MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
Email: permitcenter@matsugov.us

APPLICATION FOR A VARIANCE – MSB 17.65

NOTE: *Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

Required Attachments:

✓ $1,500 application fee
✓ Certified Site Plan – as defined in MSB 17.125 As Built
___ Structural elevation drawings of the proposed development
✓ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): 58578 B05 L015A
Street Address: PO 520558 14965 W. Gordons Rd. Big Lake, AK

Name of Property Owner	**Name of Agent / Contact for application**
Sharon HART	self
Mailing: PO 520558 Big Lake, AK	Mailing:
Phone: Hm 907- Fax	Phone: Hm Fax
Work Cell 907 355-5205	Work Cell
E-mail: Sammer@MTAonline.net	E-mail:

NARRATIVE – In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement.	**Attached** ✓
Identify the exact code standard(s) which the request for variance is related to.	✓
Provide a detailed written description as to why the variance is required.	✓
What unusual conditions or circumstances apply to the property for which the variance is sought?	✓

How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	
How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	

A variance may not be granted if any of the conditions listed below are true. Explain why each condition is not applicable to this application.	**Attached**
The special conditions that require the variance are caused by the person seeking the variance.	
The variance will permit a land use in a district in which that use is prohibited.	
The variance is sought solely to relieve pecuniary hardship or inconvenience.	

Drawings	**Attached**
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. The survey must be submitted under the seal of an Alaska Registered Land Surveyor.	✓
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 58578 Bos Lo15A and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Sharon Hart	Sharon HART	10-11-25
Signature: Property Owner	Printed Name	Date
Self		
Signature: Agent	Printed Name	Date

Mat Su Borough /Platting Board

350 S Dahlia St

Palmer, Alaska 99645

To Borough Platting Board,

I am applying for a variance with regard to lake set back.

I am remodeling an old property : I am not certain of the precise vintage of the property. It was initially constructed basically in the center of 2 smaller lots. I have removed the lot line between the 2 lots as I was advised to do.

I am now seeking a variance for the 75 ft lake set back requirement.

There is an easement on the back of the property for power line .

The house is very close to the power line easement.

The Septic has been placed in compliance with regard to the lake set back.

The shape of the property and proximity to these other variables make it impossible to comply with the rules. There is no issue with regard to the intersecting sides of the property.

I would like to add a small garage 20x24 , and a 12x12 entry onto the existing structure.to better utilize the home .

An as- built is being provided for your review.

Drawings are submitted of the project as well as a satellite photo of the property & lake .

Please advise if there are further details that you would find necessary.

