 (1) a building permit is required for all new construction. (5) a remodel permit is required for any alteration of, enlargement of, repair of or renovation of any structure.) Fill out all spaces on the permit application. All information is essential and no application for permit will be reviewed until all the required items are provided.

Permit type:  ____ BUILDING  ___ REMODEL  ___ Residential (new)  ___ Residential (remodel/addition)  ___ Accessory Structure  ___ Commercial/Business  ___ Assembly (includes restaurants)  ___ Industrial

Other: (Describe) ____________________________________________________________

Applicant: Carolina Kauer  Phone# 907.443.2083
Mailing Address: Box 715 Nome Email Address: casino@gmail.com
Property Owner: Carolina Kauer  Phone# 907.443.2083
Mailing Address: Box 715 Nome Email Address: casino@gmail.com

PROXY STATEMENT (If applicant is NOT the property owner)
I, the undersigned, hereby appoint and empower __________________ as proxy fully authorized to represent me, make decisions and sign all the necessary documents in my name related to the property/project represented on the attached application and to represent at all meetings if applicable.

____________________________
Signature of Owner

Physical Address/Project Location: 301 Division St
Legal Description: Block 30  Lot 1  S71' 30"  W, Tax Lot# 001, 241.29
Zoning District: General Use

Revised 9/2016
ADDITIONAL USEFUL INFORMATION


(d) Section 105.5 of the IBC and Section R105.5 of the IRC are amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, and completed within 730 days after its issuance. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods that cumulatively total not more than 730 days. Each extension shall be requested in writing and justifiable cause demonstrated and be accompanied by a fee equal to fifty percent (50%) of the original permit fee, or the fee that would be assessed for the remaining work whichever is less.

INFORMATION TO BE SUPPLIED WITH EVERY BUILDING PERMIT APPLICATION

1. Two copies of construction documents of the proposed work signed and sealed by a Registered Architect or Licensed Engineer (if applicable). The documents need to show how the structure is to be built and location of project. Documents need to depict a cross sectional view of the wall assemblies, foundation, roof assemblies and where applicable, fire rated assemblies.

2. Copy of survey of the property (As-Built) by a licensed land surveyor (TO SCALE).

3. Location plan or plot plan showing relationship of proposed activity or construction to the property lines and existing structures. The basis for this can be taken from the survey, but the survey itself cannot be altered.

4. For properties with a Septic System; if an addition or alteration adds to the bedroom count, re-locates bedrooms, or is a major expansion of gross floor area greater than 1,000 square feet, the State of Alaska- Dept. of Environmental Conservation must sign off on before a permit can be issued. Information can be found on their website @http://dec.alaska.gov/Water/wwdp/onsite/index.htm

5. If the applicant for any permit is not the owner of the property where the work will be performed, a completed Proxy Statement must be submitted for any type of work. No Exceptions.

Most Building Permit Applications require a pre-site inspection prior to the issuance of a building permit. This inspection could be scheduled at the time of filing the building permit application.

Every Building Permit Application for enlargement of the footprint of the structure, or the construction of a new structure that requires a Wetlands permit will need to submit an approved wetlands permit from the State of Alaska- Dept. of Environmental Conservation. Information on the Wetland permitting process can be found on their website @http://dec.alaska.gov/Water/wwdp/wetlands/index.htm

Revised 9/2016
Nome Planning Commission
PO Box 281
Nome, Alaska 99762

RE: Variance/Remodel application Lot 1(S 71’), Block 30, 001 241 29

Greeting Planning Commission Members:

I am sorry to pull you in for a special meeting, but between your current schedule of meetings which is not until June, the carpenter’s work schedule, barge building supplies arrival, and the desire to get repairs completed while we have the weather I am submitting this application for repair and variance now.

January 3 City of Nome equipment came in too close to existing steps and onto my property at 301 Division Street, Lot 1 (S71’) Block 30. At this time I was in and out of the building painting and cleaning between tenants. April 26 enough snow had melted for me to see the damages. The bottom step was gone, the corner of the building appears to be ajar and will need to be looked at underneath, and a piece of the bottom step was pushed through the skirting further south along the building edge. I have been waiting on snow melt to be able to determine what needs to be done, and the best course of action to take to protect the building in the future, and provide for a more adequate heat loss prevention. For information, the main body of this building was placed by the City of Nome during its construction in the late 1960’s.

I am asking to be able to put an arctic entry basically into and onto the same footprint as the existing stairway, extending it north along the building edge, placing the steps on the north end of the arctic entry. The “arctic entry” component will only extend to the edge of existing window frames, the deck continuing north to provide the 36 inch exterior landing requirement, and descending steps.

Thank you for your time. I am not asking for the City to participate in these repairs at this time, only to hopefully approve this request that I be able to repair and construct this betterment to the building.

Sincerely,

[Signature]

Caroline “Cussy” Kenet
907 443 2083

May 9, 2022
Additional information to be submitted for a new residence.

