



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, May 11, 2021

12:00 PM

Via Zoom

1. You are invited to a Zoom webinar.
When: May 17, 2021 06:00 PM Alaska
Topic: May 17, 2021 Regular Assembly Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97210319825?pwd=THNuZlJlTGtRNXpsbUdkS1FFeG1oZz09>

Passcode: 599011

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 972 1031 9825

Passcode: 599011

2. Call to Order
3. Roll Call
4. Acceptance of Agenda
5. Approval of Minutes

1. Meeting Minutes from April 13, 2021

6. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

7. Consent Calendar

8. Public Hearing Items

- A. Consideration of an application from Jason and Julie Anderson for a special use permit to allow for construction of a greenhouse, fence, and planter boxes in a portion of the right-of-way of Excel Street at 208 N. Fourth St. (PID: 01-006-207).

B. Consideration of an application from Jason and Julie Anderson for a variance from the required 20' front yard setbacks on N. 4th St and Excel St. to allow for construction of a greenhouse on the property line at 208_N. Fourth St. (PID: 01-006-207).

C. Consideration of an application from Hammer & Wikan Inc for a minor subdivision at 203 N First St. (PID: 01-007-281 and 01-007-283).

D. Consideration of an application from Dave Ohmer for a minor subdivision at 613 Sandy Beach Rd (PID: 01-004-010).

E. Consideration of an application from Mike Schwartz for a conditional use permit for a home occupation (hair salon) at 313 Sandy Beach Rd (PID: 01-003-119)

1. Consideration of an application from Jason and Julie Anderson for a special use permit to allow for construction of a greenhouse, fence, and planter boxes in a portion of the right-of-way of Excel Street at 208 N. Fourth St. (PID: 01-006-207).
2. Consideration of an application from Jason and Julie Anderson for a variance from the required 20' front yard setbacks on N. 4th St and Excel St. to allow for construction of a greenhouse on the property line at 208_N. Fourth St. (PID: 01-006-207).
3. Consideration of an application from Hammer & Wikan Inc for a minor subdivision at 203 N First St. (PID: 01-007-281 and 01-007-283).
4. Consideration of an application from Dave Ohmer for a minor subdivision at 613 Sandy Beach Rd (PID: 01-004-010).
5. Consideration of an application from Mike Schwartz for a conditional use permit for a home occupation (hair salon) at 313 Sandy Beach Rd (PID: 01-003-119)

9. Non-Agenda Items

1. Commissioner Comments
2. Staff Comments
3. The next regularly scheduled meeting is June 8, 2021 at 12:00PM, via Zoom.

10. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, April 13, 2021

12:00 PM

Assembly Chambers

ZOOM MEETING

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Chris Fry, Sally Dwyer, Heather O'Neil, Nancy Strand and Jim Floyd

Excused: 1 - Richard Burke

3. ACCEPTANCE OF AGENDA:

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Nancy Strand, that the agenda be approved as presented. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Dwyer, Commissioner O'Neil, Commissioner Strand and Commissioner Floyd

Excused: 1 - Commissioner Burke

4. APPROVAL OF MINUTES:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Heather O'Neil, that the minutes be approved as presented. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Dwyer, Commissioner O'Neil, Commissioner Strand and Commissioner Floyd

Excused: 1 - Commissioner Burke

Meeting Minutes 3.9.21

Attachments: [Meeting Minutes 03.09.2021](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

A. Acceptance and scheduling of an application from Jay and Julie Anderson for a special use permit to allow for construction of a greenhouse, fence and planter boxes in a portion of the right-of-way of Excel Street at 208th N. Fourth St. (PID: 01-006-207).

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer, that the Anderson application be accepted for scheduling. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Dwyer, Commissioner O'Neil, Commissioner Strand and Commissioner Floyd

Excused: 1 - Commissioner Burke

Anderson SUP

Attachments: [AndersonSUP](#)

7. PUBLIC HEARING ITEMS:

A. Consideration of an application from Garrett P. Kravitz for a variance from the required 20' setback along a right-of-way to allow for construction of an 1,800 sf garage 10' from the property line at 1300 Wrangell Ave. (PID: 01-002-372).

The email from Jeff Rice and Liz Cabrera was read into the record by Commissioner Sally Dwyer.

Discussion.

Commissioner Nancy Strand asked about the zoning of the property. Discussion.

Findings of Fact:

- 1. No exceptional physical circumstances on the lot
- 2. Structures can be repositioned and the storage portion could be reduced.
- 3. No hardships to applicant are apparent as the lot is already large enough to build on.
- 4. The position proposed would impede neighboring views due to its large size

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer, that the Kravitz application be approved. The motion failed by a vote of

Opposed: 5 - Commissioner Fry, Commissioner Dwyer, Commissioner O'Neil, Commissioner Strand and Commissioner Floyd

Excused: 1 - Commissioner Burke

Kravitz dox

Attachments: [Kravitz dox](#)

8. NON-AGENDA ITEMS:

A. Commissioner Comments

B. Staff Comments:

Director Cabrera spoke of the possibility of hybrid meetings in the future. If that's the direction the Commission wants to go, it would require an ordinance change. Discussion.

