



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 DECTOR | • |
| ADDRESS OF APPLICANT 455 RESUVVEN | tion lood |
| Valdez, AK 99686 | (|
| DAYTIME PHONE 907 831 1505 | |
| SIGNATURE | |
| LEGAL OWNER JESSE Deaton | vosse-deator@hotmail·ear |
| ADDRESS 455 RESUrrection Los | QQ |
| Unider AX 9968Ce | |
| PHONE NUMBER 907 831 1505 | |
| LOCATION OF PROPERTY AND/OR LEGAL DES | CRIPTION/STREET |
| ADDRESS | |
| 455 Resurvection Loop | |
| Natillak 99686 | |
| CURRENT ZONING MUITI Family | < |
| | |
| PROVISIONS OF ZONING ORDINANCE REQUIR | ING A VARIANCE (I.E. |
| SETBACK, LOT COVERAGE, ETC.) | |
| Regr set back | |
| SECTION NUMBER VMC 17 18,070 | (C) |
| VARIANCE REQUESTED Variance le ques- | ku for projection of |
| Rear deck &' Into rear set back | |
| • | |

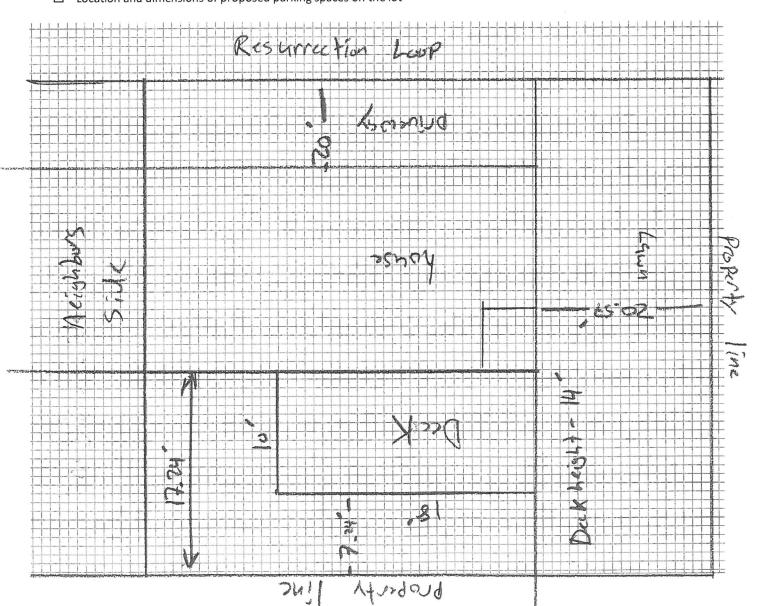
Please answer the following questions:

| 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 sother multifamily residential lots |
| |
| |
| |
| Describe how the strict applications of the provisions of the zoning |
| regulations would result in practical difficulties or unnecessary |
| |
| 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. |
| Have Similar decks, they have caused no difficulties w |
| utility work or work within set back |
| |
| 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 Essues with or harm danger or |
| this deck will cause no Fssues, with or harm, damage, or predudice to any surrounding properties. |
| The state of the s |
| |
| 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. |
| CYSTICT. |
| |



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 |



ZONING PLAN REVIEW

PERMIT #: 19033 APPROVED: ____ NOT APPROVED X NEED MORE INFO____ DATE REVIEWED: 4 - 24 - 2019 DATE RECEIVED: 4 - 18 - 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 FRONT 20 FT. - SIDE 10 FT. - REAR 15 FT. 7.24** SETBACKS REOUIRED: WELL - SEPTIC - 100' -WATER/SEWER: Calculations: CITY WATER X CITY SEWER X 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. REVIEWED BY: 7 Original to File Copy to Applicant Copy to Zoning Reviewer

****PUBLIC PARKING AVAILABLE