

Approved <i>AK</i>	Denied
Public Hearing:	03/27/19
Date Action Taken:	03/27/19
Attest:	<i>Heidi Geagel</i>

**CITY OF SELDOVIA
ACTION MEMORANDUM 19-09**

Title: Approving the Cameron 2019 Conditional Use Permit for Frank Raby 1984 Replat Lot 4A Blk 9.

Agenda of: March 27, 2019

Originator: Heidi Geagel, City Clerk

Date: 03/14/2019

Route to:	Department Head	Signature	Date
X	City Clerk	<i>Heidi Geagel</i>	03/19/2019
X	City Manager		
X	Planning Commissioner	<i>Paula Calucena</i>	03-21-2019

Attachment(s):

- Conditional Use Permit Application- Cameron
- Lot 4A Blk9 Parcel Imagery
- KPB Assessing Department Property Details
- 1992 Approved Building Permit

Summary Statement:

Applicant Kathy Cameron has filed an application for a conditional use with the City of Seldovia. The application requests to allow for a residential use that is currently allowed as a conditional use per SMC 18.44.030 and states that the main residence has been located on the described lot since 1992; it is a single family, wood framed home.

City staff have reviewed the application and accompanying documents and have attached the approved building permit for the 32x40 house from 1992. According to SMC chapter 18.84 Nonconformity, use or occupancy that legally exists prior to the adoption of the code shall be considered nonconforming and may continue but may not be expanded.

SMC 18.84.010 Intent. When any lot, Structure, use or occupancy legally exists prior to the adoption of this zoning code (adopted May 27, 1998), but does not meet the requirements of this zoning code. it shall be considered a nonconforming lot, structure or use. Except as provided in this zoning code, nonconformities may continue but may not be expanded.

**CITY OF SELDOVIA
CONDITIONAL USE PERMIT
APPLICATION FORM
FEE: \$150.00**

Name: Kathy Cameron

Mailing Address: PO BOX 47 Seldovia, Alaska 99663

Legal description of lot/lots: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0850003 FRANK RABY 1984 REPLAT OF BLOCK 9 & 10 & REPLAT OF TRACT 1 SELDOVIA SCHOOL SITE LOT 4-A BLK 9

KPB Parcel ID #19204306

Zoning District of lot/lots: Commercial

Description of neighboring land use: Outbuildings and storage for commercial fishing operation, primarily for the F/V Joann Marie

Description of proposed use (include dimensional plot plan, and other maps and diagrams):

The main residence has been located on the described lot since 1992; it is a single family, wood framed home. The request is to allow for residential use that is currently allowed as a conditional use per SMC 18.44.030.

Signature of land owner

Date

.....
For City Office use only

Date Received: _____

P&Z Approval: _____

Receipt No: _____

Public Hearing: _____

Attest: _____

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Kenai Peninsula Borough, Alaska

Assessing Department

- Go Back
- Property Search
- Print Report
- Property Taxes

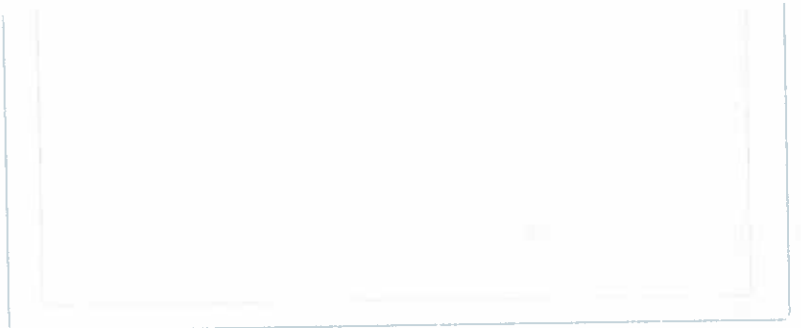
General Info		
Property Owner: CAMERON KATHY PO BOX 47 SELDOVIA AK 99663-0047 Change of Address Owner(s)	Property ID	19204306
	Address	333 ANDERSON WAY
	Transfer Date	1/1/2015
	Document / Book Page	DC10003116
	Acreege	0.2600
	Tax Authority Group	10 - SELDOVIA CITY

