

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

CITY OF VALDEZ

APPLICATION FOR VARIANCE

APPLICATION NUMBER	19033	DATE	4/30/19
NAME OF APPLICANT	Jesse Deaton		
ADDRESS OF APPLICANT	455 Resurrection loop		
	Valdez, AK 99684		
DAYTIME PHONE	907 831 1505		
SIGNATURE			
LEGAL OWNER	Jesse Deaton	josse-deaton@hotmail.com	
ADDRESS	455 Resurrection Loop		
	Valdez, AK 99684		
PHONE NUMBER	907 831 1505		
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	455 Resurrection Loop		
	Valdez, AK 99684		
CURRENT ZONING	multi family		
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	Rear setback		
SECTION NUMBER	VML 17.18.070 (C)		
VARIANCE REQUESTED	variance requested for projection of		
	Rear deck 8' into rear setback		

Please answer the following questions:

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.

my lot is smaller than other multifamily residential lots

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

There should be no difficulties. Others in my row of houses have similar decks, they have caused no difficulties w/ utility work or work within setback.

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.

this deck will cause no issues, ~~with~~ or harm, damage, or prejudice to any surrounding properties.

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

the deck is within the intent of the multifamily district.



City of Valdez, Alaska
Planning Department
(907) 834-3401

PERMIT #: _____

SITE PLAN

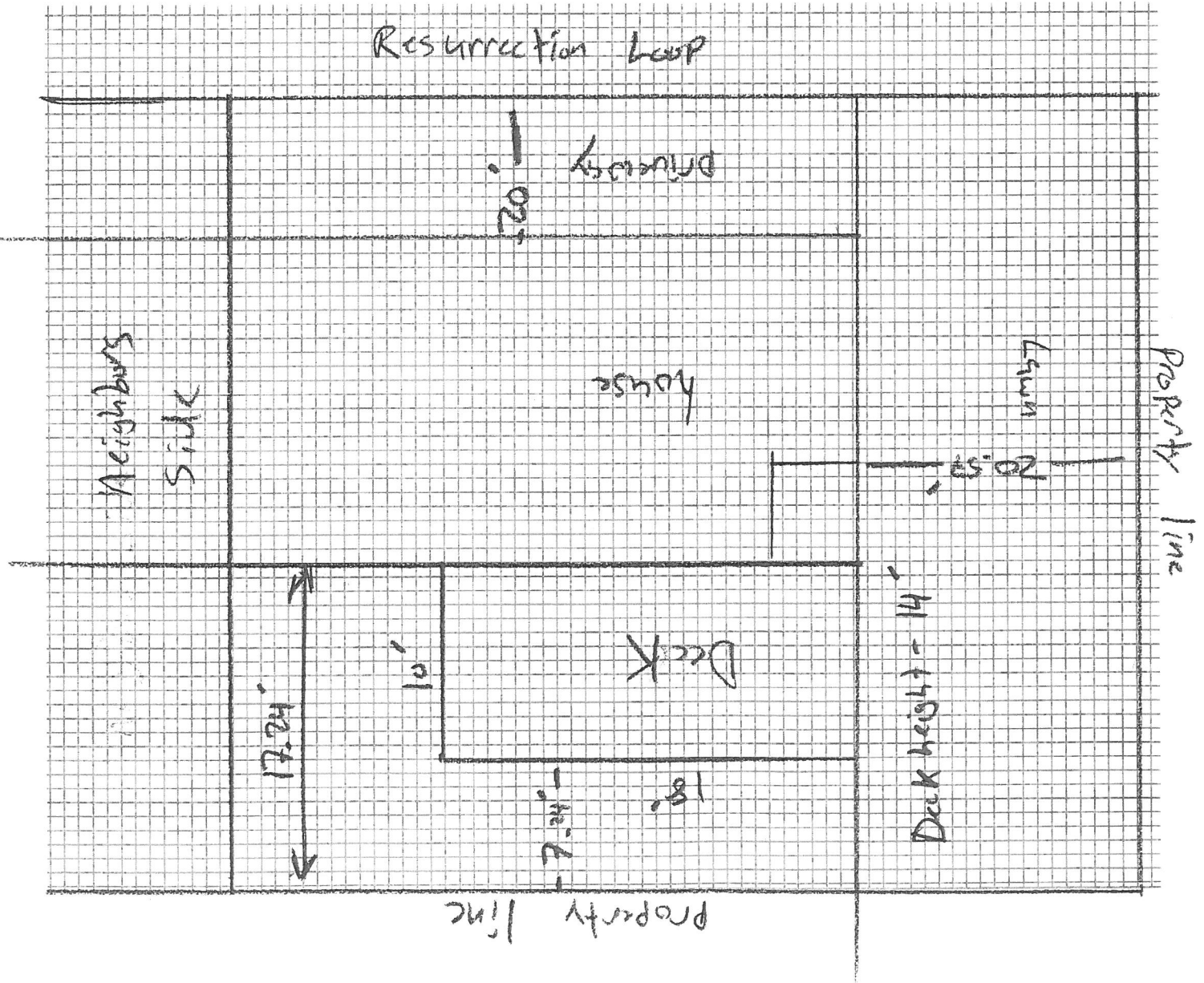
Street Address: _____

Legal Description: _____

Owner/Authorized Representative: _____

- ☐ Lot dimensions and property boundaries
- ☐ A north directional arrow and drawing scale
- ☐ Location of utility easements
- ☐ Location of water wells and septic systems, if applicable
- ☐ Location and name of access street and adjacent streets
