



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, October 08, 2024

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: October 8, 2024, 12:00 PM Alaska

Topic: October 8, 2024, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. September 10, 2024, Meeting Minutes.

5. Election of Officers

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

A. Acceptance and scheduling of an application from Madelaine Valentine for a conditional use permit to allow a private school in a single-family residential district at 607 EXCEL ST (PID: 01-006-142).

B. Acceptance and scheduling of an application from John & Miriam Swanson for a special use permit to use a portion of a borough-owned ROW as a driveway at 1400 NORTH NORDIC DR.

8. Public Hearing Items

- A.** Consideration of an application from St. Catherine of Siena Catholic Church at 306 N 3RD ST (PID: 01-006-100) for:
 - A variance from the 20' front yard setback requirement to allow construction of a church and hall within 12' of the front property line (N 3rd St) and 7.5' from the front property line (Dolphin St).
 - A variance from the 20' front yard setback requirement to allow construction of a 72-sf covered porch within 5' of the front property line (Dolphin St).
 - A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

- B.** Review and recommendation of an application from Ron & Anne Loesch to purchase borough property at 1020 SANDY BEACH ROAD (PID: 01-014-700).

- C.** Consideration of an application from Matt Lichtenstein for a variance from the side yard setback requirement to allow for construction of a deck/walkway 5' from the property line at 405 LUMBER ST (PID: 01-011-217).

- D.** Consideration of an application from Hermosa Holdings LLC for a variance from the side yard setback requirement to allow for construction within 5'2" (4'2" with eaves) of a residential property line at 500 WESLEY St (PID: 01-010-745).

9. Non-Agenda Items

- A.** Commissioner Comments

- B.** Staff Comments

- C.** Next Meeting is November 12, 2024.

10. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, September 10, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00 PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry, Commissioner Heather O'Neil, Commission Secretary Sally Dwyer

Commission Vice-Chair John Jensen, Commissioner Marietta Davis, Commissioner Phillip Meeks

ABSENT

Commissioner Jim Floyd

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

A. August 15, 2024, Meeting Minutes.

The meeting minutes were unanimously approved.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

5. Public Comments

None.

6. Consent Calendar

None.

7. Public Hearing Items

- A. Consideration of an application from Kellie M. Jones for a minor subdivision at 589 & 587 Mitkof Highway (PID: 01-143-200 & 01-143-210).

A clerical amendment was made to the proposed motion to change Dennis Jones Jr Subdivision to Dennis Jones Sr Subdivision.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

- B. Consideration of an application from Ashley Lohr for a variance from the 10' side yard setback requirement to allow for construction of a storage shed 6' from the property line at 13 East Lansing St. (PID: 01-007-738).

Director Cabrera stated that Ms. Lohr was at work but left her phone number for any questions.

Commission Secretary Dwyer stated she thought that the building was going to be a studio and not a storage unit.

Director Cabrera said it is like an art studio but also has storage for her supplies.

Commission Secretary Dwyer asked if Ashley lived in the home on Lot 8AB.

Director Cabrera spoke to say that yes, Ashley and Shane Lohr live in the home and have a purchase agreement with Scott Roberge and Jane Smith.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

- A. Commissioner Comments

Commission Secretary Dwyer mentioned with the elections coming up, this will be her last meeting.

Commission Vice-Chair Jensen said he will likely put his name in as a write in candidate.

Director Cabrera mentioned there will be election of officers at the next meeting.

Borough Clerk Thompson spoke to give information on how to file for a write in candidate.

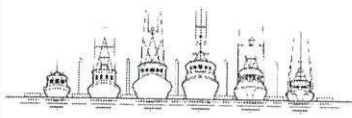
- B. Staff Comments
- C. Next Meeting is Tuesday, October 8, 2024, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:13 PM.

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer,
Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks



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:	#138

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Madeleine Valentine <i>DBA Fitness Fundamentals</i>	NAME	Madeleine & James Valentine
MAILING ADDRESS	Po Box 787	MAILING ADDRESS	
CITY/STATE/ZIP	Petersburg AK 99833	CITY/STATE/ZIP	
PHONE	907-793-0000	PHONE	
EMAIL	madeleine@vikingtrvl.net	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
607 Excel St

PARCEL ID: **01006142 & 01006137** ZONE: single family residential OVERLAY: --

CURRENT USE OF PROPERTY: **residential** LOT SIZE: 1,669 & 1,669

PROPOSED USE OF PROPERTY (IF DIFFERENT):

WASTEWATER SYSTEM: What is the 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

- Home Occupation
- Residential Use in Industrial District
- Other: Conditional Use Permit - public and private schools - gymnastics facility

Submittals

Please submit a site plan. For new construction, please include elevation drawing.
 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.
 For home occupation permits, are you registered to collect sales/transient room tax through MuniRevs? Yes No

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): *M Valentine* Date: 8/29/2024

Owner(s): *J Valentine M Valentine* Date: 8/29/2024

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Madeleine Valentine dba Fitness Fundamentals

Address or PID: 607 Excel St

Project Summary:

Hello Planning Commission,

I am submitting this conditional use application in the hopes of being able to use the current garage/warehouse structure at 607 excel street for a gymnastics/fitness school. In October of 2021 I started my business Fitness Fundamentals to provide the long absent service of a gymnastics program to the town of Petersburg. I did gymnastics all my life from the age of 4 until the age of 21 when I graduated from University of Alaska Anchorage after completing 4 years as a Division 1 athlete in the NCAA. Since 2021 I have single handedly taught gymnastics to over 125 children and fitness class to over 45 adults in Petersburg. By applying for this conditional use permit I am hoping to be able to continue to provide this wellness service for the community in a permanent location.

I have explored several other rental locations including Parks and Rec, Lutheran Church Holy Cross House, Elks, Moose Lodge, John Hanson Hall, and Petersburg High School. However, each location has several limitations making it unfeasible including size, cost, ceiling height, and most limiting the availability of each location. I had been renting the John Hanson Hall from Petersburg Indian Association for the past 2.5 years, however they are working to renovate the hall to allow it to be available for other community needs. I am seeking this conditional use permit as I have no other feasible location to offer my classes and currently have had to suspend operation of this service.

I would not be adding/changing the exterior of the structure on the property but using the existing garage structure. My classes all take place outside of school hours or on the weekends. In order to minimize the impact on surrounding property owners I would enforce the pick up/drop off/parking protocol the committee sees fit based on my proposed solutions outlined in question 2. With this locations proximity to school, daycares, and afterschool programs like kinderskog several kids will be able to walk to the facility. The ability to walk may even allow some families the option to enroll their child who otherwise for logistical reasons may not have been able to participate.

Within this neighborhood there are lots zoned for public use, and several parcels under the non-profit religious exemption, as well as the school, Parks and Rec, and public use fields and trails. As such, this neighborhood is already catering to multiple uses, and property owners have chosen this community knowing it caters to multiple uses and services. It is very important to me to be respectful to neighbors and I will ensure appropriate noise levels are maintained. All classes will be concluded well before general neighborhood quiet hours. I am applying for this conditional use permit not for personal gain or benefit, but because I am passionate about being able to contribute to the community by providing this service. Thank you for your time and consideration of my application.

Sincerely,

Madeleine Valentine
Fitness Fundamentals
907-793-0000

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.72.020 below:

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

- 1. **The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.**

The space of the garage on our property is 40 x 40 and I would like to use this space in its entirety. This space would provide a bathroom, entrance/foyer serving as a waiting area and space for coats and shoes, as well as a safe space to provide gymnastics instruction. I feel this property is suitable for the proposed use as the structure already exists and the neighborhood already has several lots zoned for, or operating under permits for different uses. Since the garage structure is preexisting, I do not feel it will have any economic or aesthetic effect on the property or neighboring properties. My classes have a maximum enrollment of 10 participants per class and will all be completed well before general neighborhood quiet hours. The purpose of the single-family residential district is to provide a sound and attractive residential neighborhood. I feel my proposed use of the space will keep within this purpose as no structures will be changing. If permitted this space will serve as a wellness center for members of the community ranging in age from 18 months to 60+ years. I am passionate about fitness and wellness as well as the community of Petersburg and retention of community members. The gymnastics and fitness program has proven to be a sought out and highly valued program. This is evident by the fact that all my gymnastics classes have been full with waitlists for every session. I feel it will be a big loss for the community if I cannot continue to provide this service.

- 2. **Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.**

I would like to start by recognizing that this aspect is likely the most important to ensure safety, traffic flow, and minimize impact to all homeowners in the vicinity. It will be of the utmost importance to me that my participants and their families are following the protocol that is in place to address these concerns.

At this time there is not dedicated off street parking in addition to the 2 parking spots required for a single family residential lot available at 607 excel st. I recognize that this is a requirement in order to avoid congestion on the street and minimize impact on neighbors. It is really important for me to be able to resume my classes as soon as possible so that kids who have been enrolled in my program over the past few years can continue their growth and development in the sport. For this reason I would like to propose a temporary solution. I have received permission from Petersburg Lutheran Church to utilize the Rebbi Hus parking lot Monday-Friday after preschool (1:30pm) as well as on Saturdays. As a back up I also have received permission from Petersburg

Children’s Centre for use Monday-Fridays after 5:30pm and on the weekends. I have had a conversation with the Petersburg School District and they have acknowledged that the public utilizes the elementary school parking lot after school hours and they are aware that families may choose to park in that area as well.

Due to the fact that there is not a parking lot on our property I will be enforcing parents/visitors who do want to come inside park at one of these locations. This requirement will be part of the class rules/liability waiver that all families have to sign in order to participate in my classes. The previous location I was renting (John Hanson Hall) had very limited parking as well and it was never an issue during the 2.5 years I held my classes there. The longer-term solution would be adding parking in front of the garage. The garage is situated 22 feet from the Excel Street property line, which means there is enough room for any standard length vehicle to park in front of the garage and be completely off the street. This option would involve removing the trees/shrubs that are currently in front of a portion of the garage and adding rock fill to create an even parking surface. The requirement for off street parking is one spot per five students. The maximum capacity of my classes is 10 students. Therefore we need to provide two additional parking spaces. This is attainable in front of the garage as it is 40ft wide. I feel this is the most attainable solution however there could be other alternatives for parking such as applying to develop the right of way of 7th street and use parcel ID 01006134 for parking or add a drive on the left hand side (when looking at the garage) and add a parking area on parcel 01006141 both of which are parcels we own.

There is a door that leads to the foyer of the garage located at the back side, far off the street, and completely on our property. This will be the entrance and exit used for the facility. It is situated in a location that will allow for any foot traffic of people coming in or out of the facility to be on our property and completely off the street. For the past three years my classes have been predominantly drop off and pick up. Several families already carpool, several kids walk from their homes or school, and some afterschool programs like kinderskog have walked and dropped off kids to my classes. We are fortunate to live in a community where many families will feel comfortable allowing their kids to walk 0.2 miles from the school to 607 excel street for their class. For classes that are not directly after school or for those not attending school as well as for pick up at the conclusion of the class, I have the options of the Rebbi Hus, Petersburg Children’s Center and the elementary school parking lot. I do require all participants of my class to sign a liability waiver. I will ensure to include the required parking stipulations in the waiver and ensure that all families are following the proper protocol. I feel confident that all my participants will be willing to follow the protocols in order to be respectful to the neighborhood members and we will operate in such a way knowing that if the rules are not followed we are at risk of losing the space.

- 3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

This proposed location of my gymnastics/fitness school shall benefit the community as it will continue to provide a year-round physical outlet for kids and adults alike. Gymnastics not only allows participants to improve their balance, coordination, and strength, but also improves discipline, independence, self esteem, and confidence. I think these sentiments and more are echoed in the letters of support included with this application. A small town faces hurdles with attracting new residents as well as retention of those that already live here. You can say that Petersburg has everything you need, but not everything you want. You could say that you can overlook the things you want, however eventually some families may feel the wants of their children, for example to participate in a certain sport or activity, may drive them away from town if they cannot get this service here. While I can recognize that this activity would be best suited in a large, 2,500+sq ft warehouse in a different area of town, the fact of the matter is that that is not attainable or sustainable for this program at this time. I do have a full time job working at Viking Travel which I co-own with my husband. I am running this program out of passion and desire to provide a program and another option for a healthy outlet to the community. I feel this location is centrally located in town to allow a variety of participants and families to attend class that may not be feasible to get to if it was further from town. I am hopeful that everyone can see the benefit of this program and my commitment to being a respectful and compliant neighbor so I can continue to have a healthy and positive impact on the community of Petersburg.



existing garage to be used for school
 * off street parking areas available

Proposed Location for Fitness Fundamentals

607 Excel Street 01-006-142 & 01-006-137

COMMUNITY CENTER -010

DOLPHIN ST

NATURE BOARDWALK TRAIL 051

NATURE BOARDWALK

MORT FRYER BALL FIELD PARK

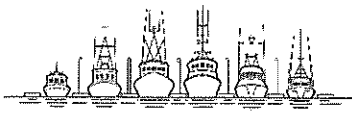


Item 7A.



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

 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:
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APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>John and Miriam Swanson</i>	NAME
MAILING ADDRESS <i>PO Box 1546</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg, AK 99833</i>	CITY/STATE/ZIP
PHONE <i>907 518 0715</i>	PHONE
EMAIL <i>j.swanson71@yahoo.com</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
Romona Street right of way on North Nordic

PARCEL ID: <u> </u>	ZONE: <u> </u>	OVERLAY: <u> </u>
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CURRENT USE OF PROPERTY: <i>pump station #4</i>	LOT SIZE:
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PROPOSED USE OF PROPERTY (IF DIFFERENT):
drive way - approx. 650 square feet

WASTEWATER SYSTEM: Is there a wastewater 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):
N. Nordic Drive

TYPE OF APPLICATION

Use of Borough Right-of-Way.
 Other:

SUBMITTALS:

Please submit site plan of the area you will be developing/using and additional information as required below.

