

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: #1217

APPLICANT/AGENTNAME
Garrett P. KravitzMAILING ADDRESS
1300 Wrangell AveCITY/STATE/ZIP
Petersburg AK 99833PHONE
207-756-3049EMAIL
garrett.p.kravitz@uscg.mil**LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)**

NAME

MAILING ADDRESS

CITY/STATE/ZIP

PHONE

EMAIL

PROPERTY INFORMATIONPHYSICAL ADDRESS or LEGAL DESCRIPTION:
1300 Wrangell Ave, Petersburg AK 99833PARCEL ID:
Plot # 2013-19ZONE:
Single Family 1

OVERLAY:

CURRENT USE OF PROPERTY:
Primary ResidenceLOT SIZE:
21,099 sq feet

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SEPTIC SYSTEM: Is there a septic system on the property? ☐ YES ☒ NOWhat is current or planned system? ☒ Municipal ☐ DEC-approved on-site systemWATER SOURCE: ☒ Municipal ☐ Cistern/Roof Collection ☐ Well

LEGAL ACCESS TO LOT(S) (Street Name):

Wrangell Ave and Middleton

TYPE OF VARIANCE REQUESTED☒ Yard Setback☐ Maximum Lot Coverage☐ Building Height☐ Fence Height☐ Other:**SUBMITTALS:**

Please include a site plan of your proposed development.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s):

Date: 2/5/21

Owner(s):

Date: 2/5/21

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Garrett P. Kravitz

Address or PID: 1300 Wrangell Ave Petersburg, AK 99833

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

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

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

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

The property located at 1300 Wrangell has three road frontages and one side. The setbacks on the three road frontages drastically reduces the build able portion of the lot located on the corner of Middleton and Valkyrie. This leaves a 20 foot wide strip that is build able on the 50 foot wide lot. I am requesting a variance for the setback on Middleton be reduced to 10 feet. This would allow for the structure to be built as per the site plan.

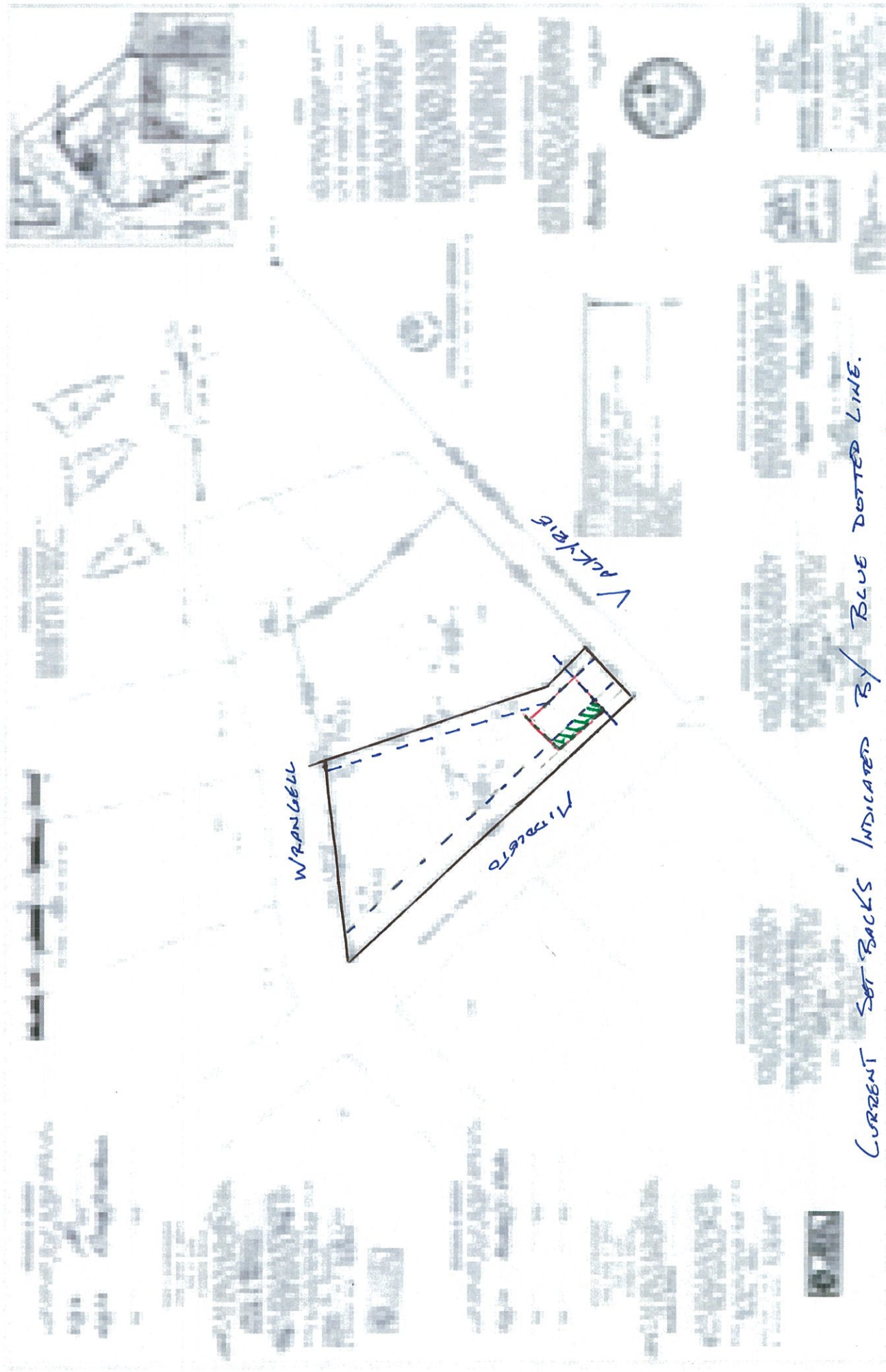
3. Explain how the strict application of there provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