9. ADJOURNMENT:

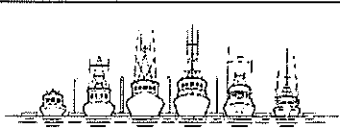
A motion was made by Commissioner Nancy Strand, seconded by Commissioner Heather O'Neil, that the meeting be adjourned. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Dwyer, Commissioner O'Neil, Commissioner Strand and Commissioner Floyd

Excused: 1 - Commissioner Burke

Commission Chair Chris Fry

Date



PETERSBURG BOROUGH
SPECIAL USE PERMIT
APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00

DATE RECEIVED: _____ RECEIVED BY: _____ CHECK NO. or CC: # 5254

APPLICANT/AGENT **LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)**

NAME <u>JASON C. ANDERSON</u>	NAME
MAILING ADDRESS <u>PO Box 1841</u>	MAILING ADDRESS
CITY/STATE/ZIP <u>Petersburg AK 99833</u>	CITY/STATE/ZIP
PHONE <u>907.650.7403</u>	PHONE
EMAIL <u>andjulie@gmail.com</u>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

208 N. 4th Corner of Excel + N. 4th

PARCEL ID:	ZONE:	OVERLAY:
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CURRENT USE OF PROPERTY: <u>Residence</u>	LOT SIZE: <u>50 x 100</u>
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PROPOSED USE OF PROPERTY (IF DIFFERENT):

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): Excel St.

TYPE OF APPLICATION

Use of Borough Right-of-Way. Please submit site plan showing area you will be developing/using.

Other:

SUBMITTALS:

Please submit additional information as required for specific permit. See specific application for more information.

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 or authorized agent thereof for the property subject herein.

Applicant(s): _____ Date: _____

Owner(s): Jan C. Anderson Date: 3/31/21

19.76 SPECIAL USE APPLICATION
(SUBMIT WITH SITE PLAN)

Applicant(s): Jason + Julie Anderson

Address or PID: 208 N. 4th

Project Summary: Install greenhouse, fence + planter boxes on or partially on Borough property adjacent to yard/lot.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

Explain how your application meets these conditions:

Lot was filled by previous owners creating useable, contiguous yard space. Planting flowers + vegetables in this space allows for use of remaining yard for pets, kids + winter boat storage. No installations will effect current borough or neighboring uses. ~~but~~



Anderson Property 208 N. 4th Street 01-006-207



CHARLES W ST

01007165
01007166
01007167
01007168

01006010

Petersburg Schools

01006050

Anderson Property
208 N. 4th Street
01-006-207

DOLPHIN ST

01007245 01007246
01007255 01007247
01007253 01007248
01007251 01007249

01007234

01007236

01006100
01007260
01006120
01006118

01006103 01006105
01006111 01006106
01006112 01006107
01006113 109

01006125 01006127
01006155 01006149
01006152 01006151
148 147
130 131 132 133
145 140 139 134
144 141 138 135
143 142 137 136

EXCEL ST

01007320 01006201
01007321
01007322 01006206
01007323
01007324
01007325

01006207 01006209
01006210
01006211
01006212
01006214 01006213

01006220 01006221
01006229 01006222
01006227 01006223
01006225 01006224

01006230 01006231
01006239 01006232
01006234 01006233

N 1ST ST

N 2ND ST

N 4TH ST

N 5TH ST

N 8TH ST

N 8TH ST

FRAM ST

01007361 01007362
01007369 01007363
01007366 01007364
01007369 01007365

01007370 01006700
01007371 01006700
01007372 01006700

01006720
US Forest Service housing
01006728 01006722

01006730 01006738
01006737 01006736
01006732 01006733
01006749 01006741
01006748 01006741
01006742

01006749 01006740
01006748 01006741
01006742

N 6TH ST

N 7TH ST

GJOA ST

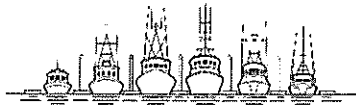
01007450 01007451
01006710 01006711
01007437

GJOA ST

01006807 01006807



Item 81.



PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00 100-
CHECK NO. or CC:	#5254

DATE RECEIVED: _____ RECEIVED BY: _____

CHECK NO. or CC: #5254

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Jason and Julie Anderson	NAME
MAILING ADDRESS P.O. Box 1841	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907.321.8362 or 650.7403	PHONE
EMAIL jandjulie@gmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

208 N. 4th Street. Corner of N. 4th and Excel

PARCEL ID: Lot 6, Block 24	ZONE:	OVERLAY:
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CURRENT USE OF PROPERTY: Residential Housing, primary domicile	LOT SIZE: 50x100
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PROPOSED USE OF PROPERTY (IF DIFFERENT):

No change in proposed use, request variace to setback for greenhouse and yard fence.

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):

Excel Street

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other:

SUBMITTALS:

Please include a site plan of your proposed development.

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 or authorized agent thereof for the property subject herein.

Applicant(s): _____ Date: _____

Owner(s): Jan C. W. Date: 3/31/21

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Jason and Julie Anderson

Address or PID: 208 N. 4th, Petersburg Alaska 99833

Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area
- Easements/ROW
- Stream/Drainage
- Steep/Unstable Slope
- Odd Lot Shape
- Nonconforming Structure
- OTHER (Please Specify):

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

The current house and garage leave limited useful yard space on the lot for growing vegetables and maintaining a modest yard for the dog(s). Retaining walls and fill used to create a level lot surface have also decreased overall yard space while raising the lot several feet above street grade.