Legal Description	
Description	
T 8S R 14W SEC 32 Seward Meridian SL 0850003 FRANK RABY 1984 REPLAT OF BLOCK 9 & 10 & REPLAT OF TRACT 1 SELDOVIA SCHOOL SITE LOT 4-A BLK 9	

Value History									
Year	2018	2017	2016	2015	2014	2013	2012	2011	2010
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certification
Land Assd	\$27,100	\$27,100	\$27,100	\$31,800	\$31,800	\$31,800	\$31,800	\$31,800	\$31,
Imp Assd	\$149,900	\$146,000	\$123,200	\$122,400	\$105,600	\$106,800	\$108,100	\$117,200	\$125,
Total Assd	\$177,000	\$173,100	\$150,300	\$154,200	\$137,400	\$138,600	\$139,900	\$149,000	\$157,

Extension Details		
R01		
Attributes	Floor Areas	Exterior Features
Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Forced hot air
	Stories	1.0
	Bathrooms	1
	Bathrooms (Half)	1
	Feature	Wood Stove
1	Exterior Wall	Vinyl siding-economy
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

Address	333 ANDERSON WAY
Type	1 L FRAME
Grade	Avg
Year Built	1992
Value	\$145,500



Sketch Legend

Improvements								
Code	Description	Year	Building	Length	Width	Units	Unit Type	Value
DRIVE	Gravel Driveway	3000	R01	0	0	1	IT	\$1,500
SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	2013	R01	16	16	256	SF	\$2,900

BUILDING PERMIT APPLICATION # 9448

Jurisdiction of _____

paid
92-09

Applicant to complete numbered spaces only.

JOB ADDRESS _____

LEGAL 1 DESCR. LOT NO. BLK TRACT
 1 5 A 9 FRANK Raby 1984 replat (SEE ATTACHED SHEET)

OWNER 2 EUGENE CAMERON MAIL ADDRESS PHONE
 Box 47 City 274-7663

CONTRACTOR 3 MAIL ADDRESS PHONE LICENSE NO.

ARCHITECT OR DESIGNER 4 MAIL ADDRESS PHONE LICENSE NO.

ENGINEER 5 MAIL ADDRESS PHONE LICENSE NO.

LENDER 6 MAIL ADDRESS BRANCH

USE OF BUILDING 7

8 Class of work: NEW ADDITION ALTERATION REPAIR MOVE REMOVE

9 Describe work: 32 x 40 HOUSE

10 Change of use from _____
 Change of use to _____

11 Valuation of work: \$ 40,000

SPECIAL CONDITIONS:

PLAN CHECK FEE PERMIT FEE 126.50

Type of Const. FRAME	Occupancy Group	Division
Size of Bldg. (Total) Sq. Ft. 1280	No. of Stories 1	Max. Occ. Load
Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Dwelling Units	OFFSTREET PARKING SPACES: Covered _____ Uncovered _____	

APPLICATION ACCEPTED BY: _____ PLANS CHECKED BY: _____ APPROVED FOR ISSUANCE BY: *[Signature]*

NOTICE
 SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
 I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT _____ (DATE) _____

SIGNATURE OF OWNER (IF OWNER BUILDER) *[Signature]* 10/8/92 (DATE)

Special Approvals	Required	Received	Not Required
ZONING			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
OTHER (Specify)			

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT
 AN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

INSPECTOR

BUILDING DEPARTMENT
INSPECTION RECORD

\$ 126.50 paid

Type	Occupancy

Job Address Lot 5a Block 9
 Nature of Work new building frame construction
 Use of Building residence
 Building Permit No. 92-09 Date Issued 10-6-92
 Owner Eugene Cameron
 Contractor Jim Hecks and self

Inspector must sign all spaces pertaining to this job

INSPECTION DATE INSPECTOR

Foundations: Setback		
Excavation		
Reinforcing		

Pour no concrete until inspection has been made

Concrete Slab Floor		
Electrical (Groundwork)		
Plumbing(Groundwork)		

Do not pour floor until above has been signed

Rough Framing		

Cover no work until above has been signed

Rough Plumbing		
Rough Electrical		

Final		