We currently intend to permanently retire from the Coast Guard in Petersburg at the end of my assignment in Petersburg. However there is a possibility that we may have to temporarily move until retirement is possible. In our absence we will rent our home, he intended structure to be built is to store a boat, vehicle and personal items that we will utilize upon on our return to Petersburg. If we are unable to store items will have to outsource storage or procure new tools, repair items and a vehicle which could have a significant monetary impact on our family.

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

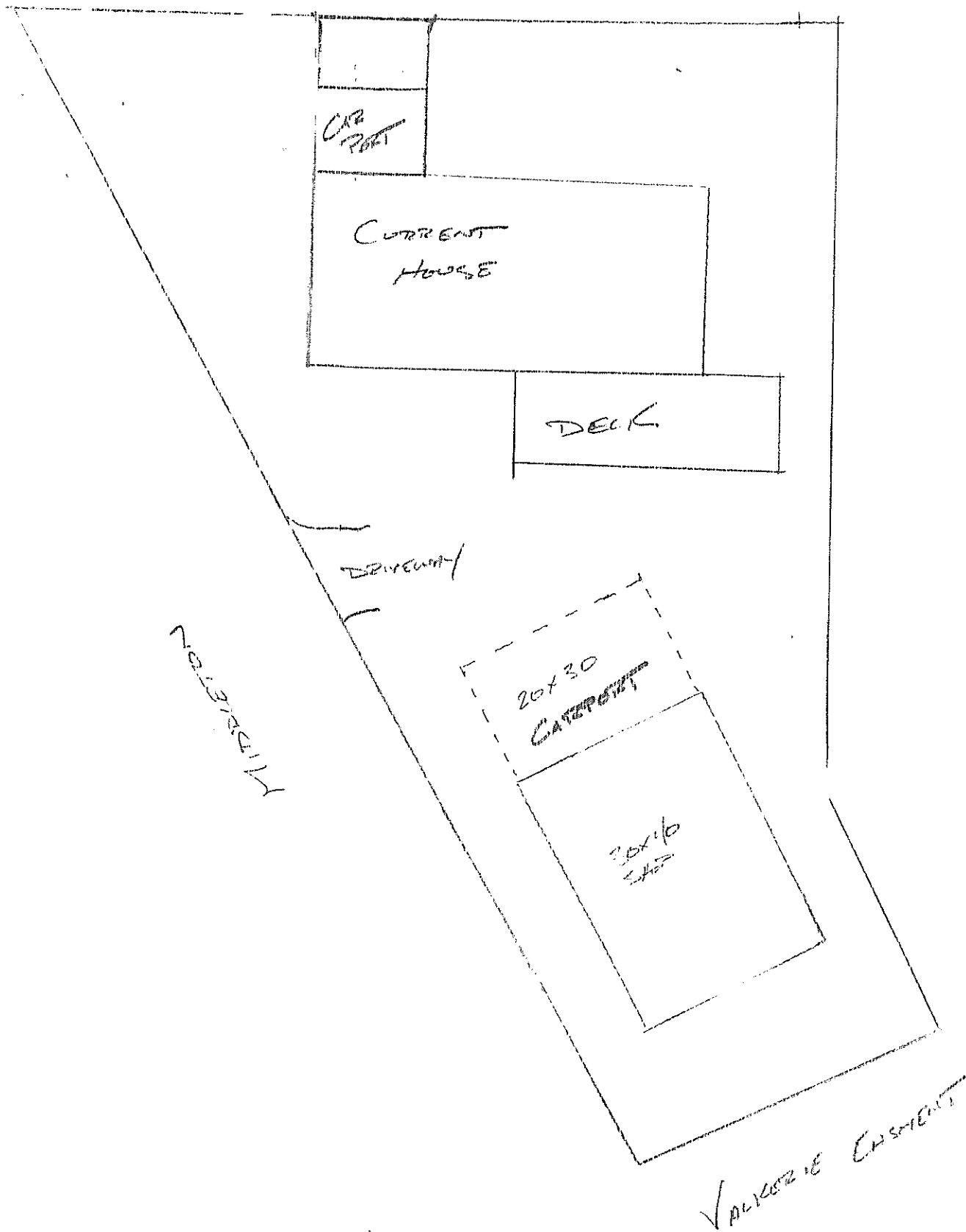
If granted there will be zero impact the above mentioned items. Middleton is an unpaved road and should still have a row of trees between the structure and the road. On the Valkyrie side there is no road or structures and we will maintain the 20 foot set back as if that is "back of the property". I do not believe it will cause any prejudice with other properties in the vicinity as the structures on the opposite side of Middleton are Homes that appear to be built at the the set back. I also believe that most would be just as surprised as I was to see that the lot has three frontages even though there are no paved surfaces and only the easement for Valkyrie with no road.

NOT TO SCALE.