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Given the current configuration of the lot and permanent structures, installing the proposed greenhouse and planter boxes consistent with required setbacks would leave little to no yard space for other desired uses such as a lawn or other open areas for outside activities, pets, etc in the summer, and would limit our ability to store our skiff and wood trailer in the yard during the winter. Without the variance, we would have to choose between winter storage of our trailers, or growing space for produce in the summer, when both actions are cost-saving measures for our family.

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

The requested variance and siting of proposed structures would not provide any undesirable visual or audible impacts on neighboring properties. If they're looking at the new structures, our existing house or parked vehicles will be the backdrop. Several nearby properties have greenhouses and fences or hedges to define their yard space, similar to what we have proposed. The elevation of the lot precludes these proposed installations from having any impact on pedestrian or vehicular traffic at the adjacent intersection of Excel and N. 4th Street.

N. 4th St.

S 00°18'00" W 50.00'

IRON ROD

WOOD POWER POLE

EXCEL ST

PORCH

30.2'

1 1/2 STORY HOUSE
W/ CONC. BASEMENT

30.2'

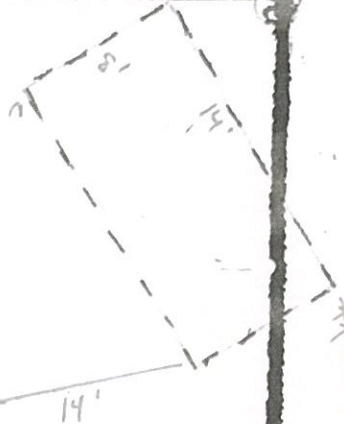
37.3'

37.1'

14.4'

5' PORCH

42' to Property Line



***** = PROPOSED FENCE

--- = PROPOSED/EXISTING GREENHOUSE + GARDEN BOX

SLOPE







Anderson Property
208 N. 4th Street
01-006-207



PROPERTY AREA

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N...

CHARLES W ST

01007165
01007166
01007167
01007168

01006010

Petersburg Schools

01006050

Anderson Property
208 N. 4th Street
01-006-207

DOLPHIN ST

01007245 01007246
01007255 01007247
01007253 01007248
01007251 01007249

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01006155 01006149
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01006146 148
147
130 131 132 133
145 140 139 134
144 141 138 135
143 142 137 136

N 1ST ST

01007310 01007311
01007318 01007312
01007317 01007313
01007316 01007314
01007315 01007314

01007320 01006201
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01007322 01006206
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01006225 01006224

01006230 01006231
01006239 01006232
01006234 01006233

N 8TH ST

N 2ND ST

01007301

N 3RD ST

01007361 01007362
01007369 01007364
01007366 01007365

01007370 01006700
01007371 01007370
01007372 01006700
01007373 01006700
01007374 01006700
01007375 01006700

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US Forest Service housing
01006728 01006722

01006730 01006738
01006737 01006736
01006732 01006733
01006739 01006740
01006741 01006741
01006742 01006742

N 8TH ST

N 1ST ST

N 2ND ST

N 3RD ST

N 4TH ST

N 5TH ST

N 6TH ST

N 7TH ST

N 8TH ST

N 8TH ST

GJOA ST

01007437

GJOA ST

01007450
01007451
01006710
01006712

GJOA ST

01006807
01006807

N 7TH ST

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01006737 01006736
01006735 01006733

N 7TH ST

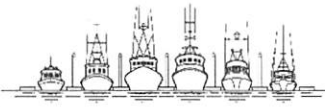
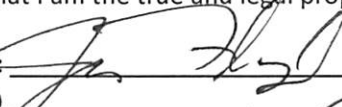
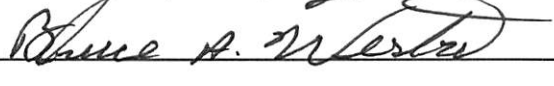
N 7TH ST

