

Mayor
John K. Handeland
City Manager
Glenn Steckman
Deputy City Clerk
Jeremy Jacobson



Nome Planning Commission
Kenneth Hughes III, Chair
Mathew Michels
John Odden
Gregory Smith
Carol Piscoya
Colleen Deighton
Melissa Ford

**NOME PLANNING COMMISSION
SPECIAL MEETING AGENDA
MONDAY, MAY 23, 2022 at 7:00 PM
PUBLIC SAFETY BUILDING CONFERENCE ROOM**

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 1 S' 71' Block 30 - 301 Division St., **PUBLIC HEARING**

PAGE 2

ADJOURNMENT

RECEIVED

MAY 6 9 2022

DATE RECEIVED:

CITY OF NOME
CLERKS DEPARTMENT

CITY OF NOME
Variance Application

PERMIT NO.

2022-02V

PAID

Item A.

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:

Caroline Bauer

Phone #:

907 443 2083

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 #: 1 571' Tax Lot #: 00124129

For the following reason(s):

Other reason(s):

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

Caroline Kauer
 Signature of Applicant

5/9/2022
 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

Item A.

City of Nome
102 Division St
PO Box 281

Nome AK 99762

(907) 443-6663

Receipt No: 1.026551

May 9, 2022

Cussy 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

Payor:

Cussy Kauer

Total Applied:

300.00

Change Tendered:

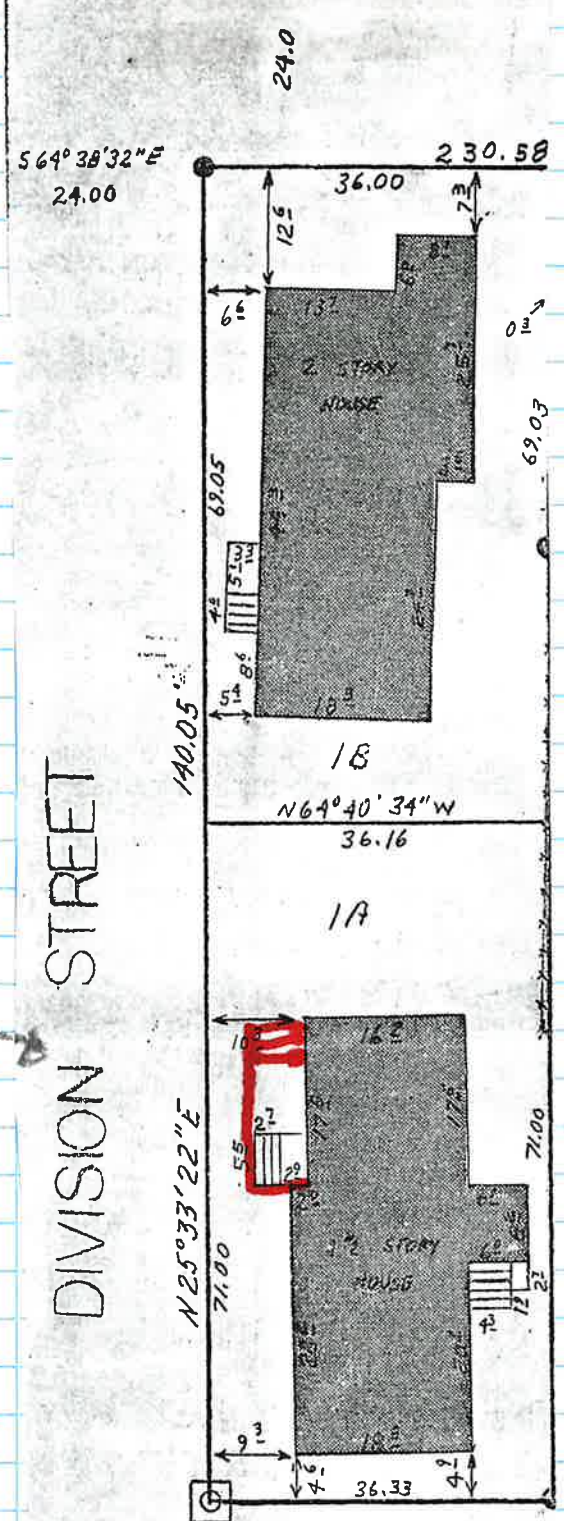
.00

Duplicate Copy

05/09/2022 1:14 PM

Request variance

DIVISION STREET



Claver
Lot 1 S71' B30
Variance Request 5/9/2022











Item A.