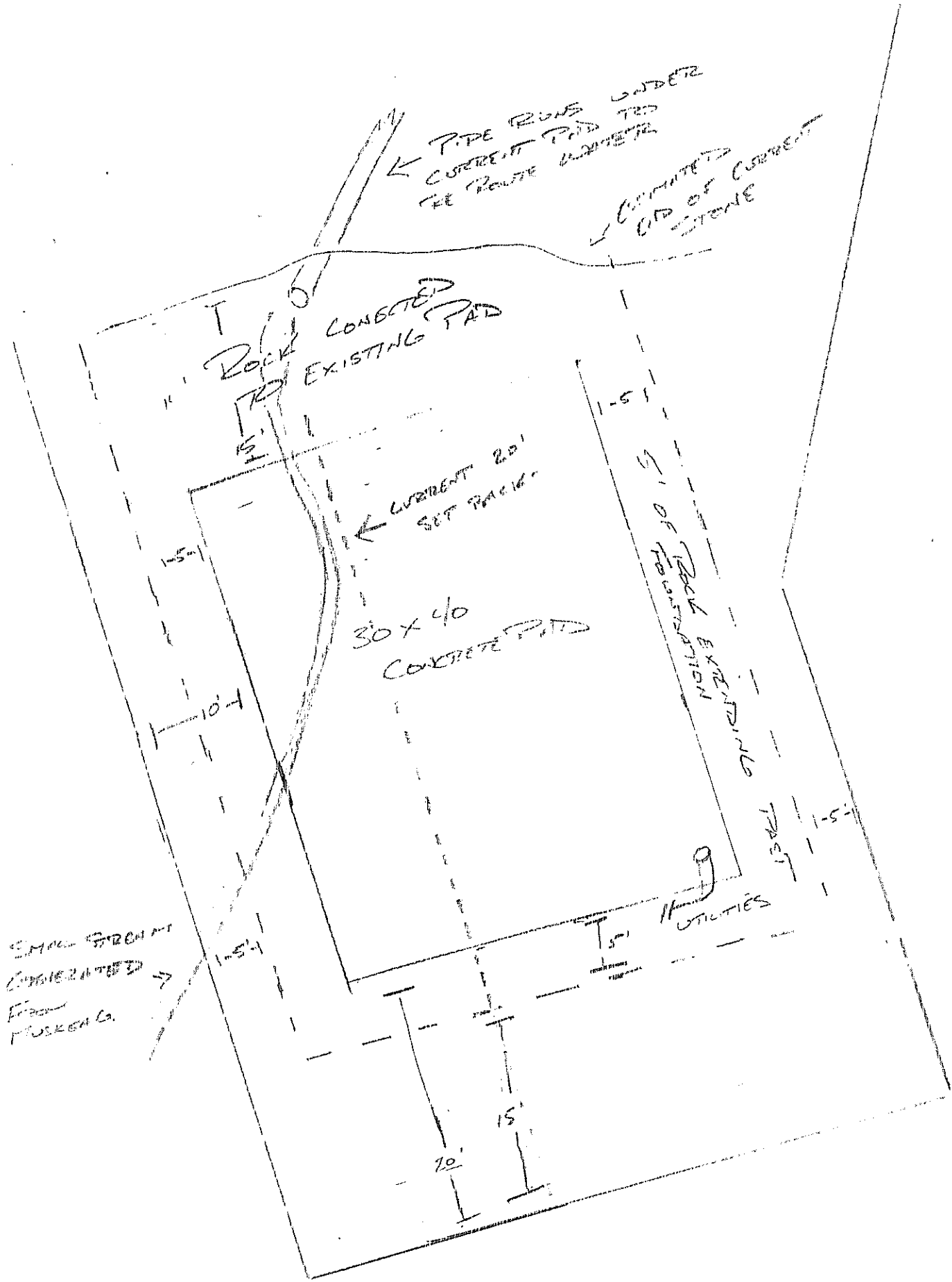


CURRENT SET BACKS INDICATED BY BLUE DOTTED LINE.
AREA OF REQUESTED VARIANCE SHADED IN GREEN.
BOUND SITE OUTLINED IN RED.