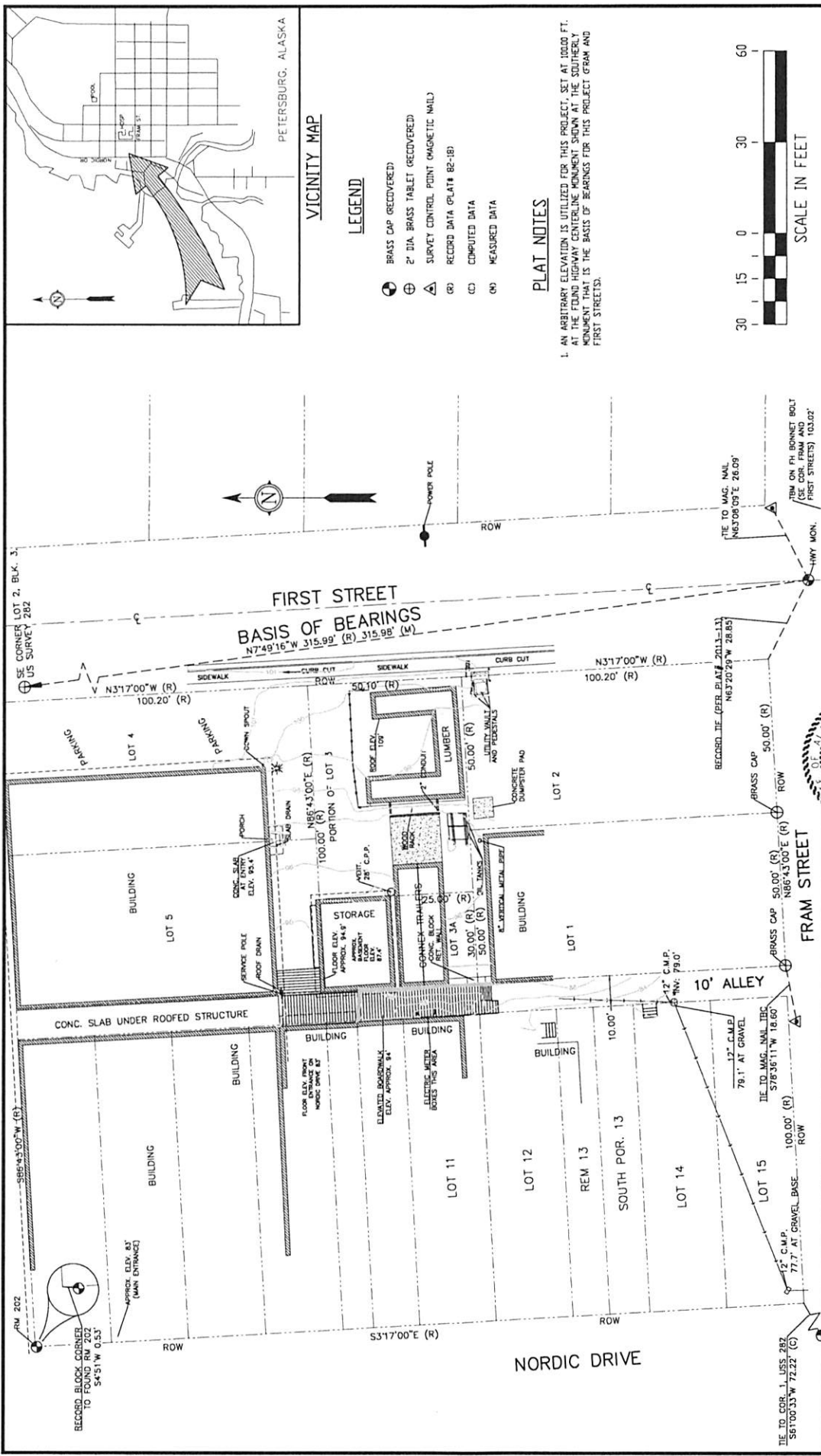
N 7TH ST

N 7TH ST

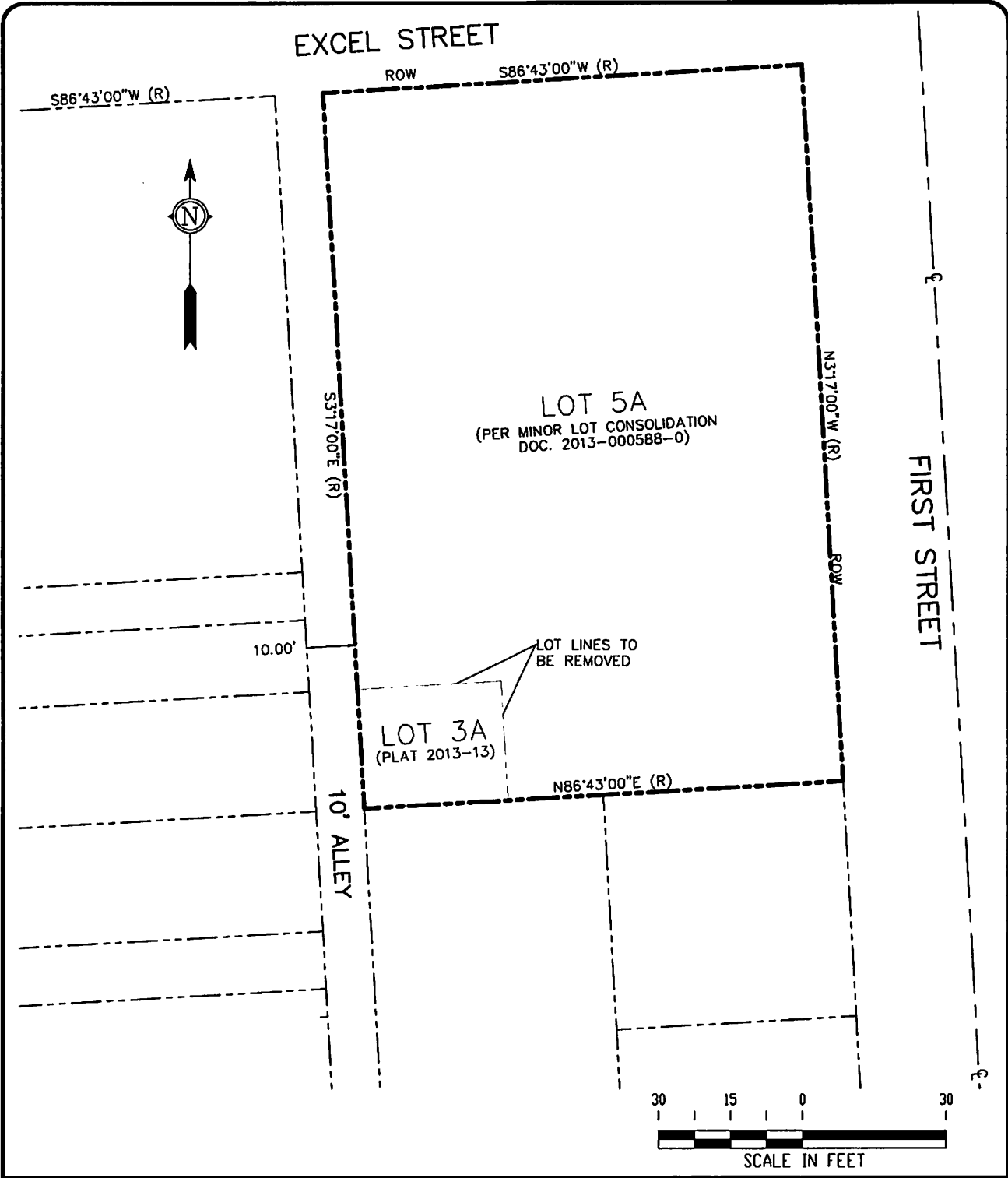
Item 82.