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): *John Swanson Miriam Swanson* Date: *9-17-2024*

Owner(s): _____ Date: _____

Owner(s): _____ Date: _____

19.76 SPECIAL USE APPLICATION
(SUBMIT WITH SITE PLAN)

Applicant(s): John Swanson and Miriam Swanson

Address or PID: _____

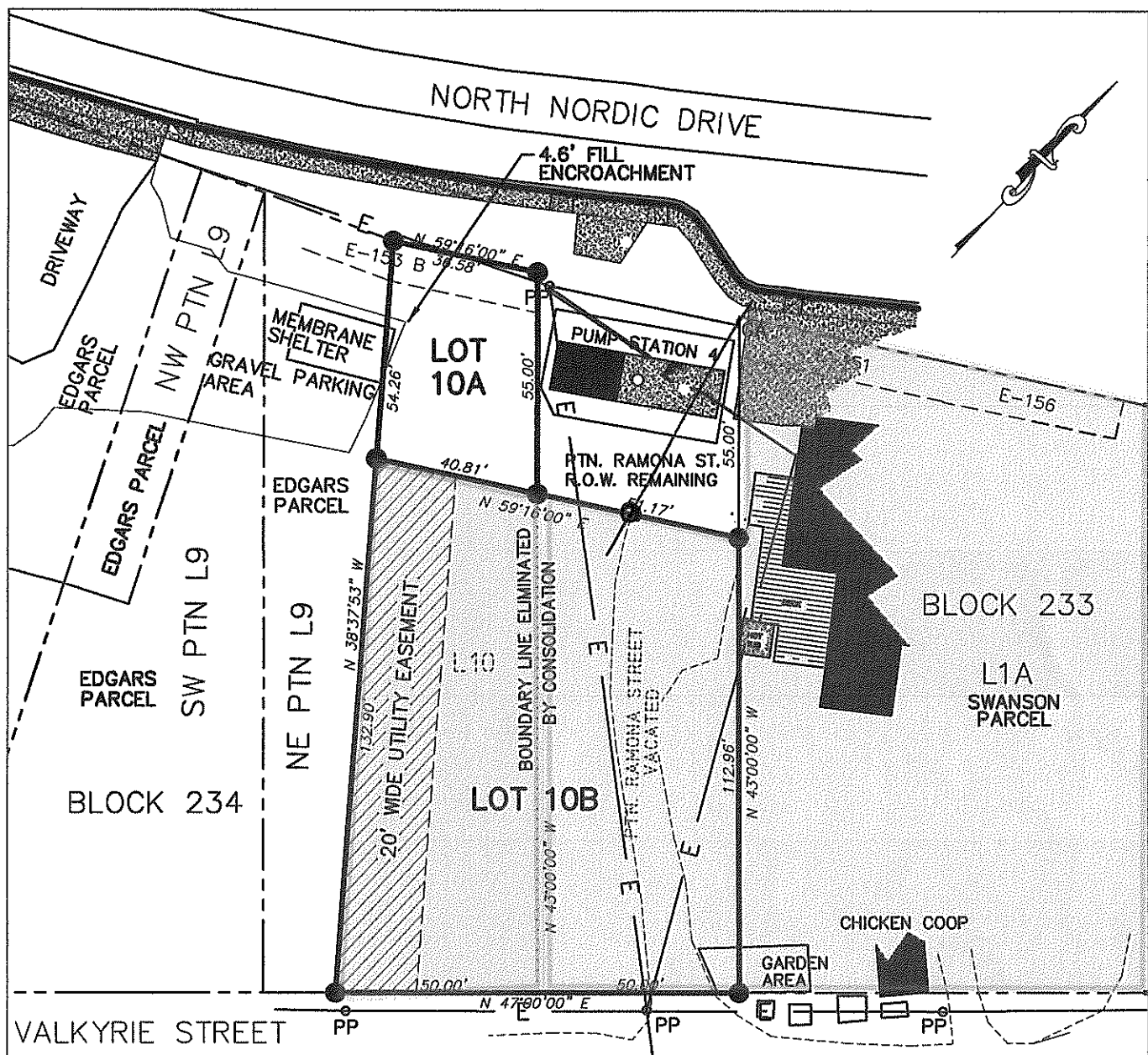
Project Summary: we have a narrow existing driveway that we would like to widen for safer access.

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 special 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. *The surrounding property will not be adversely impacted by this SUP and there will be better access to lot 10B*
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. *This SUP would allow for better access to*

Explain how your application meets these conditions: *lots 10B and Lot 1A*
see above



**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF LOT 10, BLOCK 234 OF U.S.S. 1252 AND OF A VACATED PORTION OF RAMONA STREET R.O.W. INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:
 PTN. RAMONA VACATED & ABSORBED INTO LOT 10B = 5,920 S.F.
 PTN. LOT 10 TO LOT 10B = 5,782 S.F.
 PTN. LOT 10 TO LOT 10A = 2,080 S.F.
 BOROUGH TOTAL = 2,080 S.F.
 SWANSON TOTAL = 11,702 S.F.
 RAMONA R.O.W. REMAINING = 2,750 S.F.

NOTE:
 THIS PLAN ASSUMES PRIOR APPROVAL OF THE PARITAL VACATION OF RAMONA STREET.

EXISTING LOT 10 IS OWNED BY SWANSON.



SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
 P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

SURVEY COMPLETED 10/05/23 DRAWN BY D.C.T.

DRAWING No. LT10 BLK234 CON/SUBD 2023

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

APPLICANT/AGENT:

Rich Conneen

OWNER(S), IF DIFFERENT:

St Catherine of Siena Catholic Church

LEGAL DESCRIPTION:

Lot C, Blk 16

LOT AREA:

18,850 Sq Ft

LOCATION:

306 N. 3rd Street

SURROUNDING ZONING:

North: Public Use

South: Single-family Residential (SF)

East: Public Use

West: Commercial 1

ZONING:

Single-family Residential (SF)

PID:

01-006-100

EXISTING STRUCTURES:

Grotto

APPLICATION SUBMISSION DATE:

5/15/2024, updated 9/12/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a variance from yard setback and maximum lot coverage requirements to allow for reconstruction of a church, hall, and rectory.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.80 VARIANCE

III. FINDING:

- a. The subject property has no existing structures except for a small grotto. St Catherine of Siena Church, hall, and rectory were located on the subject property for many years. The structures were destroyed by fire in July 2023.
- b. Subject property is large by residential standards however the parcel is oddly shaped.
- c. Municipal water, sewer, and power are all available to the property.
- d. The subject property is zoned single-family residential. The Commission previously approved a conditional use permit to allow for a church and hall in a single-family residential district.
- e. The Commission also previously approved a conditional use permit to allow nearby public parking to satisfy the off-street parking requirement for the project.
- f. The surrounding area is a well-established neighborhood. It is a mix of residential and public uses, including the school district, childcare center, church, and dance studio.
- g. The neighborhood has significant local traffic, particularly mornings and afternoons during the school year.
- h. Traffic from St. Catherine's is primarily during the weekend and holidays when school is not in session. The parish holds occasional special events, but these are usually also on the weekends.
- i. The proposed project is composed of a church, hall, and rectory comprising a total of 7,460 sf.

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

- j. The maximum lot coverage allowed in the single-family residential district is 35% or 6,597 sf for the subject property. The proposed project exceeds the maximum and the owners are seeking a variance.
- k. The subject property is a corner lot with 20’ setback requirements along both streets and 10’ along adjacent property lines. The proposed project meets the setback requirements along common property lines with adjacent lots. The owners are seeking variances for the street-side setbacks.
- l. The proposed structure sits back from the corner of Dolphin and N 3rd giving drivers clear views of students crossing these streets.

IV. PUBLIC NOTICE

The borough provided public notice consistent with 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a variance from the yard setback requirement and maximum lot coverage requirement.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	18,850 Sq Ft	Conforms
Minimum Road Frontage	80 ft	239'	Conforms
Front Yard - Dolphin	20 ft	7.5' for church 5' for porch	Variance requested
Front Yard – N 3rd	20 ft	12'	Variance requested
Side Yard	10 ft	10'	Conforms
Max. Height	3 stories, not to exceed 30 ft	24'8"	Conforms
Max Lot Coverage	35% - 6,597 sf	40% - 7,460 sf	Variance requested
Fire Code Separation			State Fire Marshal will review
Off-street Parking			
Church/Hall	8	CUP issued	Conforms
Dwelling	4 spaces	4 spaces	Conforms
Max Height Fence	6 feet	N/A	--

b. Variance Criteria – Per 19.80.050, the planning commission must find all three of the following conditions to exist in order to grant the variance:

A. That there are 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.

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

YES NO REASON: The subject property is large by residential standards, but the proposed development is reconstruction of a church, hall, and rectory. The proposed use is an allowed conditional use in the SFR district and the Planning Commission previously approved a permit for this use. The size and shape of the parcel and the proposed development are unique and generally not applicable to other SFR properties.

B. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

YES NO REASON: Due to the odd shape of the parcel, a variance is required to accommodate the proposed development. Applying the required setbacks would only allow for a 20' wide structure facing N Third St. This would not allow for a functional church building to be constructed. Additionally, the new church is designed with ADA requirements and safe environment protocols which require additional space. The maximum lot coverage increase is needed to provide for these important accommodations.

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

YES NO REASON: Granting of the variance will not result in material damage or prejudice to other properties as the variance allows reconstruction of the church/hall, both of which were pre-existing uses. Applicant's site plan conforms with setbacks along common property lines with neighboring residential dwellings, which is similar to the location of the previous church. The proposed project maintains an open line of sight on the corner of N 3rd and Dolphin to ensure drivers have a good view of the sidewalks and crosswalks at that location.

Proposed project will be reviewed by the state fire marshal's office prior to construction.

VI. ACTION

Proposed motion: I move to approve the following variances for St. Catherine of Siena Catholic Church located at 306 N 3RD STREET along with findings of fact and conditions of approval as presented:

1. A variance from the 20' front yard setback requirement to allow construction of a church and hall within 12' of the front property line (N 3rd St) and 7.5' from the front property line (Dolphin St).
2. A variance from the 20' front yard setback requirement to allow construction of a 72-sf covered porch within 5' of the front property line (Dolphin St).
3. A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.80 for a variance.

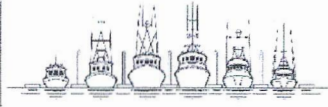
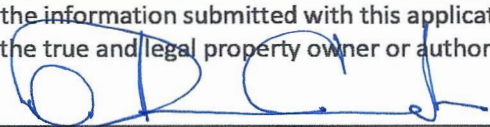
Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

- b. The variance approved by the planning commission shall expire unless the privilege granted is utilized within one year after the approval is granted. The applicant may request an extension in writing prior to expiration of the approval.
- c. The planning commission may, in writing, suspend or revoke a variance approval issued under the provisions of this section whenever the approval is granted in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:
 - a. Submit engineered plans to the State Fire Marshal for review.
 - b. Submit a building permit application and engineered plans to the Building Official.
 - c. Construction may not commence until fire marshal approval and a local building permit are issued. Violation is subject to fines under PMC 17.04.050.

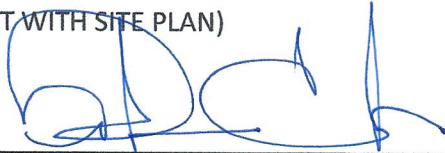
EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout

 PETERSBURG BOROUGH VARIANCE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$170.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Rich Conneen (architect)		NAME Corporation of the Catholic Archbishop of the A
MAILING ADDRESS 1623 Dennis Drive		MAILING ADDRESS 225 Cordova Street
CITY/STATE/ZIP Tyler Texas 75701		CITY/STATE/ZIP Anchorage AK 99501 - 2409
PHONE 907 723 3190		PHONE 907 297 7726 (Matt Meggs)
EMAIL rc2@gci.net		EMAIL mmeggs@aoaj.org
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 306 N. 3rd Street, Petersburg Alaska 99833		
PARCEL ID: #01-006-100	ZONE: Single Family Res.	OVERLAY:
CURRENT USE OF PROPERTY: Church facility	LOT SIZE: 18,850 sq. ft.	
PROPOSED USE OF PROPERTY (IF DIFFERENT): existing		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" 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): Dolphin Street		
TYPE OF VARIANCE REQUESTED		
<input checked="" type="checkbox"/> Yard Setback		
<input checked="" type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input type="checkbox"/> 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: 12 September, 2024
Owner(s):		Date: 12 September, 2024

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)



9/11/24

Applicant(s): Rich Conneen Architecture LLC

Address or PID: 1623 Dennis Drive, Tyler, Texas 75101

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

X OTHER (Please Specify): facility replacement due to fire event

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.

My architecture firm has been hired to restore St Catherine of Siena catholic church to at least it's original configuration and beauty, at the corner of Dolphin Street & Third Street, after a devastating 2023 fire destroyed the facility.

The "L" shaped lot will NOT accommodate this replacement without also :

- (1) restoring reduced front yard setbacks that were present in the original design and...
- (2) allowing a slight relief to the zoning's lot coverage percentage allotment.

We are asking for the following relief to facilitate this project:

- 1. The reduction of the Third Street front yard setback from 20 foot to 12 foot.
- 2. The reduction of the Dolphin Street front yard setback from 20 foot to 7.5 foot.
- 3. The reduction of the Dolphin Street front yard setback from 20 foot to 5 foot at the main entry canopy.
- 4. The increase of the lot coverage percentage from 35% to 40%.

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

The original 30 foot wide church would have to be reduced to 20 ft. wide when accommodating current setbacks. This would render a non-functional replacement to the original church.

Secondly, current IBC code, ADA law & safe environment protocols require space allotments that were not required in the original church design. Applying these now render a design requiring a 5% increase to lot coverage in order to again replace the facility that was lost in the fire.

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 end goal is that by rebuilding Saint Catherine's Church properly that the new endeavor will restore this wounded neighborhood to its original value and glory. The planned new facility will be architecturally beautiful. The variance relief articulated will assure that the new design meets these neighborhood goals.

The variance requests impact only the street side adjacencies. Since we are matching the original street edge conditions, the neighborhood will notice no encroachments beyond the configuration of the original structure. The neighbors to the south and to the west will see no new encroachments, as all setbacks common will be met in the new design.

Secondly and regarding the requested 5% area increase, it can be argued that the new design layout improves the vegetative area that is visible from the street and adjacent lots, so that it may even be perceived that the new design is smaller than the original pre-fire structure.

Lastly, We took the time to present 3D images of what the new facility will look like, so that there will be no doubt that it is the intention to build a beautiful new structure that in no way clashes with the neighborhood quality.

PETERSBURG PUBLIC SCHOOL RESERVE

DOLPHIN STREET

N 89°42'00" W

CENTERLINE MON. HM 10
INT. OF 1ST & DOLPHIN ST.

(S 86°37'58" E 559.89' R1)
(S 86°38'06" E 559.97' CALC. R3)
(S 86°37'15" E 560.12')

(N 03°17'00" W 546.41' R1)
(N 03°17'00" W 546.59')

LOT 4

LOT 3

CENTERLINE MON. HM 9
INT. OF 1ST & FRAM ST.

BLOCK 13

LOT 2

LOT 1

THIRD STREET
N 00°18'00" E

CONCRETE SIDEWALK

(N 89°41'35" W 239.66'
(N 89°42'00" W 240.00' R1)

ST. CATHERINE'S SUBDIVISION
PLAT No. 97-02

TRACT C
18,792 S.F.
0.43 ACRES

(N 89°42'00" W 100.00' R1)
(N 89°42'56" W 99.97'

LOT 6A

OWNER: PAGE BRUMBLEY & KENNETH HILL
DOC#: 2003-000499-0



DWELLING

BLOCK 16

(N 00°16'14" E 50.07'
(N 00°18'00" E 50.00' R1)

LOT 2

OWNER: DOUGLAS A. & MARY C. CRONLUND
DOC#: 1976-000593-0

LOT 1

NOTE: 1.6" WOOD FENCE
ENCROACHMENT
INTO R.O.W.

NOTE: GRAVEL PATHWAY
ENCROACHMENT
INTO TRACT C.
AREA = 119 S.F.
NOTE: CHAINLINK FENCE
ENCROACHMENT
INTO TRACT C.

LOT 1A
OWNER: DOUGLAS A. & MARY C. CRONLUND
DOC#: 1990-000820-0

LOT 8A
OWNER: PETERSBURG LUTHERAN CHURCH
DOC#: 1980-000821-0

10' R.O.W.

10' R.O.W.

