


APPLICATION FEE  
\$50.00  
WAIVED 2013 PER  
RESOLUTION #12-72

**CITY OF VALDEZ**  
**APPLICATION FOR VARIANCE**

<b>APPLICATION NUMBER</b>	<b>DATE</b> 06/03/2025
<b>NAME OF APPLICANT</b> Alderwood LLC	
<b>MAILING ADDRESS OF APPLICANT</b> Po Box 727, Valdez, AK 99686	
<b>LOCATION OF SUBJECT PROPERTY: LEGAL DESCRIPTION AND STREET ADDRESS</b>	
140 Airport Rd, Valdez, AK 99686	
<b>PHONE</b> 907-201-2341	
<b>SIGNATURE</b> 	
<b>PROPERTY OWNER</b> DOT	
<b>MAILING ADDRESS</b> Alaska Department of Transportation & Public Facilities	
<b>ZONING DISTRICT</b> Northern Region Office, Statewide Aviation Leasing,	
2301 Peger Rd Fairbanks, AK 99709	
<b>PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE:</b>	
<b>CODE SECTION NUMBER</b>	
<b>VARIANCE REQUESTED:</b>	

**Approval Criteria pursuant to VMC 17.12.100 (D)**

**Describe any exceptional physical characteristics or conditions pertaining to the property which may affect the intended use or development, which do not generally apply to other properties in the same zoning district.**

N/A

**Describe how the strict applications of the provisions of the zoning regulations would result in practical difficulties or unnecessary hardship.**

We do not intend to provide spaces for tents and so restrooms would not be needed. RV's are self contained.

**Describe how 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.**

N/A

**Describe how the granting of the variance will not be contrary to the objectives of the comprehensive plan.**

The Alderwood Mobile home park is not set up for tents or other structure with no facilities. It would create a hardship to build tent sites or anything else where a public restroom would be required. Public restrooms also need a lot of maintenance.