MAY 6 9 2022

PERMIT NO: *Item A.*



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 X REMODEL

☐ Residential (new) ☒ Residential (remodel/addition) ☐ Accessory Structure

☐ Commercial/Business ☐ Assembly (includes restaurants) ☐ Industrial

Other: (Describe) _____

Applicant: Caroline Kauer Phone# 907.443 2083

Mailing Address: Box 715 Name None Email Address: CUSU@none.net

Property Owner: Carolyn Kaver Phone# 907443 2083

Mailing Address: Box 715 Nome Email Address: wesley@nome.net

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 1 571' vtn. Tax Lot# 001.241.29

Zoning District: General Use

Revised 9/2016

ADDITIONAL USEFUL INFORMATION

5.10.040 International Building Code and International Residential Code amendments.

(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>

RECEIVED

MAY 09 2022

CITY OF NOME
CLERKS DEPARTMENT

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,



Caroline "Cussy" Kauer
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.

PLEASE PROVIDE DRAWINGS OF ALL WORK BEING DONE

Project Description: Repairs after damage by city snow removal
+ provide arctic entry, replace roof over north 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 ☒ 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: _____ E-mail 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).

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.

State of Alaska Fire Marshall (907-269-2004) Approved Permit Number: _____

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

Category	Cost \$ / SF	Bldg. Sq. Ft.	\$Value

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

Building Inspection Checklist

permit # _____

 Owner/ Address C Kacer / 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.

Inspection	Needed Inspections	Date Inspected
Plan review with permit application.	—	_____
Plot review with permit application	—	_____
Flood plain foundation review	—	_____
Footings	—	_____
Foundation	—	_____
Framing rough-in	—	_____
Electrical rough-in	—	_____
Plumbing rough-in	—	_____
Mechanical (boiler/air exchanger) rough-in	—	_____
Insulation and Vapor Barrier	—	_____
1 hr. Sheet rock inspection	—	_____
Electrical final	—	_____
Plumbing final	—	_____
Mechanical final	—	_____
Exterior (hand rails and stairs)	—	_____
Certificate of Occupancy required.	Yes__ No__	Date issued _____

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.: _____
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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

<input type="checkbox"/> Residential	<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of use of site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Remodel	<input type="checkbox"/> Other: _____
	<input type="checkbox"/> Addition	
DESCRIPTION: _____ _____		
Are there other buildings on the property? <input type="checkbox"/> Yes IF YES, they must also be shown on the site plan <input type="checkbox"/> No		

SERVICES REQUESTED

ELECTRICAL SERVICE	WATER & SEWER SERVICE
<input type="checkbox"/> No	<input type="checkbox"/> No
<input type="checkbox"/> Yes (sketch preferred routing and preferred meter location on reverse)	<input type="checkbox"/> Yes (sketch preferred routing and preferred meter location, if applicable, on reverse)
Size of service needed:	Size of service needed:
Phase: <input type="checkbox"/> Single Ø Phase (120/240)	Water: _____
<input type="checkbox"/> Three Ø Phase:	Sewer: _____
<input type="checkbox"/> 120/208Y <input type="checkbox"/> 277/480Y	<input type="checkbox"/> 3/4" <input type="checkbox"/> 4"
<input type="checkbox"/> 240/480Δ <input type="checkbox"/> 480Δ	<input type="checkbox"/> 1" <input type="checkbox"/> 6"
<input type="checkbox"/> 1 1/2" <input type="checkbox"/> 2"	<input type="checkbox"/> 1 1/2" <input type="checkbox"/> 2"
Main Disconnect Size (Amperage):	<input type="checkbox"/> 4" <input type="checkbox"/> 6"
<input type="checkbox"/> 100 <input type="checkbox"/> 200 <input type="checkbox"/> Other: _____	Type: _____
Miscellaneous Large Appliances: _____	<input type="checkbox"/> Gravity <input type="checkbox"/> Pressure

COMMENTS: _____	Name of licensed contractor installing service: _____

APPROVAL: _____	APPROVAL: _____
Utility Line Superintendent	Utility Water & Sewer Superintendent
	Service to be metered: <input type="checkbox"/> Yes <input type="checkbox"/> No

(COMPLETE SITE SERVICE PLAN ON REVERSE)

SITE SERVICE PLAN

Item A.

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.**