(N 89°42'00" W 10.00' R1)
(N 89°41'16" W 10.23'

LOT 5

OWNER: PETERSBURG CHILDREN'S
CENTER INC.
DOC#: 1982-000970-0

LOT 6

(S 00°18'00" W 90.00' R1)
(S 00°10'39" W 88.82'

NOTE: 2.4" SPLIT RAIL FENCE
ENCROACHMENT
INTO R.O.W.

LOT 7

OWNER: PETERSBURG LUTHERAN CHURCH
DOC#: 1977-000343-0

LOT 8

(S 00°18'00" E 10.00' R1)
(S 89°42'00" E 125.00' R1)
(S 89°49'15" E 124.99'

(N 89°42'00" W 15.00' R1)
(N 89°35'13" E 14.96'

(N 89°52'03" E 9.91'
(N 89°42'00" E 10.00' R1)

BLOCK 23

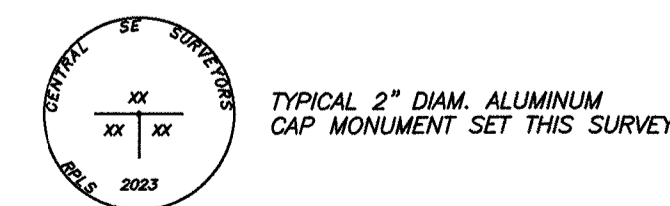
LEGEND

BOUNDARY

- C.S.S., L.S. 10390 2" ALCAP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
 - MURPH YPC LS 6268 RECOVERED THIS SURVEY
 - ⊙ 1.5" BRAUN ALCAP LS 5485 ON REBAR RECOVERED THIS SURVEY
 - ⊕ 2.5" B.C.M. C.L. STREET MON. RECOVERED THIS SURVEY
- SUBJECT PROPERTY BOUNDARY LINE
ADJOINER SIDE-LINE

FENCES

- X— CHAINLINK FENCE
- DETERIORATING SPLIT RAIL WOOD FENCE
- DETERIORATING WOOD FENCE



TYPICAL 2" DIAM. ALUMINUM
CAP MONUMENT SET THIS SURVEY

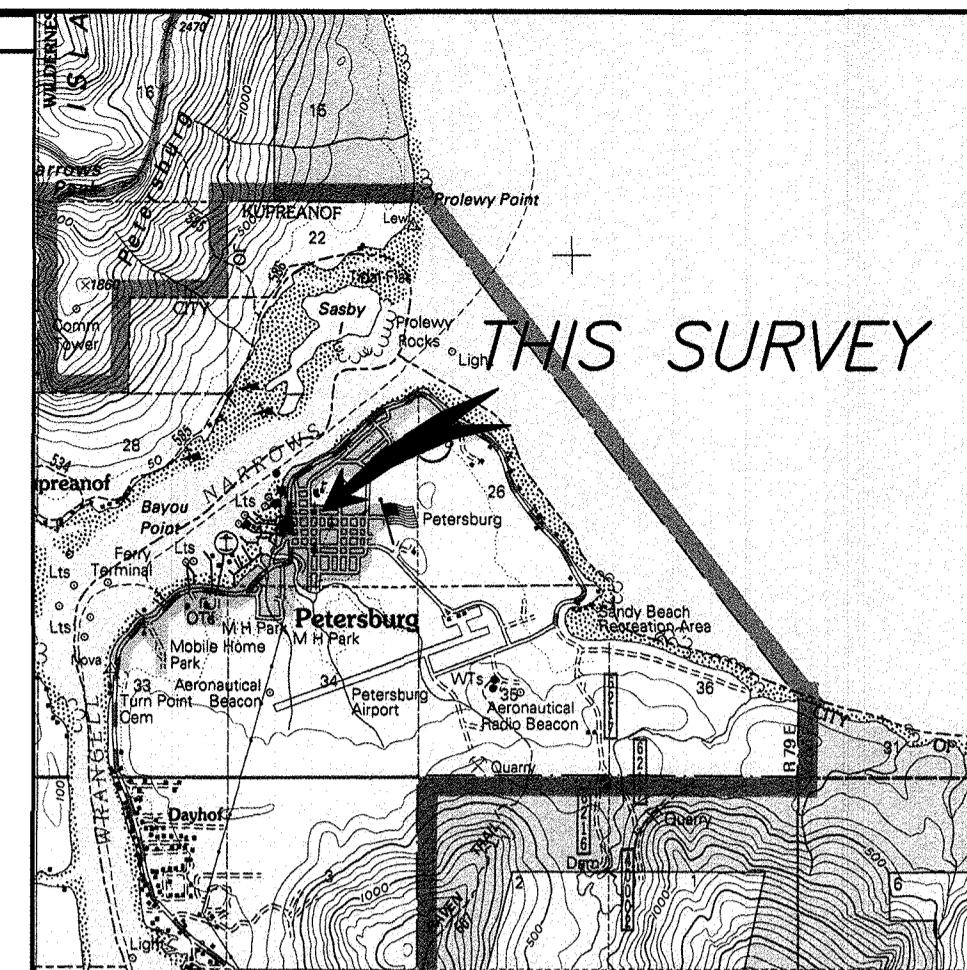
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS BOUNDARY MAP HAS BEEN FOUND TO COMPLY WITH THE BOUNDARY SURVEY STANDARDS OF THE PETERSBURG BOROUGH AND THAT SAID MAP HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE DISTRICT RECORDER.

[Signature]
PLANNING DIRECTOR,
PETERSBURG BOROUGH
6/20/2024
DATE

NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN B.C.M. HM 9 NEAR THE INTERSECTION OF FIRST STREET AND FRAM STREET AND B.C.M. HM 10 NEAR THE INTERSECTION OF FIRST STREET AND DOLPHIN STREET, THE ACCEPTED BEARING BEING N 03°17'00" W. BOTH MONUMENTS ARE REFERENCED ON THE 1989 MURPH ENGINEERING RECORD OF SURVEY OF U.S. SURVEY 282, PLAT No. 89-2-RS AND ARE ASSOCIATED WITH ALASKA DEPT. OF HIGHWAYS PROJ. R30233 (69071).
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
- WHEN MEASURED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES ARE SHOWN IN PARENTHESIS () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
(R1) ST. CATHERINE'S SUBDIVISION PLAT No. 97-02
(R2) 4TH STREET VACATION SURVEY, BLKS 16 & 23, U.S. SURVEY 282 PLAT No. 90-22
(R3) R.O.S. U.S. SURVEY 282 PLAT No. 89-2-RS



THIS SURVEY

VICINITY MAP

SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1986 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

[Signature]
DAVID C. THYNES RLL#10390
6/20/2024
DATE



RECORD OF SURVEY
OF TRACT C OF THE ST. CATHERINE'S SUBDIVISION
PLAT No. 97-02
WITHIN U.S. SURVEY 282
PETERSBURG RECORDING DISTRICT

CLIENT: CORPORATION OF THE CATHOLIC ARCHBISHOP OF ANCHORAGE-JUNEAU
225 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2409

2024-13
Plat #
Petersburg
Rec Dist
07 08 2024
Date
Time 1:57 P.M.

SCALE IN FEET
0 20 40 60

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075



RPLS #10390
SURVEY COMPLETED 06/17/2024

DRAWN BY D.C.T. DRAWING No. ST CATHERINES TRACT C ROS 2024

D O L P H I N S T R E E T

T H I R D S T R E E T

SITE AREA:	18,850 sq. ft.
BUILDING AREAS:	
ENTRY	484
CHURCH	2,694
HALL	2,872
FRONT ENTRY	70
HALL PORCH	162
RECTORY	1,020
RECTORY PORCH	158
TOTAL	7,460 sq. ft.
COVERAGE	39.5%

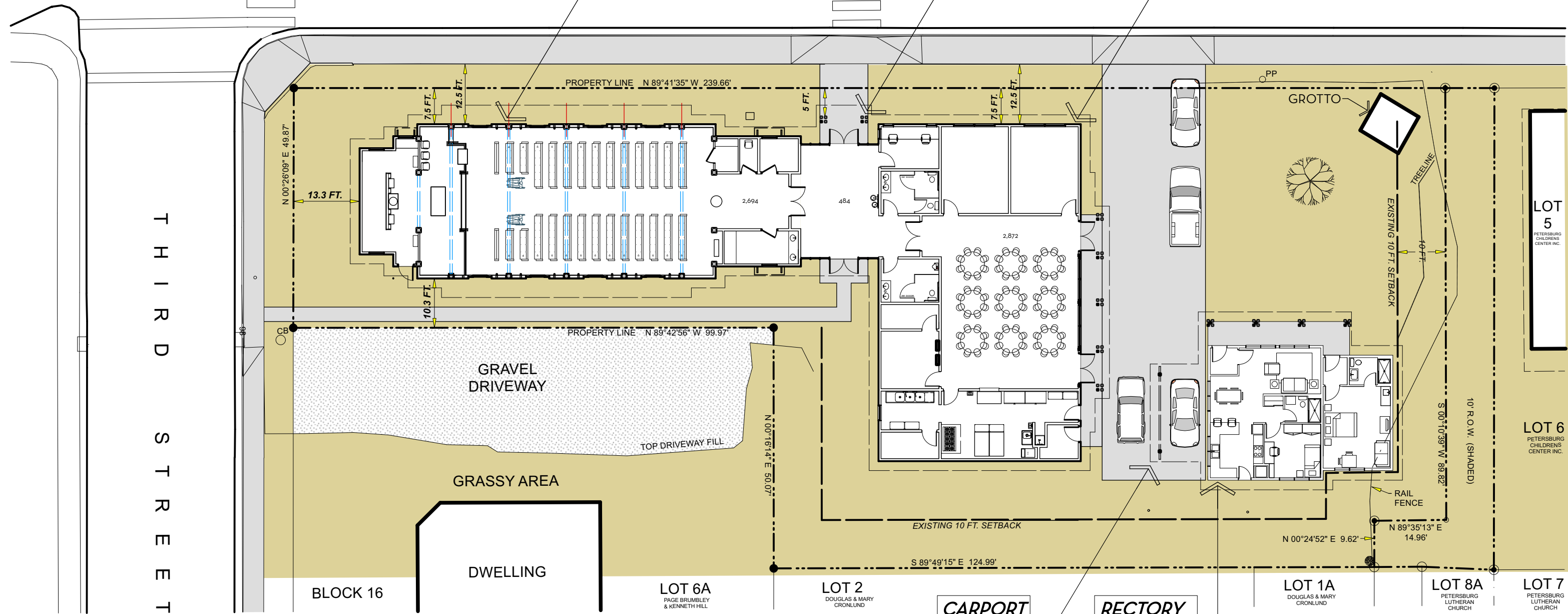
SAINT CATHERINE'S CATHOLIC CHURCH
• 2,694 sq. ft.

ENTRY
• 484 sq. ft.
PORCH
• 70 sq. ft.

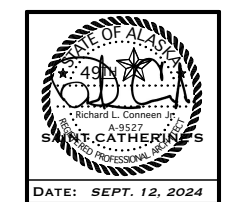
HALL
• 2,872 sq. ft.
SIDE PORCH
• 162 sq. ft.

CARPORY
• 166 sq. ft.

RECTORY
• 1,020 sq. ft.
PORCH
• 158 sq. ft.

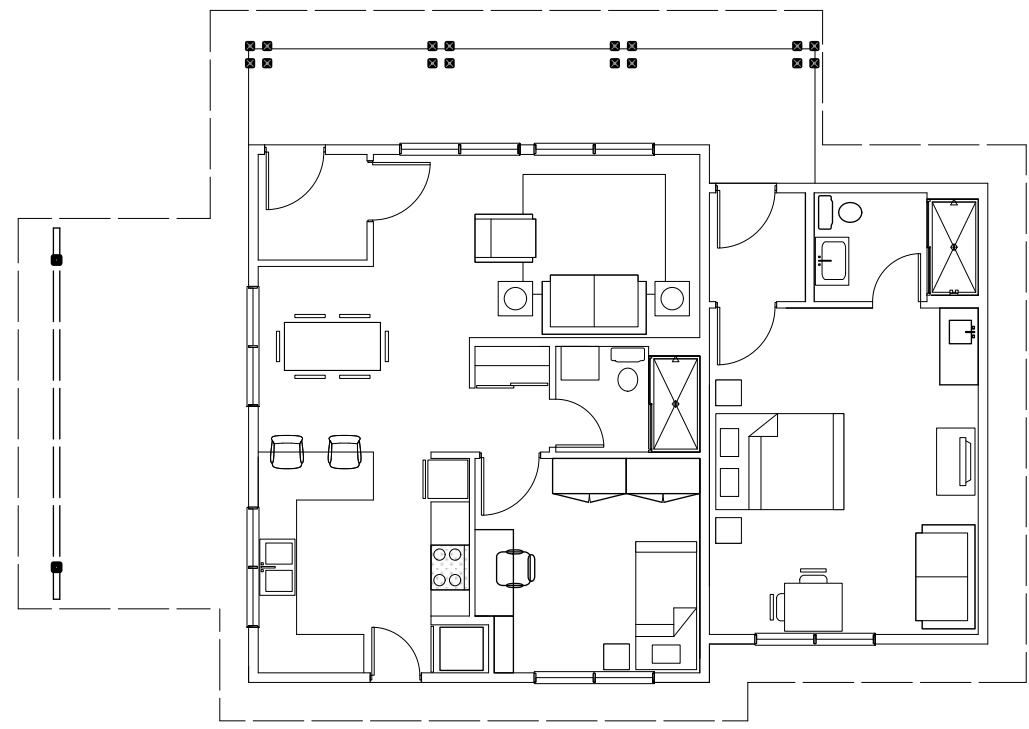
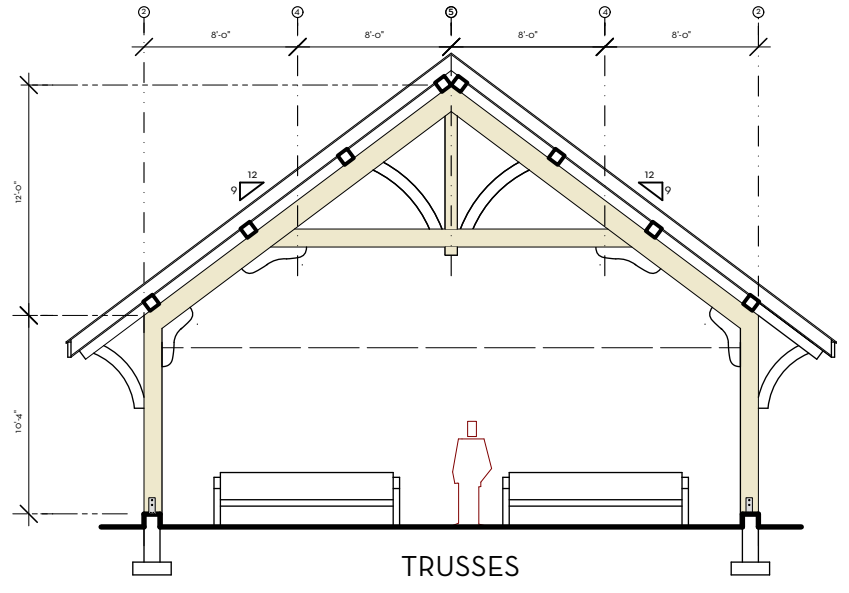
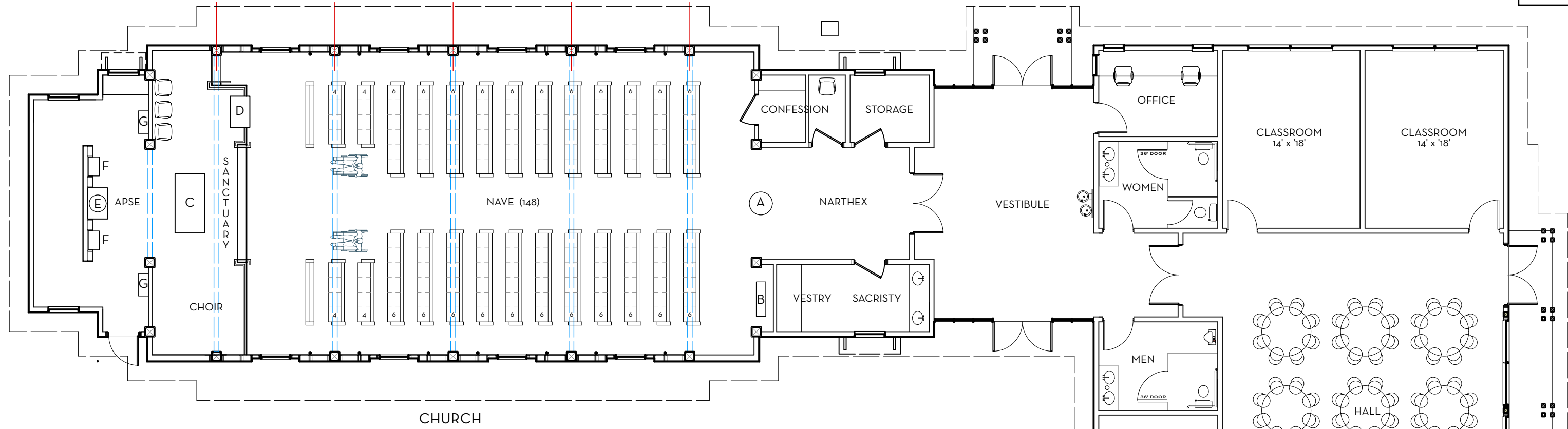