1. Separate Sewage Disposal System Permit from the State of Alaska- Dept. of Environmental Conservation, unless connected to a public sewer system, is required from the State of Alaska. Information can be found @http://dec.alaska.gov/Water/wwdp-onsite/index.htm

3. Driveway permit application may be required if access to the property is sought from a State road or highway.

Note: Where applicable, (Flood Plain Development and State Right of Ways) construction beyond the foundation may not continue until an “As-Built” foundation survey, which includes the top of foundation elevation, be submitted and approved.

****The installation of Factory Manufactured Homes must be certified by an Architect or Engineer to ensure that there is no damage to the structural integrity during transit or during installation and the home has been installed correctly.

Information required for obtaining a Certificate of Occupancy:

1. A Final Inspection that is approved by a Code Enforcement Official.

2. An approved final Electrical Inspection Certificate, if applicable.

3. Plumber’s certification, if applicable

5. “As-Built” plans must be submitted for any changes during construction from original documents. Plans must be signed and sealed by a design professional (where applicable).

6. Design professional certification.

7. “As-Built” final survey by a licensed land surveyor, if required.

Additional information required for a new residence

1. “As-Built” final survey by a licensed land surveyor showing pertinent features and elevations and as applicable.

Revised 9/2016
PLEASE PROVIDE DRAWINGS OF ALL WORK BEING DONE

Project Description: Repairs after damage by city storm removal + provide arctic entry, replace roof over rear end 17x16

Est. Project Start Date: ASAP  Est. Project End Date: 1 week

Sewer: _____ Septic: _____ SOA File # (for septic systems): _____ No. of approved bedrooms: 3

Total square footage of project: Roof 17x16 arctic entry 6 x 17

Floor Area (Provide Square Footage): Existing: _______________ Proposed: _______________

Occupancy/Use: Single Family [x] Duplex [ ] Triplex [ ] Other [ ] _______________

Builder/Contractor/Developer

Name: Self Phone: __________ Mobile: __________
State of Alaska License #: _______________
Address: ___________________________ Email Address: _______________________

Architect/Engineer:

Name: __________________ Phone: __________ Mobile: __________
State of Alaska License #: _______________
Address: ___________________________ E-mail Address: _______________________

Electrical Contractor:

Name: __________________ Phone: __________ Mobile: __________
State of Alaska License #: _______________
Address: ___________________________ Email Address: _______________________

Plumbing Contractor:

Name: __________________ Phone: __________ Mobile: __________
State of Alaska License #: _______________
Address: ___________________________ Email Address: _______________________

Cost of Construction:

Cost of Construction $7000 (Cost for the work described in the Application for Building Permit, include the cost of all of the construction and other work done in connection therewith, exclusive of the cost of the land).

All residential work shall have carbon monoxide detectors that comply with SOA law and smoke detectors that comply with R317 of the Residential Code (in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling).

Revised 9/2016
Some Residential work and all Commercial work will require a State of Alaska Approved Fire Marshall permit. Please feel free to consult with the Building Inspector for any questions.


This portion for Building Inspector only

Value established by 2012 ICNO Building Valuation data adjusted to Alaska by a modifier of 30%. O-01-12-1

Valuation Calculation

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost $ / SF</th>
<th>Bldg. Sq. Ft.</th>
<th>$Value</th>
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<tbody>
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</table>

Total Valuation: $____________

Permit Fees to be paid: $____________ (NCO 5.10.080)

Located in Flood Plain: _____Yes _____No

Conforming: ___________ Non-Conforming: ___________ Conditional Use Needed: ___________

This portion for Clerk's Office only

TAX COMPLIANCE CERTIFICATION (NCO 5.10.020): YES________ NO________ INT________

Comments: __________________________________________________

Date Paid: _______________ Receipt #: _____________________

Approved: __________________________

Building Inspector          Date

Owner/Authorized Representative         Date

Approved: __________________________

Utilities Manager          Date

City Clerk          Date

Revised 9/2016
Building Inspection Checklist

Owner/ Address: C Kauer / Box 715 Nome

Tax lot #: 001-241-29

Builders are required to call for an inspection on the checked items during regular business hour, Mon. thru Fri. Multiple items may be inspected during one inspection.

City of Nome
443-6663
443-5345 Fax

Commercial
The Architect may be the overall project manager, responsible for the management and inspection of their project. Call if inspections are needed.

Residential Call for all checked items.