 PETERSBURG BOROUGH LAND USE APPLICATION	CODE TO: 110.000.404110	
	BASE FEE: \$85.00	
	PUBLIC NOTICE FEE: \$70.00	
	TOTAL: \$155.00	
DATE RECEIVED: _____	RECEIVED BY: _____	CHECK NO. or CC: _____
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Hammer & Wikan, Inc		NAME
MAILING ADDRESS PO Box 249		MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP
PHONE 907-772-4811		PHONE
EMAIL jfloyd@hammerandwikan.com		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Lots 3A, Plat 2013-13 and 5A, Plat 89-2		
PARCEL ID: 01007283 and 01007281	ZONE: Commercial 1	OVERLAY:
CURRENT USE OF PROPERTY: Retail	LOT SIZE:	
PROPOSED USE OF PROPERTY (IF DIFFERENT):		
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): N. 1ST Street		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)		
<input type="checkbox"/> 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: <u>4-7-21</u>	
Owner:  V.P.	Date: <u>4-7-21</u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



<p>TOPOGRAPHIC/AS-BUILT SURVEY</p> <p>PORTION OF LOTS 2, 3, 4, AND 5, BLOCK 4, USS 282; AND LOT 3A, MOOSE CLUB SUBDIVISION (PLAT# 2013-13)</p> <p>CLIENT: PND ENGINEERS</p>	<p>1 OF 1</p> <p>SHEET</p>
<p>DATE: 7/29/2020</p> <p>BY: <i>[Signature]</i></p> <p>PROJECT NO: 40030-14-00</p>	<p>DATE: 7/29/2020</p> <p>BY: <i>[Signature]</i></p> <p>PROJECT NO: 40030-14-00</p>
<p>NORTH 57*</p> <p>LAND SURVEYING LLC</p> <p>6927 247-4706 255-C 30TH STREET, SITKA, AK 99835</p> <p>MAILING ADDRESS - 2807 CASCADIE CREEK ROAD, SITKA, AK 99835</p> <p>EMAIL: north57landsurveying@yahoo.com</p>	



NORTH 57*
LAND SURVEYING
 (907) 747-6700 215-C SMITH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
 EMAIL: north57landsurveying@yahoo.com

EXHIBIT
 MINOR LOT CONSOLIDATION
 LOT 5A, BLOCK 4, USS 282
 AND LOT 3A, MOOSE CLUB SUB.
 (PETERSBURG, ALASKA RECORDING DISTRICT)

Hammer and Wikan, Inc.
203 N 1st Street
01-007-281
01-007-283

PROPERTY AREA



Item 83.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Land), N

Hammer and Wikan, Inc.

203 N 1st Street

01-007-281

01-007-283

01006010

N 2ND ST

BALDER ST

CHARLES W ST

DOLPHIN ST

EXCEL ST

N 8TH ST

N 7TH ST

N 6TH ST

FRAM ST

GJOA ST

N 5TH ST

N 4TH ST

010006100

010007260

010007262

010007320

010007321

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010007284

010007286

010007140

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010007270

010007271

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010007343

010007341

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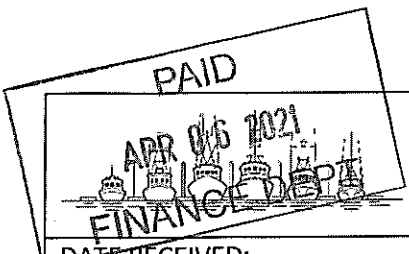
010007424

010007390

010007390

Item 83.





PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$95.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	165.00
CHECK NO. or CC:	

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME David C. Thynes	NAME Dave Ohmer
MAILING ADDRESS P.O. Box 533	MAILING ADDRESS P.O. Box 13
CITY/STATE/ZIP Petersburg/Alaska/99833	CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075	PHONE (907) 518-0313
EMAIL fvnocona@gmail.com	EMAIL ohmer13@hotmail.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
Lot 3A of Block 2 of the Frederick Sound Alaska Subdivision

PARCEL ID: 01004010 ZONE: Single Fam. Residential OVERLAY:

CURRENT USE OF PROPERTY: Single Family Residential LOT SIZE: 19,454 S.F.

PROPOSED USE OF PROPERTY (IF DIFFERENT):

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):
Sandy Beach Road

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.