1 S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G , A L A S K A



415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net

RICH CONNEEN
ARCHITECTURE



- CHURCH**
 A baptistry
 B candles
 C alter
 D ambo
 E tabenacle
 F statue
 G credence
- HALL**
 A servery
 B refridgerator
 C freezer
 D range / oven
 E hood
 F prep sink
 G hand sink
 I ice machine
 J mop sink

2 S T. C A T H E R I N E O F S I E N A
 C A T H O L I C C H U R C H ~ P E T E R S B U R G , A L A S K A



415 6th Street
 Suite #300
 Juneau, Alaska
 T: 907.723.3190
 E: rc2@gci.net

RICH CONNEEN
 ARCHITECTURE

DATE: SEPT. 12, 2024



S T R E E T V I E W



B I R D S E Y E V I E W

3

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A



E N T R Y

4

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A



C O R N E R V I E W

5

S T. C A T H E R I N E O F S I E N A
C A T H O L I C C H U R C H ~ P E T E R S B U R G, A L A S K A

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net

RICH CONNELL
ARCHITECTURE

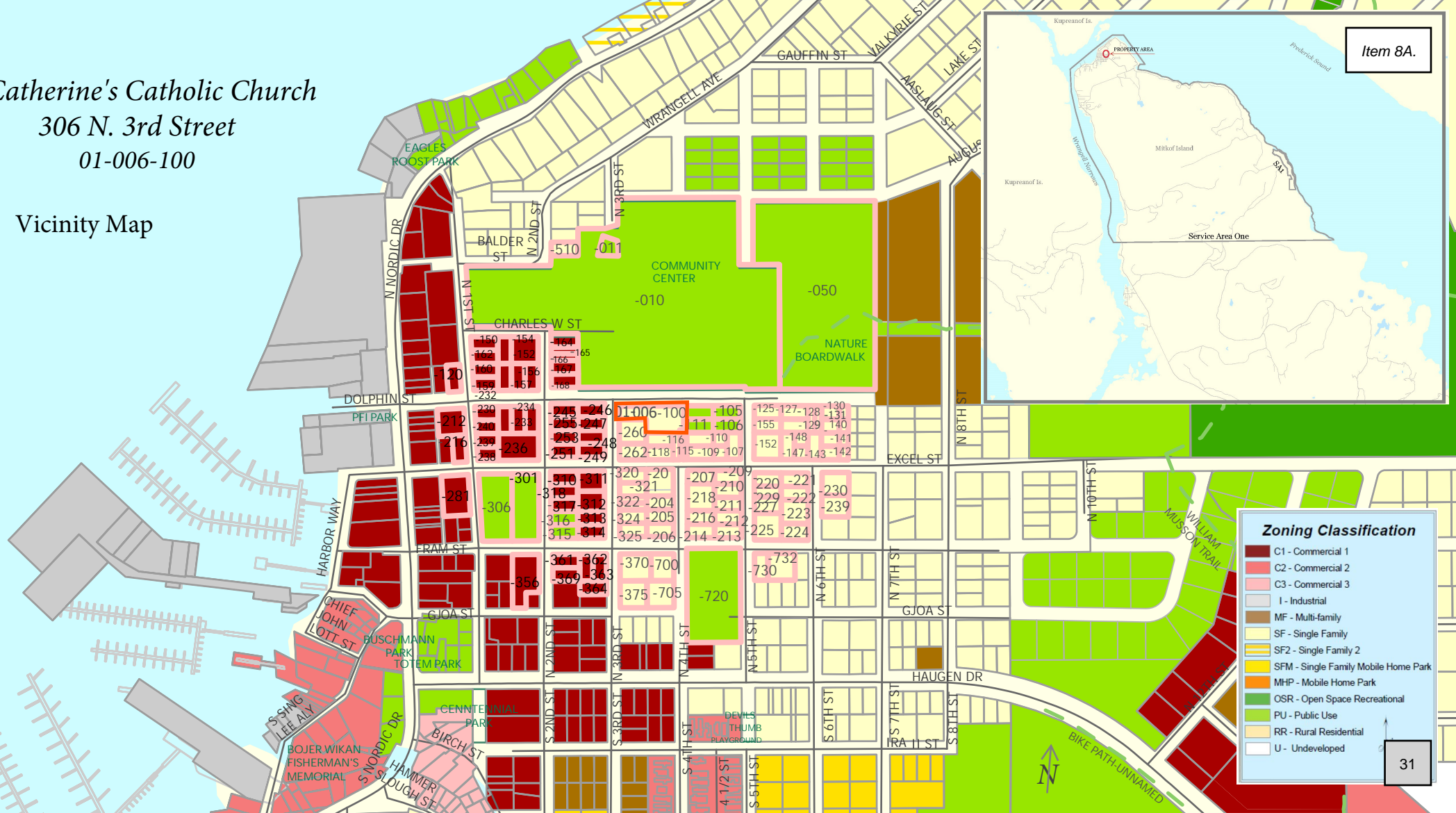


H A L L



St. Catherine's Catholic Church
 306 N. 3rd Street
 01-006-100

Vicinity Map



Item 8A.

Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



September 17, 2024

**HOLMGRAIN RANDAL E HOLMGRAIN SARAH
PO BOX 1975
PETERSBURG, AK 99833-1975**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Consideration of an application from St. Catherine of Siena Catholic Church at 306 N 3RD ST (PID: 01-006-100) for:

- A variance from the 20’ front yard setback requirement to allow construction of a church and hall within 12’ of the front property line (N 3rd St) and 7.5’ from the front property line (Dolphin St).
- A variance from the 20’ front yard setback requirement to allow construction of a 72-sf covered porch within 5’ of the front property line (Dolphin St).
- A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600’ of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera, Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	vrogue@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikan.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	lfishjensen@gmail.com
PHIL MEESKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0709	
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617	
ALASCOM INC PROPERTY TAX DIVISION		1010 PINE ST 9E-L-01	SAINT LOUIS	MO	63101-2015	
ALASKA POWER & TELEPHONE		PO BOX 647	PETERSBURG	AK	99833-0647	
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841	
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849	
BAKER JESSICA		PO BOX 1111	PETERSBURG	AK	99833-1111	
BERNALDO DELILAH		PO BOX 1951	PETERSBURG	AK	99833-1951	
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045	
BRUMBLEY PAGE		PO BOX 1790	PETERSBURG	AK	99833-1790	
BUOTTE DAVID E	SUHARA COLLEEN T	1516 ELGER BAY RD	CAMANO ISLAND	WA	98282	
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406	
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742	
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363	
DRURY DONALD RAY	DRURY BRIANA	PO BOX 1074	PETERSBURG	AK	99833-1074	
ESPESETH RHEA LOUISE	ESPESETH NICHOLAS ALLAN	PO BOX 998	PETERSBURG	AK	99833-0998	
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098	
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111	
HAMMER & WIKAN		PO BOX 249	PETERSBURG	AK	99833-0249	
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975	
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295	
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265	
KAWASHIMA DWIGHT G	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428	
KFSK COMMUNITY RADIO		PO BOX 149	PETERSBURG	AK	99833-0149	
KORCHAK PAUL		PO BOX 1256	PETERSBURG	AK	99833-1256	
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404	
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773	
LOPEZ CHADAM S	LOPEZ DEREK AND MICHELLE	PO BOX 882	PETERSBURG	AK	99833-0882	
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709	
MALLORY DARCY		PO BOX 1945	PETERSBURG	AK	99833-1945	
MANLY AMBER	OLSON DARRYL P	PO BOX 1834	PETERSBURG	AK	99833-1834	
MICHAEL ERIN A		PO BOX 506	PETERSBURG	AK	99833-0506	
MOORE JOSHUA A	MOORSE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015	
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284	
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957	
NICHOLSON NATALIE RUTH	REID MICHAEL FLOYD	14200 69TH DR SE #M-1	SNOHOMISH	WA	98296	
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084	
O'CONNOR DEMKO KELLY M		PO BOX 271	PETERSBURG	AK	99833-0271	
OGDEN JACK E	OGDEN CAROL B	PO BOX 546	PETERSBURG	AK	99833-0546	
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013	
OHMER NICHOLAS E		PO BOX 2013	PETERSBURG	AK	99833-2013	
OINES MARJORIE J		PO BOX 591	PETERSBURG	AK	99833-0591	
O'NEIL ERICA	O'NEIL SCOTT	PO BOX 755	PETERSBURG	AK	99833-0755	
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077	
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289	
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138	
PETERSBURG ELKS LODGE		PO BOX 609	PETERSBURG	AK	99833-0609	
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410	
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589	
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498	
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459	
SOKOL VICKIE L	LUHR ROBERT W	PO BOX 964	PETERSBURG	AK	99833-0964	
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407	
SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567	
ST ANDREWS EPISCOPAL CHURCH		PO BOX 1815	PETERSBURG	AK	99833-1815	
STOLPE ADRIENNE	STOLPE LOGAN	PO BOX 791	PETERSBURG	AK	99833-0791	
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736	
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546	
TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568	
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436	
TRASK GRANT	TRASK LILA	PO BOX 1333	PETERSBURG	AK	99833-1333	
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628	
VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507	
VERSTEEG KORY H		PO BOX 1752	PETERSBURG	AK	99833-1752	
VINSON TRACI	VINSON ANTHONY	PO BOX 461	PETERSBURG	AK	99833-0461	
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875	
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245	
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461	
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895	
WOHLHUETER KURT	WOHLHUETER SHERI	PO BOX 1312	PETERSBURG	AK	99833-1312	
YIP WAMEN	YIP LANEY	PO BOX 2037	PETERSBURG	AK	99833-2037	



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>(Signature)</u>
Fee: \$ <u>500.00</u>
Date Rec'd: <u>2/30/24</u>

Date: Feb. 5, 2024

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-014-700

Proposed term of lease: _____
(total years)

Legal Description of Property:
Lot 13B

Current Zoning of Property:
Rural Residential

Applicant Name: Ron & Anne Loesch

Applicant Mailing Address: P.O. Box 451
Petersburg, AK 99833

Applicant Contact Info: captainron389@yahoo.com
(phone and/or email) 907-518-1180

1. Size of Area requested (identify the minimum area necessary in square feet): 98,881

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Long-term investment opportunity with Development well into the future. Sale dependant on rezoning to single family residential zoning change.

Eventually could be subdivided into 5-6 single family lots.

See following edited page

4. Name and address of all adjacent upland owner(s) if applicable: (attach additional sheet if necessary)

Susan Ohmer / Mark T. [redacted] burg Borough

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: (Lease Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

6. What local, state or federal permits are required for the proposed use? (list all)

None at present time

7. If applicant is a corporation, provide the following information:

N/A

A. Name, address and place of incorporation:

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of resident agent:

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

~~Long-term investment opportunity with Development well into the future. ~~Rate dependent on rezoning to single family residential zoning change.~~ Deleted 8-30-24 RJS~~
Eventually could be subdivided into 5-6 single family lots.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Susan Ohmer / Mark Tuccillo Petersburg Borough

5. Are there any existing permits or leases covering any part of the land applied for?

___ Yes No If yes, please check one: (___ Lease ___ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

None at present time

7. If applicant is a corporation, provide the following information:

N/A

A. Name, address and place of incorporation: _____

B. Is the corporation qualified to do business in Alaska?: ___ Yes ___ No

Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

Puts Borough Property on tax rolls
Makes land available for future development
as housing needs expand.

9. How is this request consistent with the Borough's comprehensive plan?

Meets future housing needs.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: WATER, WASTEWATER AND POWER DEPARTMENTS
HAVE NO PUBLIC PURPOSE FOR THE SUBJECT PROPERTY.


Signature of Department Commenter

Department Comments: Harbor Dept has no public
purpose for the subject property


Signature of Department Commenter

Department Comments: Public Works has no public purpose
for the subject property.


