



FEE: \$50.00
SITE PLAN
(Waived 2013 per
Resolution #12-72)

CITY OF VALDEZ

APPLICATION FOR EXCEPTION

APPLICATION NUMBER	DATE 8/22/17
NAME OF APPLICANT Brad Barnett	
ADDRESS OF APPLICANT PO Box 182	
Valdez, AK 99686	
DAYTIME PHONE 907-255-2723	
SIGNATURE <i>Brad Barnett</i>	
LEGAL OWNER Brad Barnett	
ADDRESS PO Box 182	
Valdez, AK 99686	
PHONE NUMBER 907-255-2723	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
Lot 15 Block 6 North Portion Mineral Creek Subdivision	
355 Neresna St. Valdez, AK 99686	
CURRENT ZONING Single family	
PROVISIONS OF ZONING ORDINANCE REQUIRING A EXCEPTION (I.E. SETBACK, LOT COVERAGE, ETC.)	
Set back	
SECTION NUMBER	
EXCEPTION REQUESTED	
Requesting 18 feet 9 inch set back in front of house	

Answer the following questions:

Describe any factual evidence that suggests that the building was erected in good faith and every intent of meeting the provisions of this chapter, and that the innocent error does not violate the spirit and intent of the zoning regulations.

Several factors determined the location of the house. City plat right of way shows 60 feet for Nebraska street. I measured outside of curb to outside of curb which

Describe how the granting of the exception will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

I don't see how 1 foot & 3 inches will cause any problems or issues to any surrounding structures or people. You will see that several houses on Nebraska have similar setbacks.

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

I know I constructed the house in good faith and to the best of my ability. I will note; my excuse for not getting it surveyed is that I felt confident in the existing markers that I found on the property. Also, my surveyor retired and I was without one this spring. (Jack Phillips).

→ I was 41 feet. Then I pulled in 10 feet from curb. There was an original stake with a ribbon which was a supposed property marker. I should have confirmed this but I did not. This ended up being 1 foot 13 inches off from the surveyed marker. Pulling off from the marker, I pulled 22 feet thinking I would give myself some buffer room from the 20 foot setback. If that measurement would have held true, I would have been fine but somewhere in the building process, the foundation pins got moved forward and encroached on the setback, which I take full responsibility for. I am the builder and owner of the house and did not catch this. The third reason the house is so close to the setback is because I was trying to make the house fit best with the existing grade of the property.