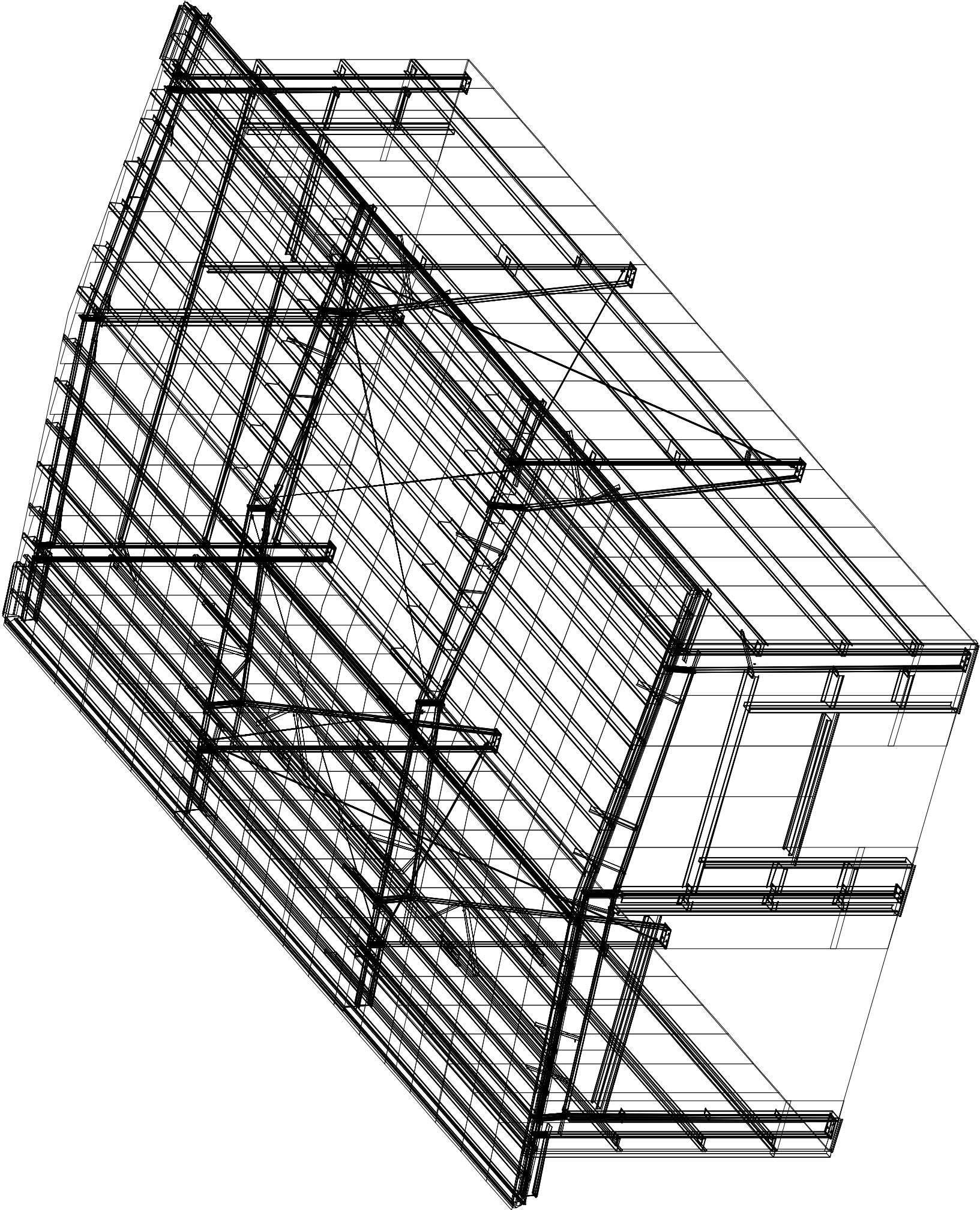
WZANGELL



NOT TO SCALE



600 x 40' OF ROCK 6 TO 7 FEET DEEP
 F. LODGE APPROXIMATELY 630 CUBIC YARDS OF ROCK
 NOT TO SCALE.



THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENT'S SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENT'S SPECIFIED BY VP.

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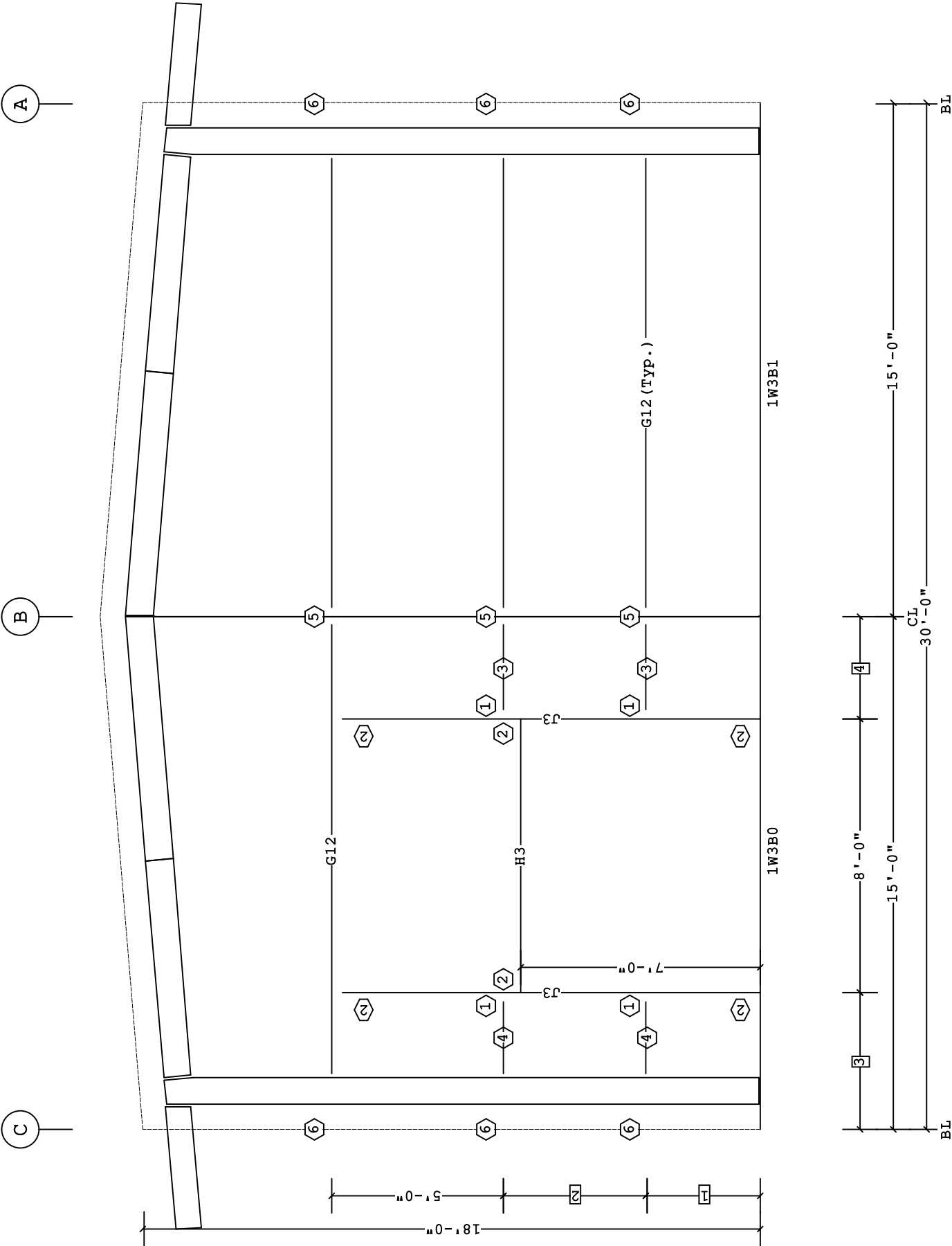
B	REV	DATE	BY	DESCRIPTION
VP Buildings 3200 Players Club Circle Memphis TN 38125				
NTS 16:03:30				