<table>
<thead>
<tr>
<th>Inspection</th>
<th>Needed Inspections</th>
<th>Date Inspected</th>
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<tbody>
<tr>
<td>Plan review with permit application</td>
<td></td>
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<tr>
<td>Plot review with permit application</td>
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<tr>
<td>Flood plain foundation review</td>
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<tr>
<td>Footings</td>
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<tr>
<td>Foundation</td>
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<tr>
<td>Framing rough-in</td>
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<tr>
<td>Electrical rough-in</td>
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<tr>
<td>Plumbing rough-in</td>
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<tr>
<td>Mechanical (boiler/air exchanger) rough-in</td>
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<tr>
<td>Insulation and Vapor Barrier</td>
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<tr>
<td>1 hr. Sheet rock inspection</td>
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<tr>
<td>Electrical final</td>
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<td>Plumbing final</td>
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<tr>
<td>Mechanical final</td>
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<tr>
<td>Exterior (hand rails and stairs)</td>
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<tr>
<td>Certificate of Occupancy required. Yes__ No__ Date issued</td>
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Revised 08/31/18
# UTILITY SERVICE BUILDING PERMIT QUESTIONNAIRE

**APPLICANT:**

Name: ________________________________  
Address: ________________________________  
Telephone No.: ________________________________

**PROPERTY OWNER OF RECORD:**

Name: ________________________________  
Physical Address: Lot ______ Block ______  
Subdivision: ________________________________  
Telephone No.: ________________________________

If new services, changes to existing utility services, or construction of additional structures that could affect or interfere with utility power or water/sewer lines will result in connection with the building activities contemplated by this building permit, it is necessary to complete this questionnaire. **If there are no additions/changes or building that will affect existing utility services – CHECK HERE ☐**; it is not necessary to complete this form.

## WORK TO BE PERFORMED UNDER THIS PERMIT

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<tbody>
<tr>
<td>□</td>
<td>Residential</td>
<td>□</td>
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<tr>
<td>□</td>
<td>Commercial</td>
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</table>

**DESCRIPTION:**

______________________________________________________________________

Are there other buildings on the property?  
☐ Yes  IF YES, they must also be shown on the site plan  
☐ No

## SERVICES REQUESTED

### ELECTRICAL SERVICE

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<tr>
<td>□</td>
<td>No</td>
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<tr>
<td>□</td>
<td>Yes</td>
<td>(sketch preferred routing and preferred meter location on reverse)</td>
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Size of service needed:

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<tr>
<td>□</td>
<td>Single Ø Phase (120/240)</td>
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<tr>
<td>□</td>
<td>Three Ø Phase:</td>
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<tr>
<td>□</td>
<td>120/208Y</td>
<td>□</td>
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<tr>
<td>□</td>
<td>240/480Δ</td>
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Main Disconnect Size (Amperage):  
☐ 100  ☐ 200  ☐ Other: __________________

Miscellaneous Large Appliances:  
______________________________________________________________________

**COMMENTS:**

______________________________________________________________________

**APPROVAL:**

Utility Line Superintendent

---

### WATER & SEWER SERVICE

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<td>No</td>
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<tr>
<td>□</td>
<td>Yes</td>
<td>(sketch preferred routing and preferred meter location, if applicable, on reverse)</td>
</tr>
</tbody>
</table>

Size of service needed:

**Water:**  
□ ³⁄₄”  □ 4”  
□ 1”  □ 6”  
□ 1½”  
□ 2”  Type:  
□ 4”  ☐ Gravity  
□ 6”  ☐ Pressure

Name of licensed contractor installing service:

______________________________________________________________________

**APPROVAL:**

Utility Water & Sewer Superintendent

Service to be metered:  
☐ Yes  ☐ No

---

*COMPLETE SITE SERVICE PLAN ON REVERSE*
SITE SERVICE PLAN

Please provide a general sketch of the construction activity to be done. Include:

- Location of building(s) in relation to lot lines;
- Show the location of the power meter base and the location of the utility power pole(s) near the lot. Note: the meter must be accessible from the front of the property and no portion of the power service drop can cross over a roof, adjoining structure or cross neighboring property;
- Show where you plan to locate your water and sewer service lateral and Arctic connection box on the building.

Building permit applicant will need to complete a separate Nome Joint Utility System Application for Service prior to utilities being connected. Application is available from the Customer Service Office located in the City Clerk's Office at Nome City Hall.

An applicant for utility service is bound by the following rules and regulations of Nome Joint Utility System (NJUS): Tariff No. 2 – Electricity and NJUS Tariff No. 3 – Water and Sewer, amendments or revisions thereto. Copies of the complete tariffs are available for review during regular business hours at the following locations: NJUS Customer Service Office (City Hall), office of the Utility Manager or at the office of the Nome City Clerk.

If you have any questions regarding the services provided by NJUS or the requirements for connecting to the utility system, you may contact: NJUS Customer Service – 443-6310; Line Superintendent – 443-6315; Water & Sewer Superintendent – 443-6330.

IF REQUIRED, PLEASE COMPLETE THIS QUESTIONNAIRE IN ITS ENTIRETY – INCOMPLETE SUBMITTALS MAY DELAY THE PROCESSING OF YOUR BUILDING PERMIT.