Signature of Department Commenter

Department Comments: Parks + Recreation has no need for this parcel

Dept Comments: Com Dev has no need
for the parcel. Liz Caser


Signature of Department Commenter

NOTICE TO APPLICANT(s):

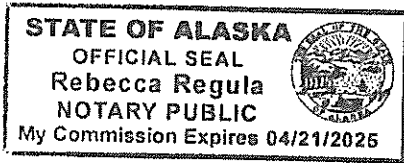
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

Ronald J. Loesch

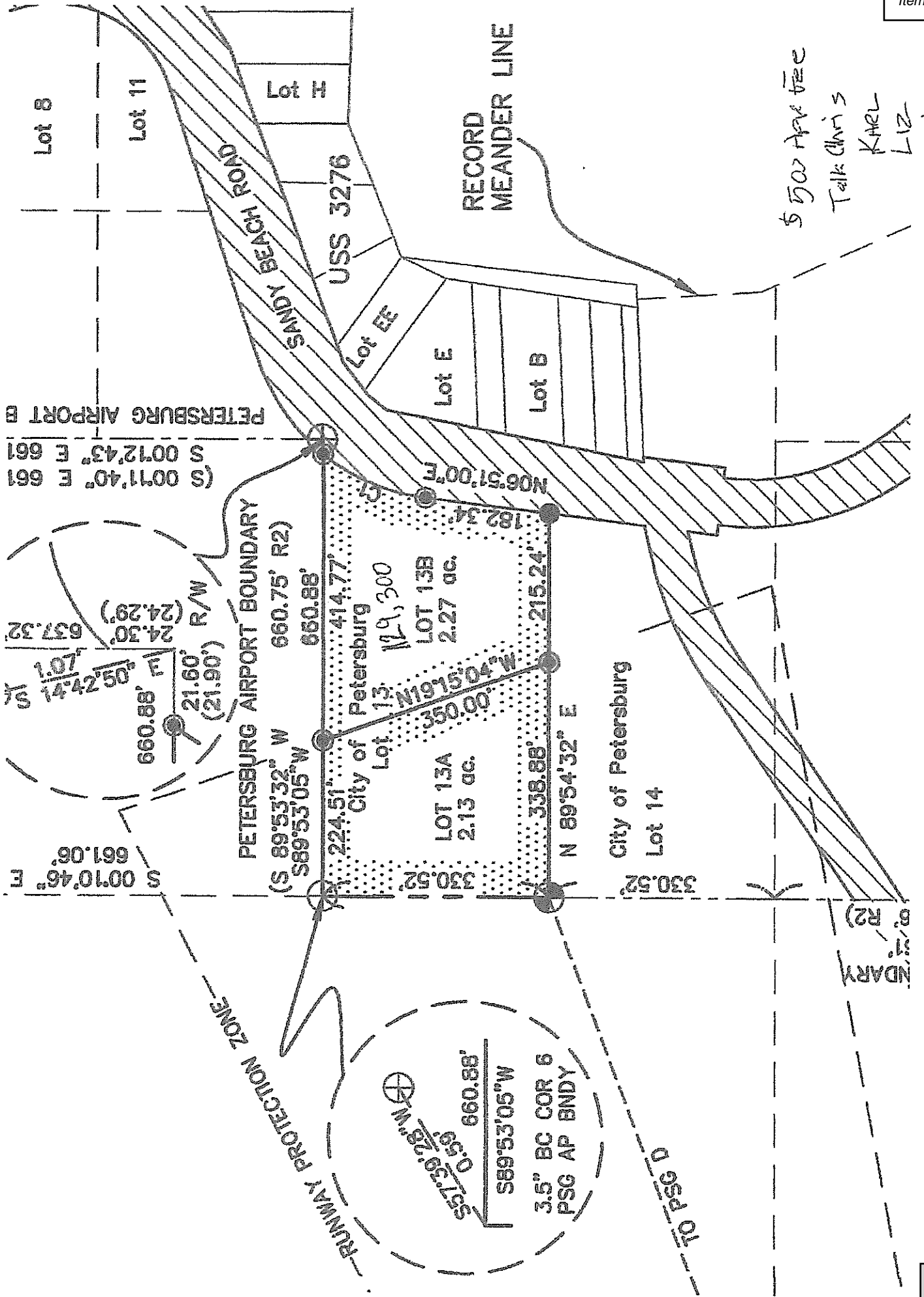
Applicant/Applicant's Representative



Subscribed and sworn to by Ronald Loesch, who personally appeared before me this 20th day of February, 2024.

Rebecca Regula
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4.21.2025



Petersburg Borough Property
 1020 Sandy Beach Road
 01-014-700

Item 8B.

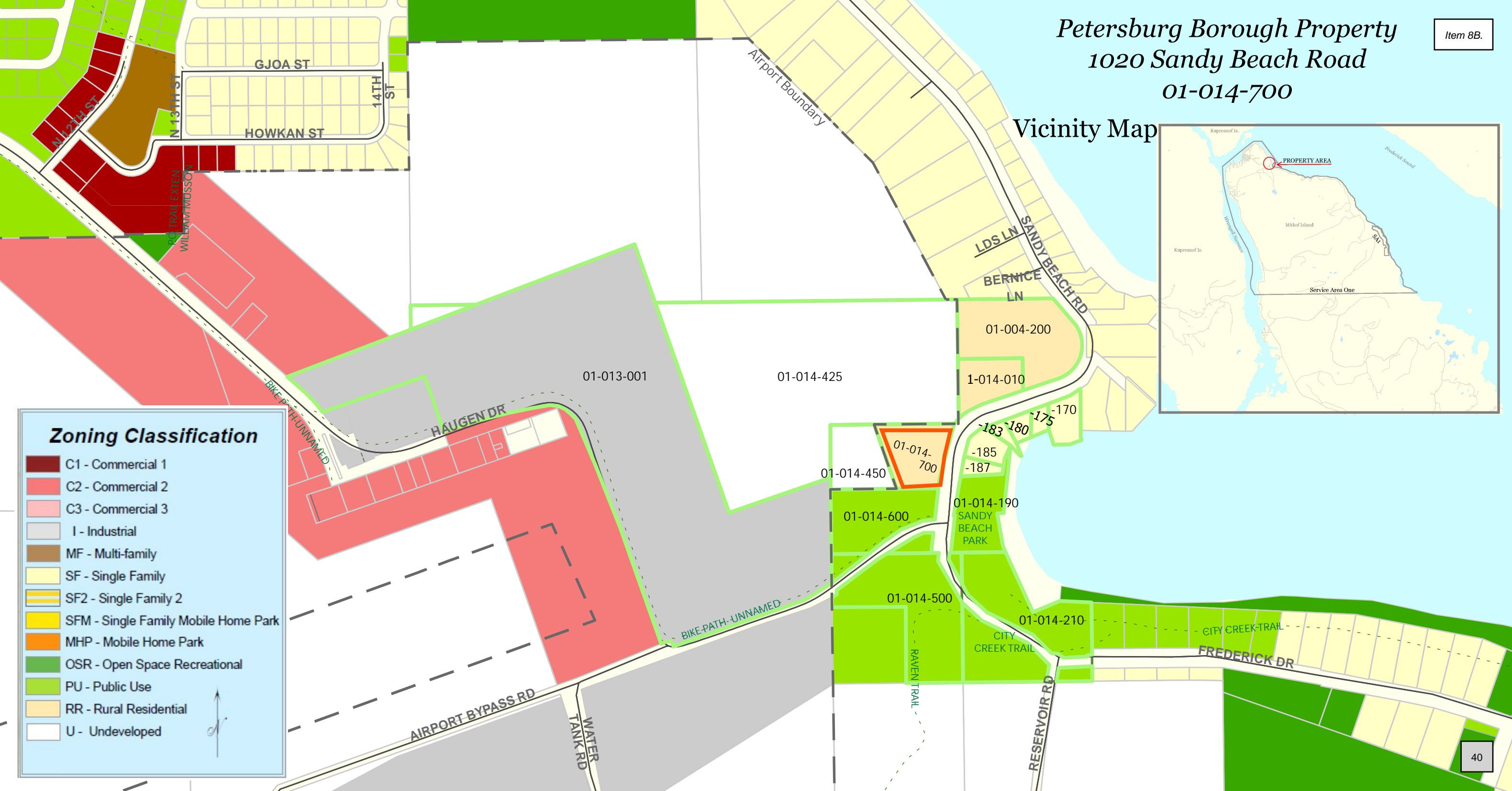
Vicinity Map



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

↑





September 17, 2024

**BERGERON SAMUEL EDWARD MILLARD LINDA GAY
PO BOX 2090
PETERSBURG, AK 99833-2090**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Review and recommendation of an application from Ron & Anne Loesch to purchase borough property at 1020 SANDY BEACH ROAD (PID: 01-014-700).

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	fvroque@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikan.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	i.fishjensen@gmail.com
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
LOESCH RONALD JOHN LOESCH ANNE MARIE	THE RONALD AND ANNE LOESCH LIVING TRUST	PO BOX 451	PETERSBURG	AK	99833-0451	
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556	
STRAND NANCY		PO BOX 505	PETERSBURG	AK	99833-0505	
BERGERON SAMUEL EDWARD MILLARD LINDA G	SAMUEL MILLARD TRUST	PO BOX 2090	PETERSBURG	AK	99833-2090	
DUDDLES MATTHEW W DUDDLES JOLYN I	DUDDLES LIVING TRUST	PO BOX 490	PETERSBURG	AK	99833-0490	
FORNER MURPHY FORNER MARY	LAYLA1975 TRUST	PO BOX 191056	ANCHORAGE	AK	99519-1056	
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704	
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579	

jensenboat@gmail.com

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

APPLICANT/AGENT:

Matt Lichtenstein

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

LOT AREA:

5,000 sf

LOCATION:

405 Lumber Street

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-011-217

EXISTING STRUCTURES:

Dwelling

Shed

APPLICATION SUBMISSION DATE:

Click or tap to enter a date.

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a variance from the 10’ setback requirement to allow for construction of a deck walkway 5’ from the property line.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.80 VARIANCE

III. FINDING:

- a. The surrounding area is a well-established residential neighborhood.
- b. The subject property has an existing residential structure and a small shed.
- c. The proposed project would replace an existing deck and walkway with a similar sized 240 sf deck and walkway in the same location.
- d. The deck and walkway were pre-existing when current owners purchased the property.

IV. PUBLIC NOTICE

The borough provided public notice consistent with 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a variance from the yard setback requirement.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	5,000	Legal non-conforming
Minimum Road Frontage	80 ft	50'	Legal non-conforming
Front Yard	20 ft	Variance for porch	Conforms
Rear Yard	20 ft	30'	Conforms
Side Yard	10 ft		Variance requested
Max. Height	3 stories, not to exceed 30 ft		Conforms
Max Lot Coverage	35%		--
Fire Code Separation	n/a	n/a	
Off-street Parking			
Dwelling	2 spaces	2	Conforms
Max Height Fence	6 feet		Conforms

b. Variance Criteria – Per 19.80.050, the planning commission must find all three of the following conditions to exist in order to grant the variance:

A. That there are 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;

YES X NO _____ REASON: The subject property is only 5000 sq ft which is far smaller than the current, minimum residential lot size of 8000 sq ft. However, we are still bound by the same 10-foot, side setback requirements which limit our improvement options far more than SFR properties that meet the minimum lot size. Due to this issue, it would take extensive, structural remodeling of the house itself to have a back deck we can access from our back door without going partly into the side setback.

B. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships;

YES X NO _____ B. REASON: The dwelling is situated 10 feet from the south side property line. The back door on that side opens to a narrow portion of the back deck that encroaches approx. 4'-2" into the setback and leads to the rest of the deck connected to the back of the house. The deck was there when owners purchased the house in 2004 and needs to be rebuilt. Owners cannot connect the back door to the back deck without rebuilding this narrow part in the same spot within the setback. Strict application of the setback makes any size deck/porch leading from that door out of compliance if it is part of a larger deck (even if the rest of the deck is in compliance) Due to the layout of the house/yard, there is no other practical location for deck access from that back door.

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

YES X NO _____ N/A _____ REASON: The portion of the deck at issue in this case would change very little with the rebuild. The proposed design would increase the width slightly from 4'-2 inches to 5 foot for better ingress/egress. It is otherwise the same style/height and location as existing structure. It would not degrade access to the side of the house or back yard. If anything, the slightly

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/8/2024

wider surface would make it easier to reach the back yard in an emergency since thick Salmon Berry bushes take up the rest of the space between this portion of the deck and the property line. The bushes also screen the porch from the neighboring property to a large extent so the rebuild should have no impact in that regard other than making our deck more sightly.

VI. ACTION

Proposed motion: I move to approve the application from Matt Lichtenstein for a variance from the side yard setback requirement to allow for construction of a deck walkway within 5' of the property line at 405 Lumber St along with findings of fact and conditions of approval as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.80 for a variance.
- b. The variance approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the variance whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:

Apply for and be issued a building permit prior to construction.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout

 <p>PETERSBURG BOROUGH VARIANCE APPLICATION</p>	CODE TO: 110.000.404110
	BASE FEE: \$100.00
	PUBLIC NOTICE FEE: \$70.00
	TOTAL: \$170.00

DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
----------------	--------------	------------------

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Matt Lichtenstein	NAME
MAILING ADDRESS PO Box 643	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-518-0923	PHONE
EMAIL mattakfish@gmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: **405 Lumber Street**

PARCEL ID: 01011217	ZONE: Single Family Residential	OVERLAY:
----------------------------	---------------------------------	----------

CURRENT USE OF PROPERTY: Residential	LOT SIZE: 50x100
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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): **Lumber Street**

TYPE OF VARIANCE REQUESTED

Yard Setback
 Maximum Lot Coverage
 Building Height
 Fence Height
 Other:

SUBMITTALS:-

Please include a site plan proposed plans. Site, floor and framing plans, 3-D and side renderings, photos of existing structure.

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): *Matt Lichtenstein* Date: **09/13/2024**

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Matt Lichtenstein

Address or PID: 405 Lumber Street

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.

Our lot is only 5000 sq ft which is far smaller than the current, minimum residential lot size of 8000 sq ft. However, we are still bound by the same 10-foot, side setback requirements which limit our improvement options far more than SFR properties that meet the minimum lot size. Due to this issue, it would take extensive, structural remodeling of the house itself to have a back deck we can access from our back door without going partly into the side setback.

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

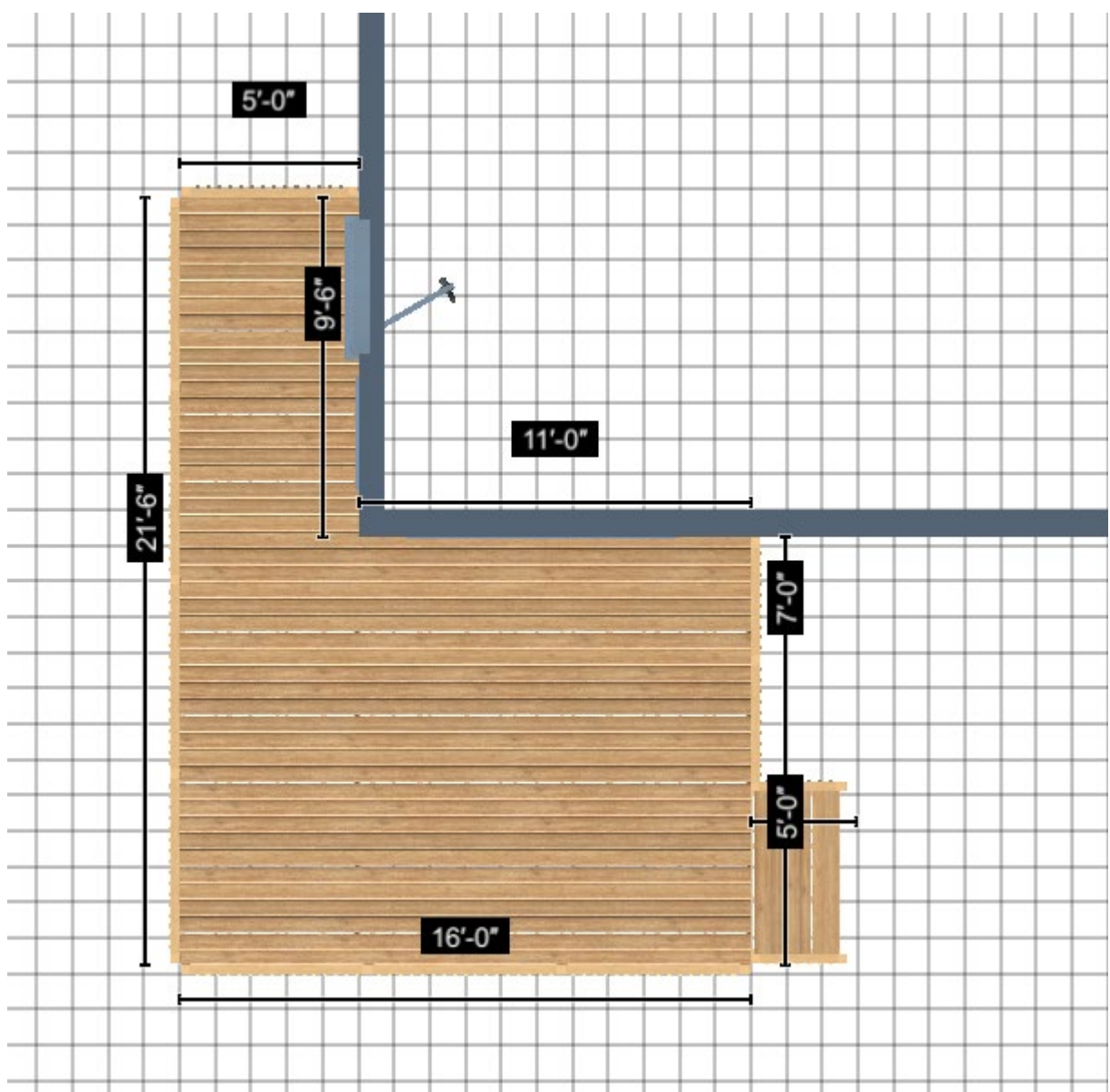
Our house is situated 10 feet from the south side property line. Our back door on that side opens to a narrow portion of the back deck that encroaches approx. 4'-2" into the setback and leads to the rest of the deck connected to the back of the house. The deck was there when we purchased the house in 2004 and needs to be rebuilt. We cannot connect the back door to the back deck without rebuilding this narrow part in the same spot within the setback. Strict application of the setback makes any size deck/porch leading from that door out of compliance if it is part or a larger deck (even if the rest of the deck is in compliance) Due to the the layout of the house/yard, there is no other practical location for deck access from that back door.