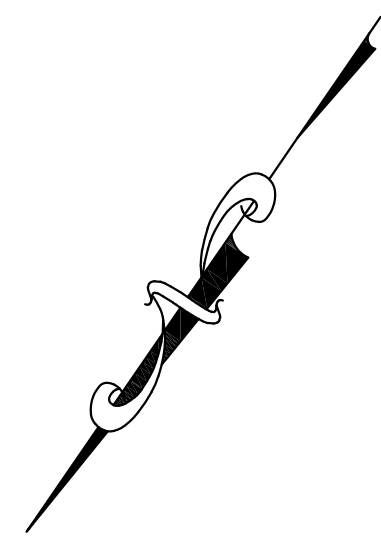
SIGNATURE(S):

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): *David C. Thynes* Date: 4/6/21
 Owner: *DAVE OHMER* Date: 4/6/21
 Owner: _____ Date: _____
 Owner: _____ Date: _____

(R1)

LINE	BEARING	DISTANCE
M1	S 19°59'30" E	46.06
M2	N 36°31'57" W	9.42
M3	N 53°30'22" W	36.37
M4	N 43°56'43" W	17.09
M5	S 43°56'43" E	36.33
M6	N 42°27'09" W	37.38
M7	N 41°35'06" W	17.84



CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATTING BOARD
 ATTEST _____
 CLERK, PETERSBURG PLATTING BOARD

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
 FIRST JUDICIAL DISTRICT } ss.
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: _____
 AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE

DATED THIS _____ DAY OF _____, 2021
 AT PETERSBURG, ALASKA.

TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. NO ROAD RIGHT OF WAY IS DEDICATED BY THIS PLAT. RESOLUTION NO. _____ DATED _____, 2020 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ OWNER: _____

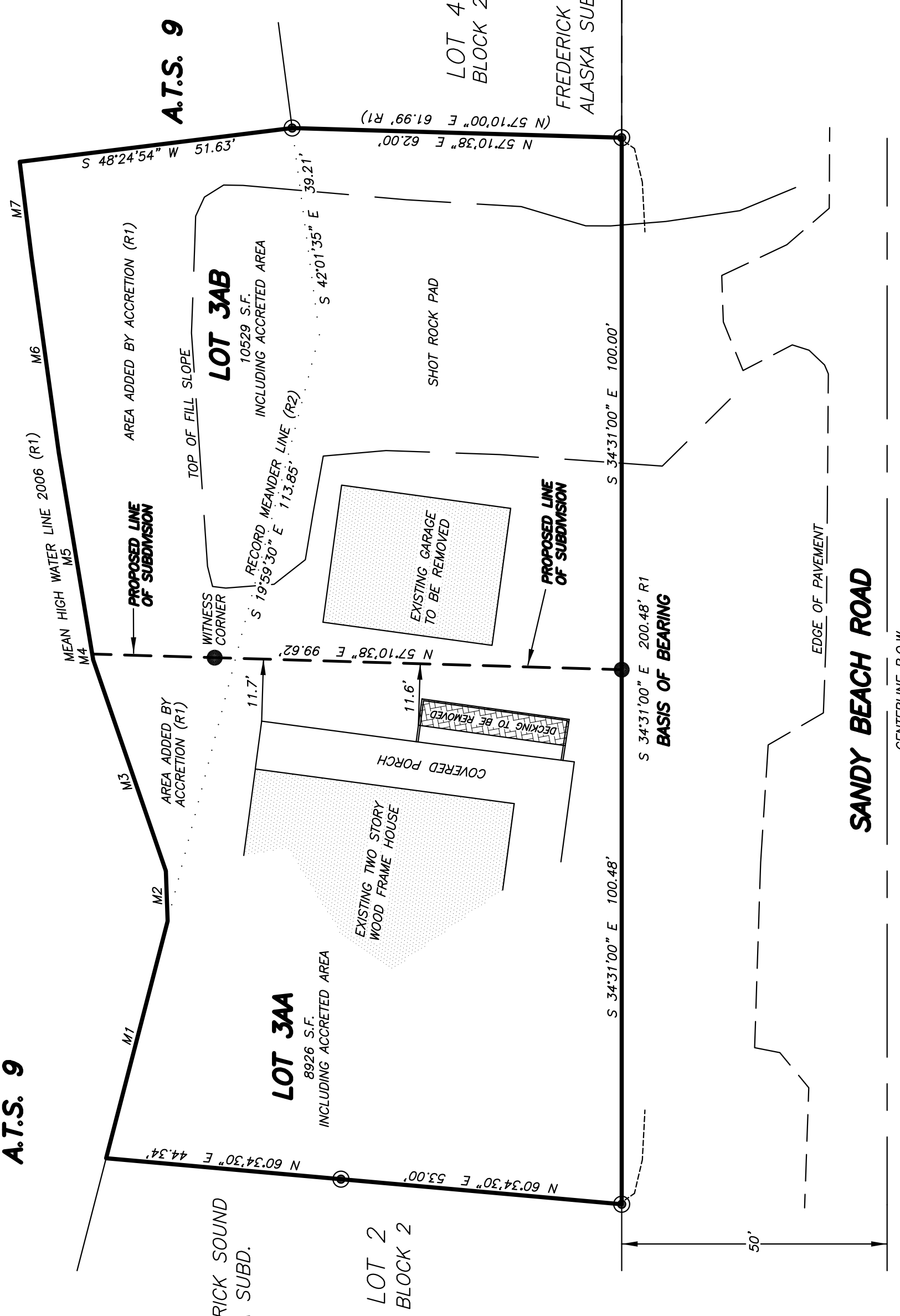
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20____, BY _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

