


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

CITY OF VALDEZ

RECEIVED
 By Nicole Chase at 2:20 pm, Aug 29, 2024

APPLICATION FOR VARIANCE

APPLICATION NUMBER 24-03	DATE 08/27/2024
NAME OF APPLICANT Alaska Guide Co	
ADDRESS OF APPLICANT	
1115 Glacier Haul Rd / 2581 Richardson Hwy / PO Box 258, Valdez, AK 99686	
DAYTIME PHONE 907-390-0510	
SIGNATURE 	
LEGAL OWNER City of Valdez	
ADDRESS	
212 Chenega Ave, Valdez, AK 99686	
PHONE NUMBER (907) 835-4313	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
115 Glacier Haul Rd / 2581 Richardson Hwy	
CURRENT ZONING	
Light Industrial	
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
SECTION NUMBER Setback & maximum signage size	
VARIANCE REQUESTED	
Would like to place a sign 8-10ft feet off the bike path / highway frontage and a 32 square foot variance to the maximum allowable sign area	

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.

It sits further away from the frontage street centerline than most light industrial zoned lots making it more difficult to see from further back in the property. IE the Gas pricing sign across from Alaska Ave has their very tall sign on the edge of the property for the same reason.

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

The front of the property sits roughly 160ft from frontage rd centerline and 6ft below road elevation. An additional 20ft is pretty deep making it even less likely to be seen.
It would also eliminate any beautification possibilities around the sign.

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.

It's a sign on glacial till. There are no properties in the vicinity in use. It's a long way off of frontage road, with a ditch separating it from the bike path. It would be highly improbable that it should become an issue of public health, safety or welfare.

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

Comprehensive Plan, pg 16 "Where this place type borders other place types setbacks and buffers are used to minimize impacts to adjacent land uses."
This setback exception will not impact adjacent land uses.

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.

The property does not have a building. The requirement assumes that there is a full office building prior to having a sign. Since the property is a lease of raw land I am unable to secure a loan to construct a building at all.

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

We already have some clients meet us at the property. Without a sign it leaves them guessing they're in the right place before we greet them. It also prevents us from being able to correct our address on our Google business listing.

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.

A size of a sign in relation to the size of a building can not cause material damage or public health or safety concerns. No properties in the vicinity are in use.

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

The comprehensive plan only expresses concern over Neighborhood Commercial signage. This property is not Neighborhood Commercial.



TRACT C

260,344.52 SF (5.977 AC)

42

x10ft setback

40
COPPER VALLEY ELEC
318-1987-000551-0

80.37'

Richardson Hwy
Copper Ave

40.7'

40.0'

329.4'

Richardson Hwy



ALASKA GUIDE C^o