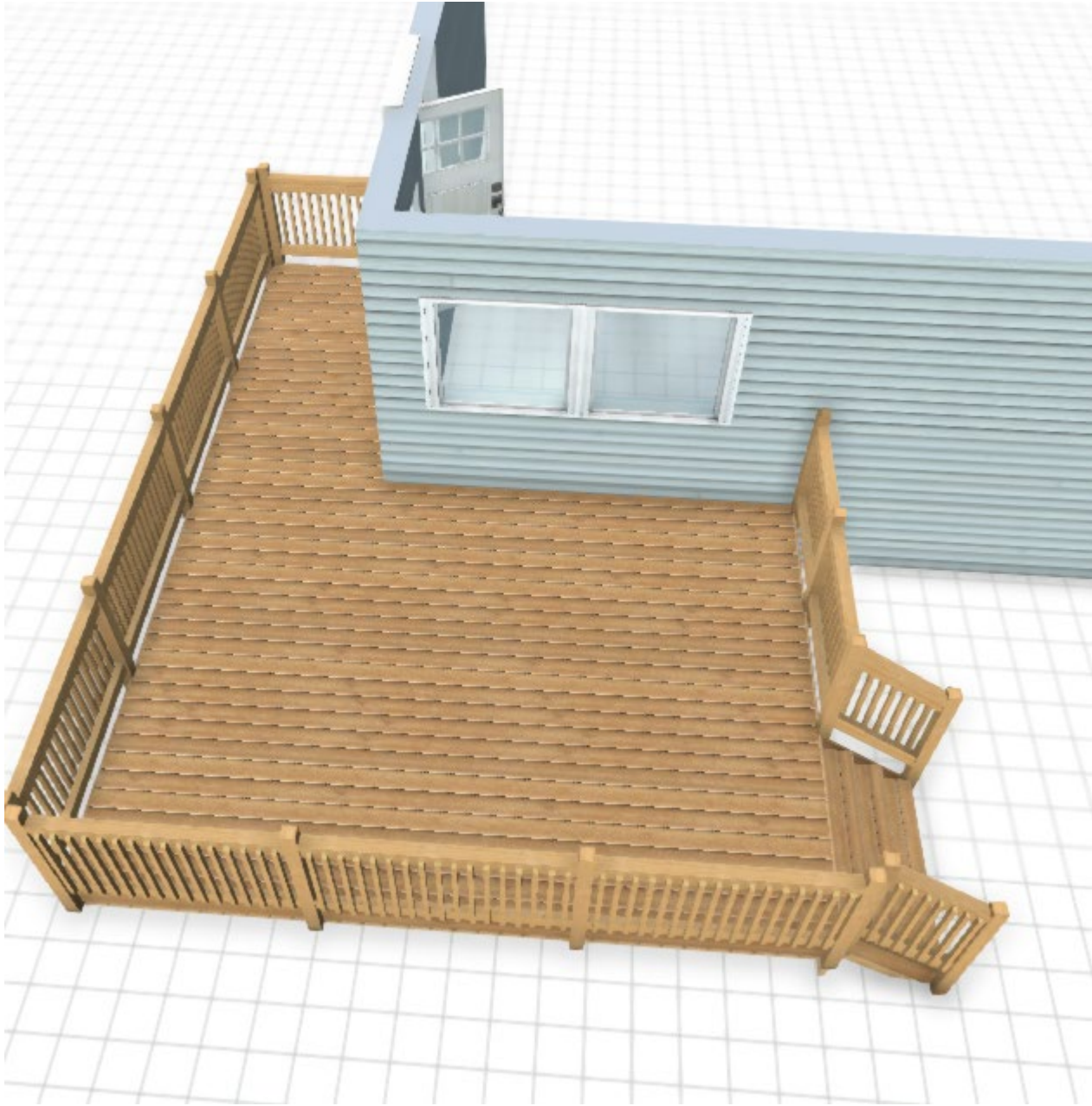
4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

The portion of the deck at issue in this case would change very little with the rebuild. Our design would increase the width slightly from 4'-2 inches to 5 foot for better ingress/egress. It is otherwise the same style/height and location as existing structure. It would not degrade access to the side of the house or back yard. If anything, the slightly wider surface would make it easier to reach the back yard in an emergency since thick Salmon Berry bushes take up the rest of the space between this portion of the deck and the property line. The bushes also screen the porch from the neighboring property to a large extent so the rebuild should have no impact in that regard other than making our deck more sightly.









Maximum Deck Height is 30" above ground (varies 26 to 30 inches)

Stair treads will be 12 inch (double 2x6)

Beams are doubled 2x10 (4x10)

Joists are 2x10x12 on 16" centers

Joists perpendicular to house are hung on lag-bolted 2x10 ledger, other end resting on beam

Beams perpendicular to house hung on lag-boted 2x10 ledger, other end resting on post

According to Simpson Strong Tie Deck Planner:

Max. joist span : 121 3/8"

Max. joist cantilever 19 5/8"

Max. beam span 87 1/4"

Decking and railing will be locally milled Alaska yellow cedar including:

Decking: 2x8 (doubled 2x6 for stair treads)

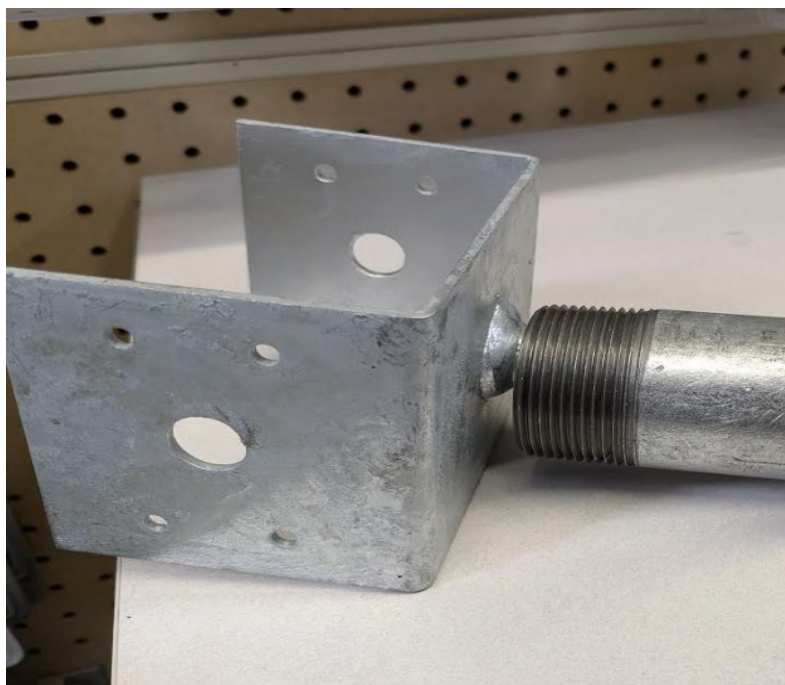
Railing: 2x4 railing with 2x2 balusters and 6x6 railing posts, notched and bolted to outside of deck.

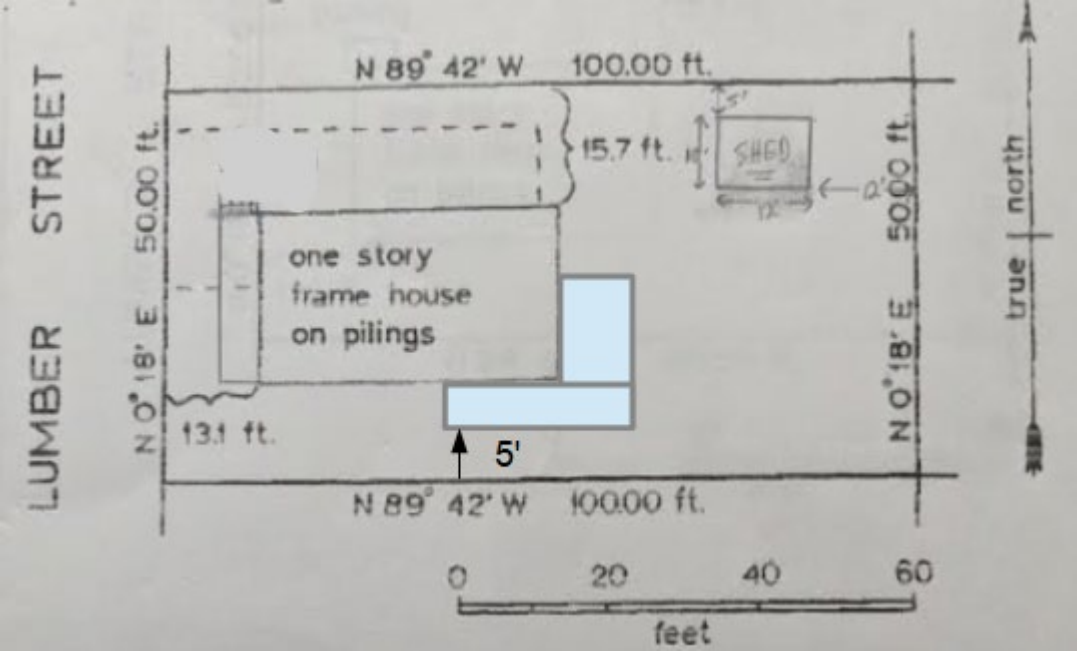
Railing is 36" high

Supporting structure including beams and joists will be ground-contact treated lumber

Fasteners/brackets/hangers: Corrosion resistant deck screws, lag bolts and galvanized or zmax simpson strong-tie brackets and joist hangers (Secured with purpose-made screws if available, otherwise secured with nails)

5 support posts will be 2" steel pipe, driven approximately 12 feet to hard pan and topped with a steel saddle/angle bracket (as shown in photo below or similar) to secure beams.

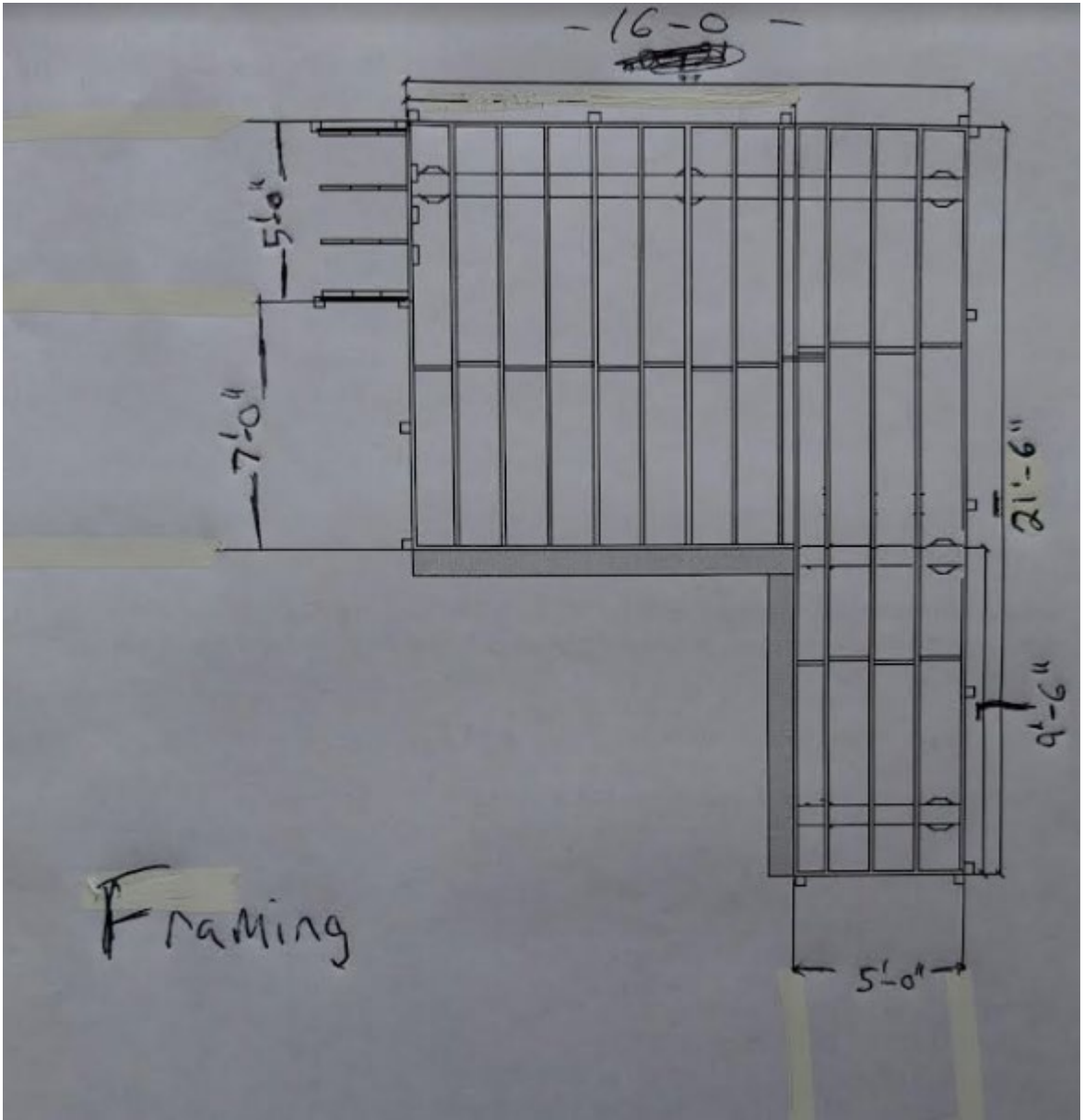




Site (not to scale)
405 Lumber Street
Location of side porch/back deck at SE corner of house

Additional info:
Back of deck is 35 feet from rear property line

Railing will be 36 inches High.