FREDERICK SOUND

A.T.S. 9



SANDY BEACH ROAD

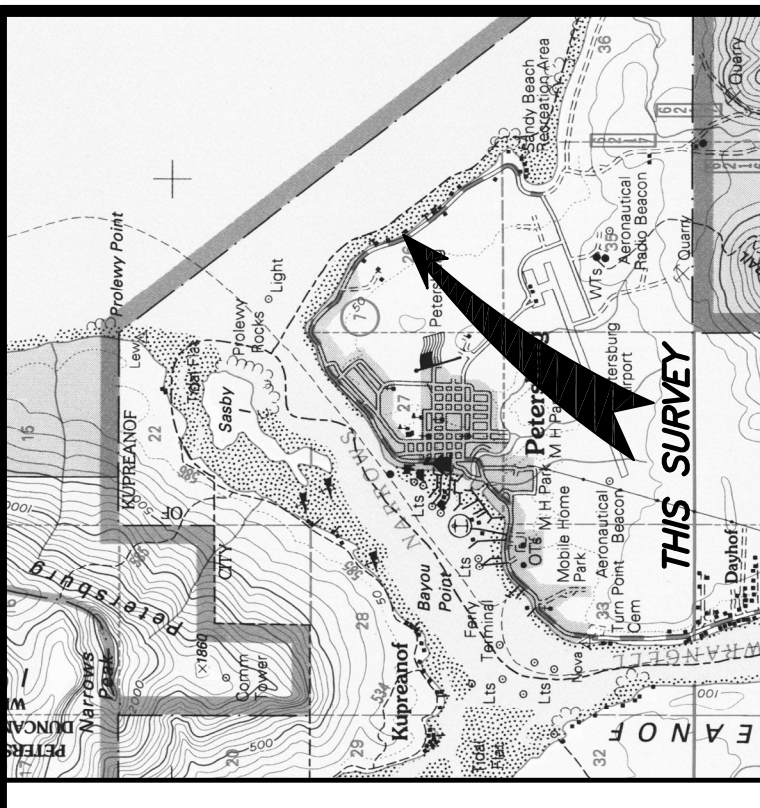
CENTERLINE R.O.W.

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN A 2" BRAUN ALCAP MON. AT THE NORTHWEST COR. OF LOT 3A AND A 2" BRAUN ALCAP MON. AT THE SOUTHWEST COR. OF LOT 3A, BLOCK 2 OF THE FREDERICK SOUND, ALASKA SUBDIVISION SHOWN ON RECORD OF SURVEY PLAT# 2006-15; THE ACCEPTED BEARING BEING S 34°31'00" E.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
4. WHEN MEASURED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES ARE SHOWN IN PARENTHESIS () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
5. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
 (R1) R.O.S. LOT 3A OF BLOCK 2 OF THE FREDERICK SOUND ALASKA SUBDIVISION PLAT# 2006-15.
 (R2) FREDERICK SOUND ALASKA SUBDIVISION PLAT# 63-296

LEGEND

- 2" THYNES ALCAP ON #5 REBAR (PROPOSED) THIS SURVEY.
- ◎ 2" BRAUN ALCAP ON #5 REBAR RECOVERED THIS SURVEY.

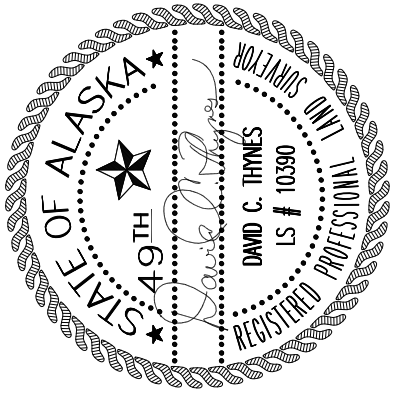


VICINITY MAP
 SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
 DATE: 1995
 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE

I, DAVID C. THYNES, R.P.L.S. CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE _____ REGISTRATION No. AELL10390
 REGISTERED PROFESSIONAL LAND SURVEYOR

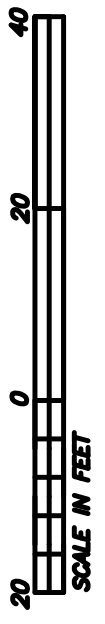


PRELIMINARY SUBDIVISION PLAN

#13 SUBDIVISION

A SUBDIVISION OF LOT 3A OF BLOCK 2 OF THE FREDERICK SOUND ALASKA SUBDIVISION PLAT No. 66-38
 PETERSBURG RECORDING DISTRICT

CLIENT: DAVE OHMER
 P.O. BOX 13
 PETERSBURG, AK 99833



CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075
 RPLS #10390
 SURVEY COMPLETED 12/22/2020
 DRAWN BY D.C.T. DRAWING No. OHL3ASUB20

Ohmer Property
613 Sandy Beach Road
01-004-010

PROPERTY AREA



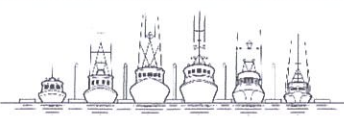
Item 84.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Ohmer Property
613 Sandy Beach Road
01-004-010





PETERSBURG BOROUGH CONDITIONAL USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00 ✓
CHECK NO. or CC:	CC

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Mike Schwartz	NAME	
MAILING ADDRESS	Box 434	MAILING ADDRESS	
CITY/STATE/ZIP	Petersburg, Alaska	CITY/STATE/ZIP	
PHONE	907-518-0101	PHONE	
EMAIL	soabreeze19@	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
313 Sandy Beach Rd.