PERSPECTIVE DRAWING				
BUILDER	Arctic Fox			
CUSTOMER	Petersburg, Alaska			
PROJECT	Garrett Kravitz			
BUILDER'S PO#				



Secondary Part Schedule

Mark	Part	Thick.	Depth	Lap	Detail
G10	08Z0205417GG00	0.0600	8 1/2"		WSR001,BRR052,WS01K2,WS20F2
G11	00408ZS020101700	0.0600	8 1/2"		WSR001,WS20F2,BRR052,WSR004
G12	00508ZS130101700	0.0600	8 1/2"		WSR001,WS01K2,BRR052,WSR004
H3	00608JS0800017	0.0600	8 1/2"		WS20F9
J3	00508JS1202217	0.0600	8 1/2"		WS20F9,WS20F2,WS20B2,WS20B8



SECONDARY ELEVATION AT 4

- 4

3'-0"
- 3

4'-0"
- 2

4'-2"
- 1

3'-4"

Dimension Key

Part Mark Key

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.
2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.
3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENT'S SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENT'S SPECIFIED BY VP.

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Shape Name = 30x60 Shop, Wall = 3'

VP Buildings
3200 Players Club Circle Memphis TN 38125

B				SECONDARY ELEVATION AT 4			
REV	DATE	BY	DESCRIPTION	BUILDER	CUSTOMER	JOB #	
				Arctic Fox			
				LOCATION	Petersburg, Alaska	DATE	2/23/2021
				PROJECT	Garrett Kravitz	DRAWING CHECK	
				BUILDER'S POW		VP VERSION	2020.4c
				NTS		PAGE	

16:03:43

2/23/2021

30x60 Shop Garrett Kravitz

a division of BlueScope Buildings North America, Inc.

Kravitz Property

1300 Wrangell Avenue

01-002-182

PROPERTY AREA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Kravitz Property
1300 Wrangell Avenue
01-002-182



Karen Malcom

From: Karen Schramek <kschramek9@gmail.com>
Sent: Sunday, March 28, 2021 12:25 PM
To: Karen Malcom
Subject: Kravitz variance

Follow Up Flag: Follow up
Flag Status: Flagged

To: Petersburg, AK Planning Commission

March 27, 2021

I have no issues with giving Mr. Kravitz a variance for a 10' set back from Middleton St. to build a garage/storage building on his 1300 Wrangell Ave. property.

Thank you for keeping the neighborhood informed!

Sincerely,
Karen Schramek