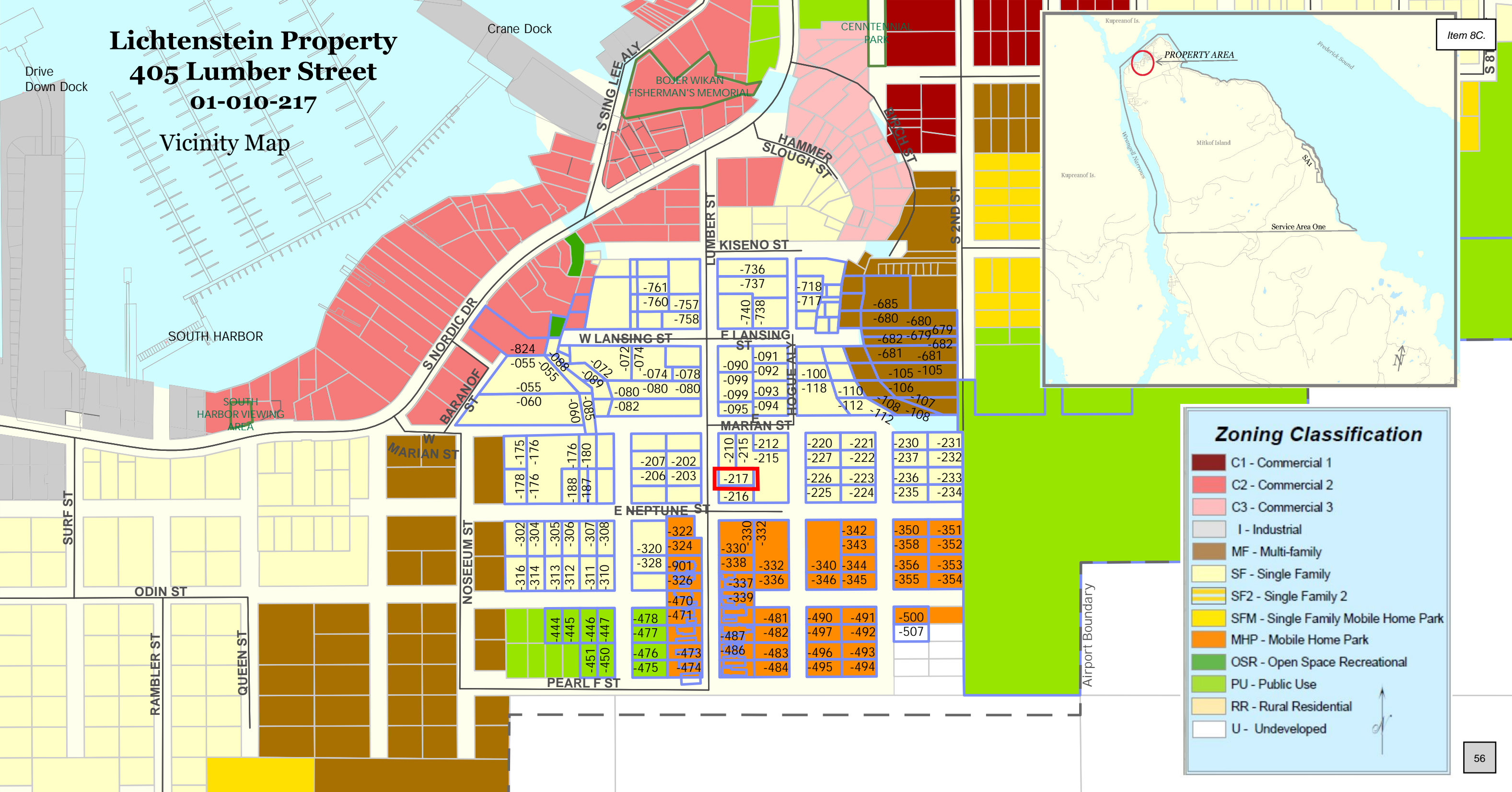


Lichtenstein Property

405 Lumber Street

01-010-217

Vicinity Map



Item 8C.

Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



September 17, 2024

**CUMPS THOMAS JR CUMPS ALICE M
PO BOX 848
PETERSBURG, AK 99833-0848**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Matt Lichtenstein for a variance from the side yard setback requirement to allow for construction of a deck/walkway 5’ from the property line at 405 LUMBER ST (PID: 01-011-217).

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

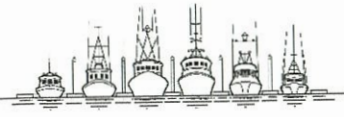
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Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	fvroque@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikan.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	i.fishjensen@gmail.com
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
LICHTENSTEIN MATTHEW S	WOOD HILARY A	PO BOX 643	PETERSBURG	AK	99833-0643	
AIKINS ROBERT JR	AIKINS STEPHANIE	PO BOX 268	PETERSBURG	AK	99833-0268	
AKINS DONALD		PO BOX 2072	PETERSBURG	AK	99833-2072	
ALLEN CASSIE		PO BOX 816	PETERSBURG	AK	99833-0816	
BENITZ ROBERT E		PO BOX 298	PETERSBURG	AK	99833-0298	
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253	
BIRCH MICHAEL JAMES		PO BOX 1475	PETERSBURG	AK	99833-1475	
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983	
CONNOR DUSTIN		PO BOX 1372	PETERSBURG	AK	99833-1372	
CONNOR MARIANNE	CONNOR WILLIAM H	PO BOX 1124	PETERSBURG	AK	99833-1124	
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494	
CRAWFORD EDWARD		PO BOX 564	PETERSBURG	AK	99833-0564	
CUMPS THOMAS JR	CUMPS ALICE M	PO BOX 848	PETERSBURG	AK	99833-0848	
EDFELT ANDY	EDFELT GRAZEL	PO BOX 634	PETERSBURG	AK	99833-0634	
EINERSON GREGORY	EINERSON WENDY	PO BOX 307	PETERSBURG	AK	99833-0307	
ENGLE BRUCE		PO BOX 8229	LAVERN	CA	91750	
ETCHER MICHAEL SEAN		PO BOX 714	PETERSBURG	AK	99833-0714	
FARRELL MARCIA A		PO BOX 1456	PETERSBURG	AK	99833-1456	
FINK JASON	FINK EVA	PO BOX 2104	PETERSBURG	AK	99833-2104	
FLOR HANNAH		PO BOX 262	PETERSBURG	AK	99833-0262	
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931	
FUNK BOB		PO BOX 2191	PETERSBURG	AK	99833-2191	
GRANT TONIA		PO BOX 588	PETERSBURG	AK	99833-0588	
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193	
GULESERIAN ROBERT		PO BOX 1011	PETERSBURG	AK	99833-1011	
HAMMER JACOB A	HAMMER KACEY J	PO BOX 97	PETERSBURG	AK	99833-0097	
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012	
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580	
HULSE DARLA J		PO BOX 1183	PETERSBURG	AK	99833-1183	
JENSEN TAYLOR		PO BOX 272	PETERSBURG	AK	99833-0272	
KEGEL ERIK A		PO BOX 118	PETERSBURG	AK	99833-0118	
KEUTMANN CHELSEA	KEUTMANN PETER	PO BOX 263	PETERSBURG	AK	99833-0263	
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510	
LAPEYRI JORDAN		PO BOX 1008	PETERSBURG	AK	99833-1008	
LAPPETITO TODD	LAPPETITO C/O RYAN	48 BELLTOWER LN	CAMPTON	NH	03223	
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156	
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577	
LOPEZ NATHAN	LOPEZ MINDY	PO BOX 1250	PETERSBURG	AK	99833-1250	
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF	PO BOX 527	PETERSBURG	AK	99833-0527	
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515	
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC	PO BOX 1161	WRANGELL	AK	99929-1161	
MEDALEN MICHAEL D		PO BOX 969	PETERSBURG	AK	99833-0969	
MILLER CHRIS		PO BOX 1568	PETERSBURG	AK	99833-1568	
NISSELL MICHAEL		PO BOX 428	PETERSBURG	AK	99833-0428	
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013	
OLSON KEN		PO BOX 1557	PETERSBURG	AK	99833-1557	
PAHULU KEHULU		PO BOX 874	PETERSBURG	AK	99833-0874	
PAULSON ISAAC	PAULSON SHARON	PO BOX 153	PETERSBURG	AK	99833-0153	
RICHARDS BRAIN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866	
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169	
ROCKNE TOM		PO BOX 1305	PETERSBURG	AK	99833-1305	
SALLENBACH WILLIAM	SALLENBACH BRENDA	PO BOX 1128	PETERSBURG	AK	99833-1128	
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667	
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802	
THATCHER PAUL		PO BOX 1072	PETERSBURG	AK	99833-1072	
THYNES RUSS	THYNES DANA	PO BOX 2047	PETERSBURG	AK	99833-2047	
TOTH JESSICA		PO BOX 2039	PETERSBURG	AK	99833-2039	
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237	
VERSTEEG NICHOLAS A		PO BOX 1752	PETERSBURG	AK	99833-1752	
WESTHOFF THOMAS GUY	WESTHOFF MARISOL	PO BOX 1694	PETERSBURG	AK	99833-1694	
WHITETHORN DAVID	WHITETHORN ELOISE K	PO BOX 636	PETERSBURG	AK	99833-0636	
WILLIAMS DONALD		4112 TAKU BLVD	JUNEAU	AK	99801	
WOOD HILARY		PO BOX 643	PETERSBURG	AK	99833-0643	
WORTHINGTON MAVIS		PO BOX 428	PETERSBURG	AK	99833-0428	
YUEN FRANCES		PO BOX 2105	PETERSBURG	AK	99833-2105	

jensenboat@gmail.com

 PETERSBURG BOROUGH VARIANCE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$170.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>Hermosa Holdings, LLC</i>		NAME
MAILING ADDRESS <i>PO Box 1393</i>		MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg, AK 99833</i>		CITY/STATE/ZIP
PHONE <i>907.304.1063</i>		PHONE
EMAIL <i>hightideparts@gmail.com</i>		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>500 wesley st</i>		
PARCEL ID: <i>01-010-745</i>	ZONE: <i>C1</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>Commercial</i>		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>3 bay mechanic shop</i>		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" 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): <i>Wesley St.</i>		
TYPE OF VARIANCE REQUESTED		
<input checked="" type="checkbox"/> Yard Setback		
<input type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input type="checkbox"/> Other:		
SUBMITTALS:		
Please include a site plan proposed plans.		
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): <u><i>Angela Daus</i></u>		Date: <u><i>9/13/24</i></u>
Owner(s): _____		Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Hermosa Holdings, LLC

Address or PID: 500 Wesley St

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.

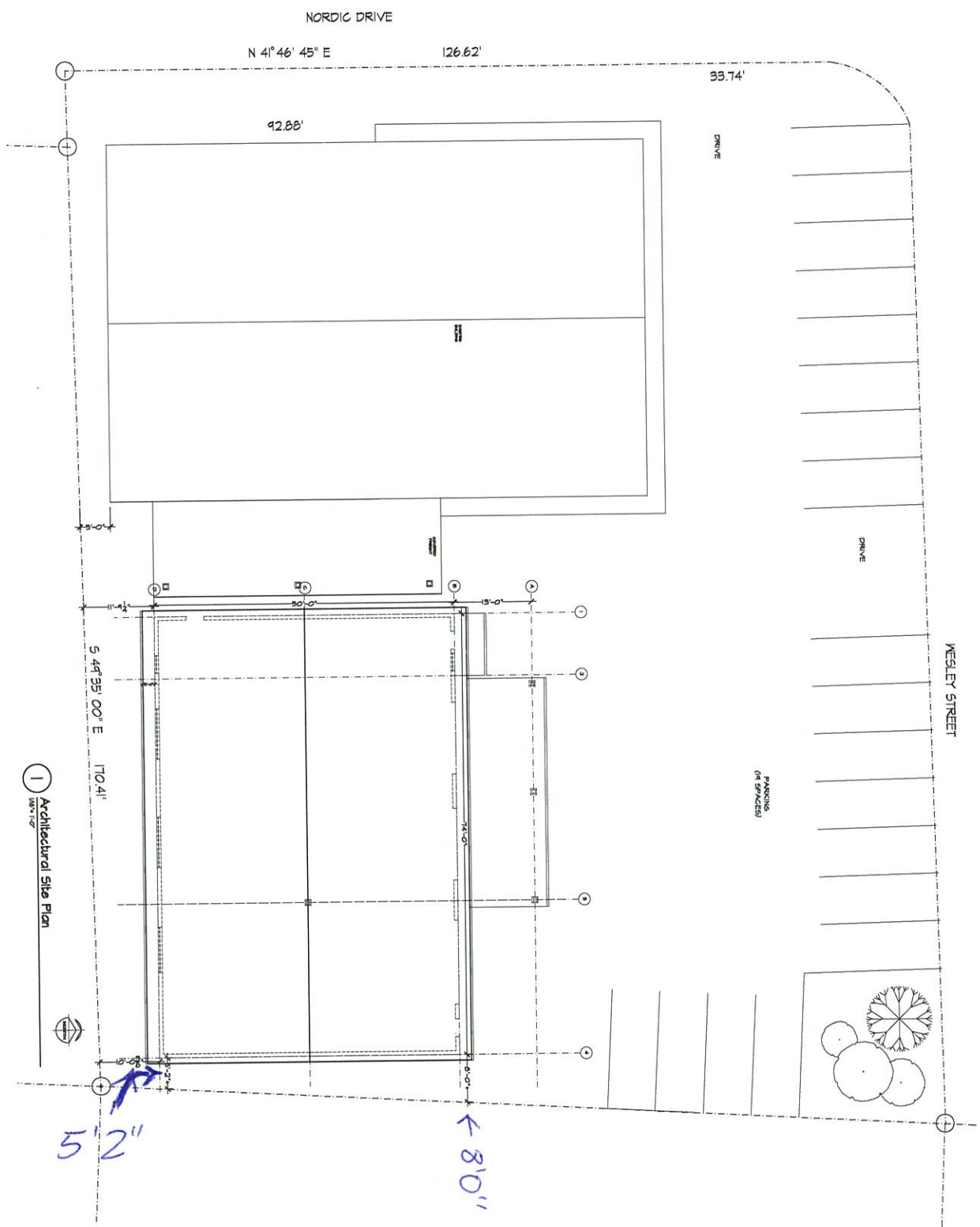
We cannot the size shop needed to serve Petersburg needs w/o being within 5' of the residential property line.

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

I have already spent \$80,000 on plans based on the 1st variance we were granted. It took them over a year to complete the plans, therefore the original variance expired unbeknownst to us.

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 residential lot^{side} will have a concrete block wall 3 blocks tall to separate property lines and there will be room on our property to walk between the building and the block wall.