PARCEL ID: 01-003-119 ZONE: Residential OVERLAY:

CURRENT USE OF PROPERTY: Residence LOT SIZE: 17780 SF

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Hair Salon in 150 sqft room attached to house

SEPTIC SYSTEM: Is there a septic system on the property YES NO

What is current or planned system? Municipal DEC-approved on-site

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
Sandy Beach Road

TYPE OF APPLICATION

Home Occupation. Please include copy of current Sales Tax Registration Application

Residential Use in Industrial District

Other: Hair Salon

Submittals

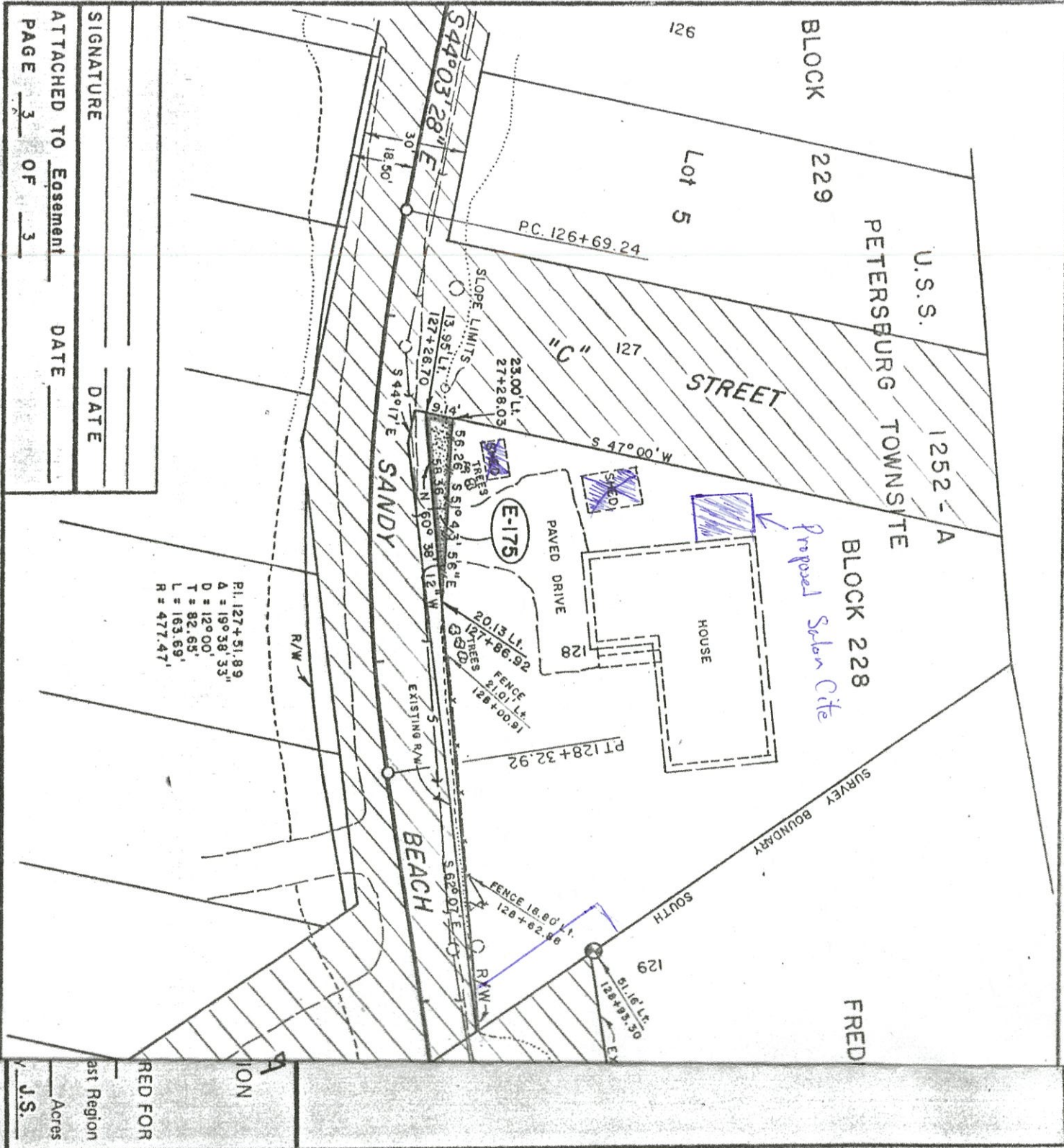
Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

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 or authorized agent thereof for the property subject herein.

Applicant(s): Michael + Kay Schwartz Date: _____

Owner(s): Michael + Kay Schwartz Date: _____



P1. 127+51.89
 A = 19° 58' 33"
 D = 12° 00'
 T = 82.65'
 L = 163.69'
 R = 477.47'

SIGNATURE _____ DATE _____
 ATTACHED TO Easement _____ DATE _____
 PAGE 3 OF 3

RED FOR
 East Region
 Acres
 U.S.

Schwartz
313 Sandy Beach Road
01-003-119

PROPERTY AREA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N...

