



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

CITY OF VALDEZ

APPLICATION FOR VARIANCE

Received 6/21/2021 NC

APPLICATION NUMBER	24-01	DATE	6/20/2024
NAME OF APPLICANT	Orion Construction, Inc.	Chris Brunner PM	
ADDRESS OF APPLICANT	3038 N Caribou St. Wasilla, AK. 99654		
DAYTIME PHONE	907-841-4541		
SIGNATURE			
LEGAL OWNER	Valdez Senior Housing Associates LLC		
ADDRESS	22701 E. Briarwood Place Aurora, CO. 80016		
PHONE NUMBER	914-441-3880		
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	Lot 3 Medical Park Subdivision Senior Addition 104 East Hanagita		
CURRENT ZONING	Ord. 24-01 c. On corner lots, the minimum front setback for lots with multi-family dwellings is now 15' as of February 2024		
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	Setback		
SECTION NUMBER			
VARIANCE REQUESTED	Requesting a variance allowing for a setback of 6.7' for a covered parking structure in front of the Senior Housing Apartments.		

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.

Lot 3, on which the apartment have been built, is a very narrow lot. We have less than an inch of wiggle room for the new covered parking structure and also a required minimum distance from the building to avoid the need of installing a sprinkler system

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

When the structure was designed, the setback codes were not as strict and the covered parking structure was designed based on the old zoning. There is physically not enough room on the lot to accommodate the new zoning rules.

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.

Granting this variance will affect no other properties or be detrimental to public health, safety, or welfare, but will greatly benefit the senior occupants of the apartments.

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

The granting of this variance is in line with the plan that was originally conceived with the cooperation by the City of Valdez.

From: [Chris Brunner](#)
To: [Nicole Chase](#)
Cc: [Kate Huber](#); [Michael Wesson](#)
Subject: Re: Valdez Senior Housing Parking
Date: Friday, June 21, 2024 12:50:23 PM

Nicole,

I have added some wording to the narrative:

The covered parking structure was specifically designed with measures to direct snow and rain into the drainage swale along Hanagita road. This design approach is common in areas where snow and rain are frequent, ensuring that runoff is managed effectively without posing a danger to pedestrians on the sidewalk. The projects design team worked with the City as well as Public Works to ensure that sidewalk is plowed with Hanagita Street at every snowfall helping to mitigate the accumulation of snow that will accumulate from shedding.

The fact that the structure will be approximately 14 feet from the sidewalk suggests that there should be ample distance to prevent any direct impact or danger to pedestrians from shedding snow. This separation is designed to allow for safe clearance and to minimize any risk of falling snow or ice reaching pedestrian areas.

The structure has been designed with these considerations in mind, including proper drainage and clearance from pedestrian paths, and it should mitigate any potential hazards associated with shedding snow and rain. However, as with any construction project, ongoing monitoring and maintenance are important to ensure that the design performs as intended over time.

Chris Brunner

Project Manager

Orion Construction Inc.

SDVOSB & HUBZone Certified

2019 SBA Alaska District Veteran-Owned Business of the Year for South Central

907-841-4541 Cell

907-631-3550 Office

chrisb@orionconstructioninc.com

On Fri, Jun 21, 2024 at 12:23 PM Chris Brunner <chrisb@orionconstructioninc.com> wrote:

Nicole,

Please see the narrative below:

Have a good weekend and again, thanks for your help!

Respectfully,

The covered parking structure was specifically designed with measures to direct

snow and rain into the drainage swale along Hanagita road. This design approach is common in areas where snow and rain are frequent, ensuring that runoff is managed effectively without posing a danger to pedestrians on the sidewalk.

The fact that the structure will be approximately 14 feet from the sidewalk suggests that there should be ample distance to prevent any direct impact or danger to pedestrians from shedding snow. This separation is designed to allow for safe clearance and to minimize any risk of falling snow or ice reaching pedestrian areas.

The structure has been designed with these considerations in mind, including proper drainage and clearance from pedestrian paths, and it should mitigate any potential hazards associated with shedding snow and rain. However, as with any construction project, ongoing monitoring and maintenance are important to ensure that the design performs as intended over time.

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2023-08-31 COVERED PARKING

GRAPHIC SCALE