- ☐ Distances from the front, both sides, and rear of the proposed structure to lot lines
- ☐ Height of the proposed structure
- ☐ Location, dimensions, and use of all existing and proposed structures on the lot
- ☐ Location and dimensions of proposed parking spaces on the lot

Resurrection Loop



ZONING PLAN REVIEW

PERMIT #: 19033

APPROVED: _____ NOT APPROVED X NEED MORE INFO _____

DATE RECEIVED: 4 - 18 - 2019

DATE REVIEWED: 4 - 24 - 2019

APPLICANTS NAME: JESSE DEATON

LEGAL DESCRIPTION: LOT 20 BLOCK 1 SUBD/SURVEY ST. ELIAS PHASE II

STREET ADDRESS: 455 RESURRECTION LOOP ZONING: MULTI-FAMILY RESIDENTIAL

DESCRIPTION: CONSTRUCT NEW 10' X 18' REAR DECK

USE: MULTI-FAMILY DWELLING PERMITTED: YES X NO _____

NO CONDITIONAL USE PERMIT REQUIRED _____

YES** VARIANCE REQUIRED **SEE COMMENTS BELOW

SETBACKS REQUIRED: FRONT 20 FT. - SIDE 10 FT. - REAR 15 FT. 7.24**

WATER/SEWER: WELL - SEPTIC - 100' -
CITY WATER X CITY SEWER X

Calculations:

PLOT PLAN X YES _____ NO _____ DRAWINGS NO

MAX. BUILDING HEIGHT 35 FEET / ACTUAL HEIGHT 14 FEET

ACCESSORY BUILDING - FEET / ACTUAL HEIGHT - FEET

MAXIMUM LOT COVERAGE 40 % ACTUAL COVERAGE - %

TOTAL LOT SIZE (SF) 4009 (Per plat 2007-11)

SIGN: NUMBER - MAXIMUM SIZE -

PARKING SPACES REQUIRED 2, HANDICAPPED _____
[BLDG. SQ. FT. _____ / _____]

FLOOD ZONE REVIEW ATTACHED: YES _____ NO _____ FLOOD ZONE _____

FLOOD PLAIN DEV. PLAN: NO _____ YES _____ (see below)

Flood Plain Manager

Date

SNOW SHEDDING ROOF NO OK _____ COMMENTS

CONDITIONS / NOTES:

**PROPOSED REAR DECK PROJECTS INTO REAR SETBACK.

ZONING REVIEW IS DENIED ON THIS BASIS AND THE APPLICANT HAS BEEN

RECOMMENDED TO APPLY FOR A VARIANCE IN ACCORDANCE WITH THE

PROVISIONS DESCRIBED IN VMC 17.48.040 C.

Original to File
Copy to Applicant
Copy to Zoning Reviewer

REVIEWED BY: M. Z

****PUBLIC PARKING AVAILABLE