1 Architectural Site Plan

DATE	4.11.2021
REVISIONS	
PROJECT NO.	
DRAWN BY	
DATE OF PREPARATION	
SCALE	

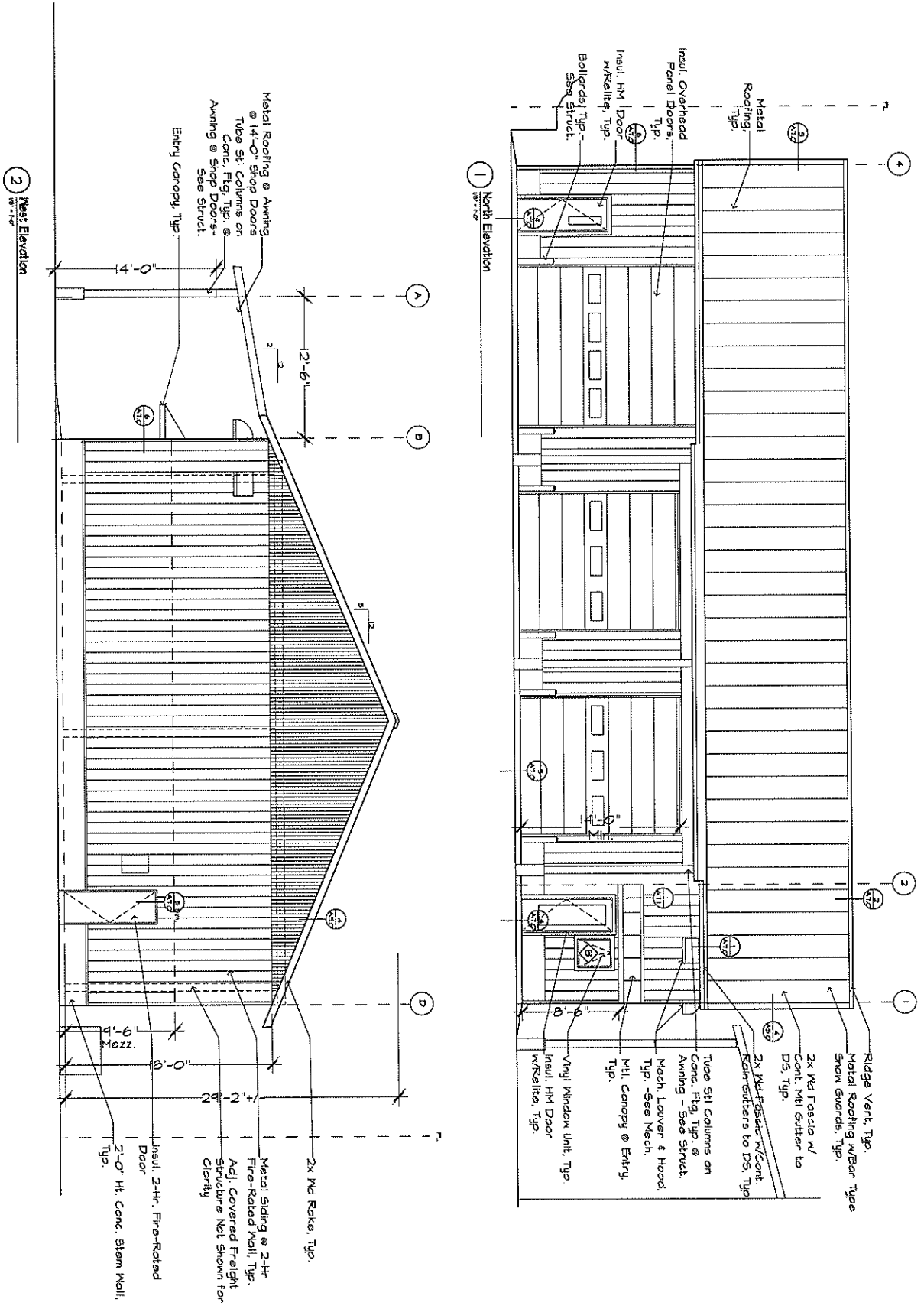
High Tide Shop
 Vehicle Shop
 South Nordic Drive
 Petersburg, Alaska 99833

MILLARD + ASSOCIATES ARCHITECTS

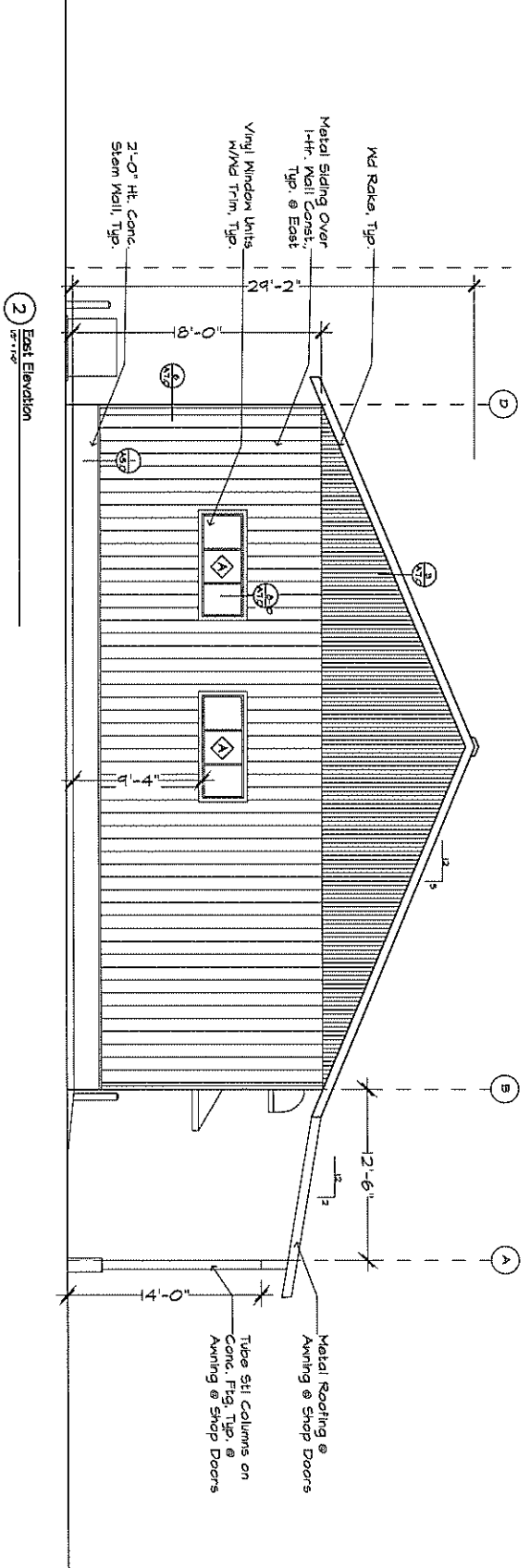
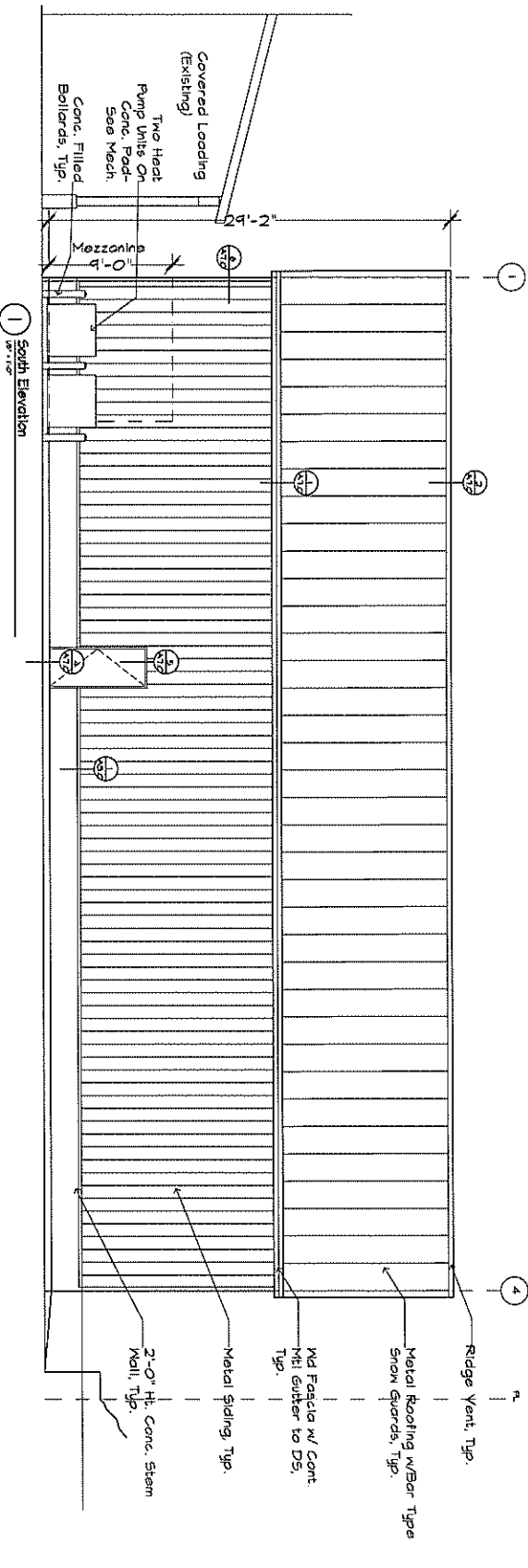
202 BROADWAY STREET
 PETERSBURG, ALASKA 99801
 TEL: 907.252.7133
 WWW.MILLARDARCHITECTS.COM


90% CD DOCUMENTS

A1.0



	High Tide Shop Vehicle Maintenance Shop 1103 South Nordic Drive Petersburg, Alaska 99833	MILLARD + ASSOCIATES ARCHITECTS 310 STEWART STREET PETERSBURG, ALASKA 99830 TEL: 907.273.7134 WWW.MILLARDARCHITECTS.COM
	A4.0	

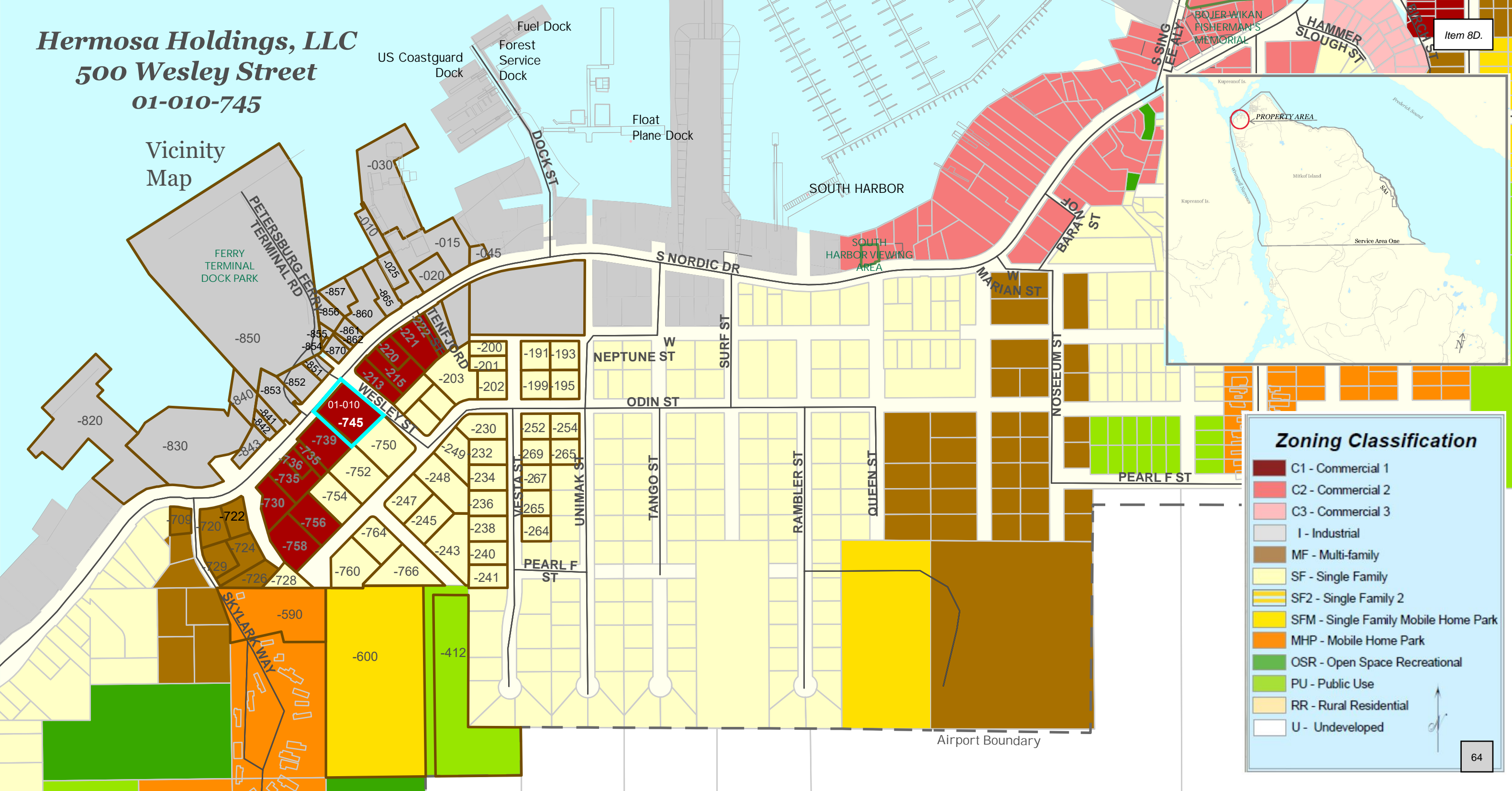


<p>MILLARD + ASSOCIATES ARCHITECTS</p> <p>1520 NORTH AVENUE, SUITE 100 PETERSBURG, ALASKA 99701 PH: 207.232.1113 WWW.MILLARDARCHITECTS.COM</p>	<p>CONSTRUCTION DOCUMENTS</p>	<p>High Tide Shop Vehicle Maintenance Shop 1103 South Nordic Drive Petersburg, Alaska 99703</p>	 <p>A4.1</p>
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Hermosa Holdings, LLC
500 Wesley Street
01-010-745

Item 8D.

Vicinity
Map



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

Airport Boundary



September 17, 2024

**O'SOUP DERRICK G O'SOUP KELLY N
PO BOX 1994
PETERSBURG, AK 99833-1994**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Hermosa Holdings LLC for a variance from the side yard setback requirement to allow for construction within 5'2" (4'2" with eaves) of a residential property line at 500 WESLEY St (PID: 01-010-745).

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	fvroque@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikon.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	i.fishjensen@gmail.com
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393	
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565	
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579	
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781	
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481	
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011	
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414	
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774	
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256	
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124	
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029	
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062	
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132	
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818	
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975	
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363	
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856	
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758	
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527	
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434	
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704	
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421	
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398	
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630	
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850	
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913	
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083	
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994	
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364	
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566	
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128	
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491	
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664	
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624	
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308	
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715	
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434	
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110	
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454	
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497	
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070	
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102	
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326	
TANGATALOIA STACIE		400 NE 153 ST	SHORELINE	WA	98155	
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790	
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420	
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107	
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785	
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902	
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100	
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687	