Thank You for your consideration on this matter,

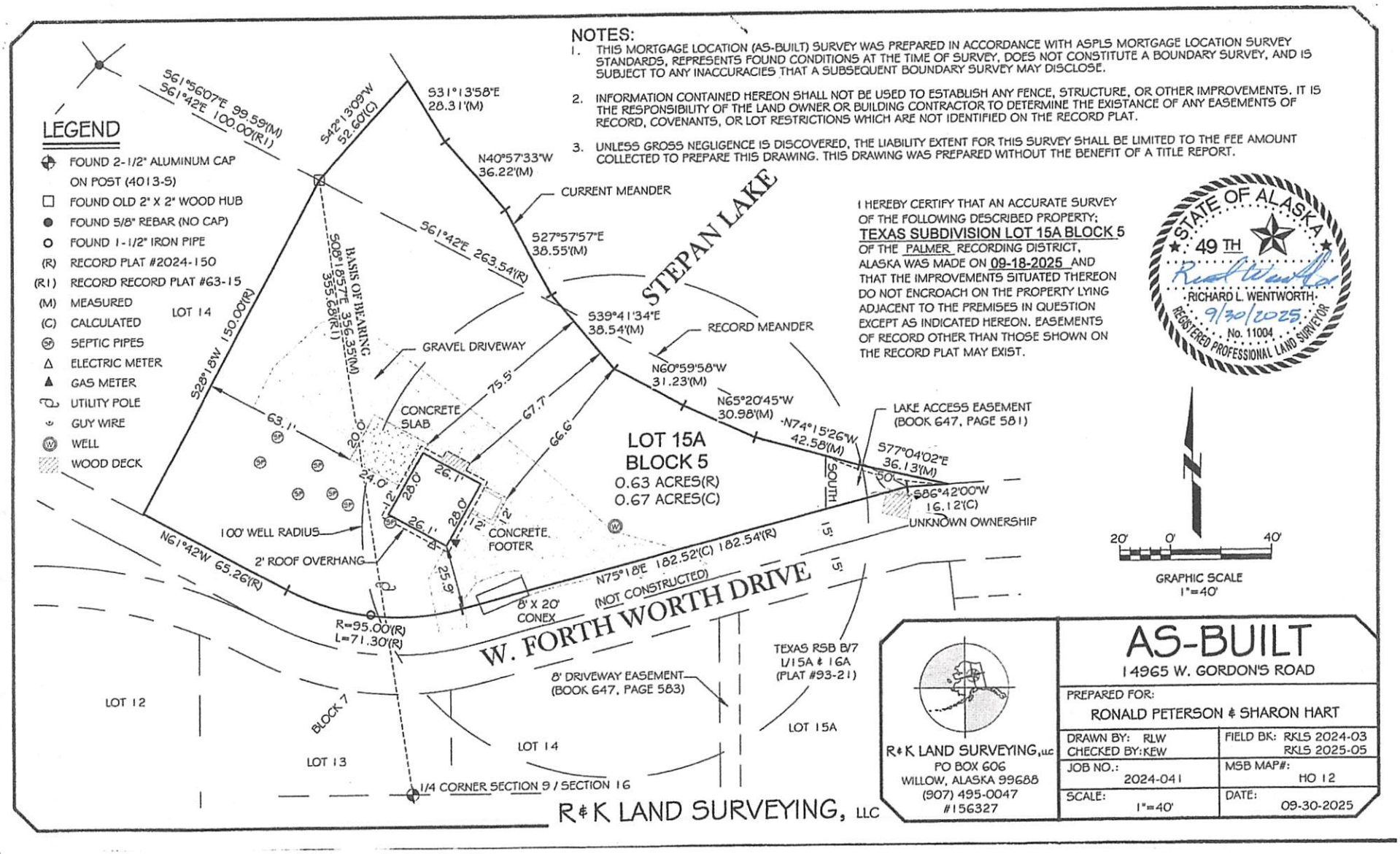
Sincerely ,

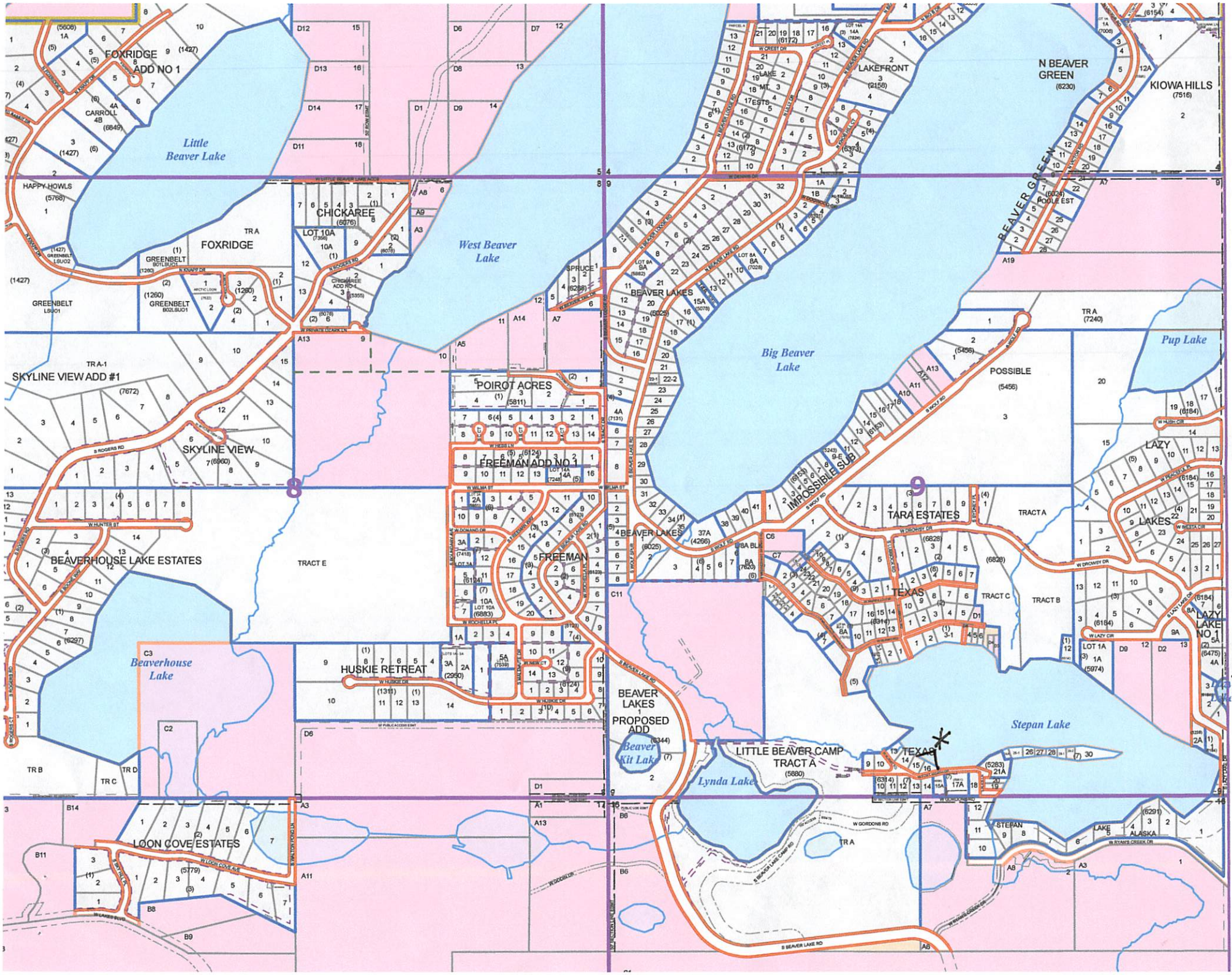
Sharon L Hart

P.O. Box 520558

Big Lake, Alaska

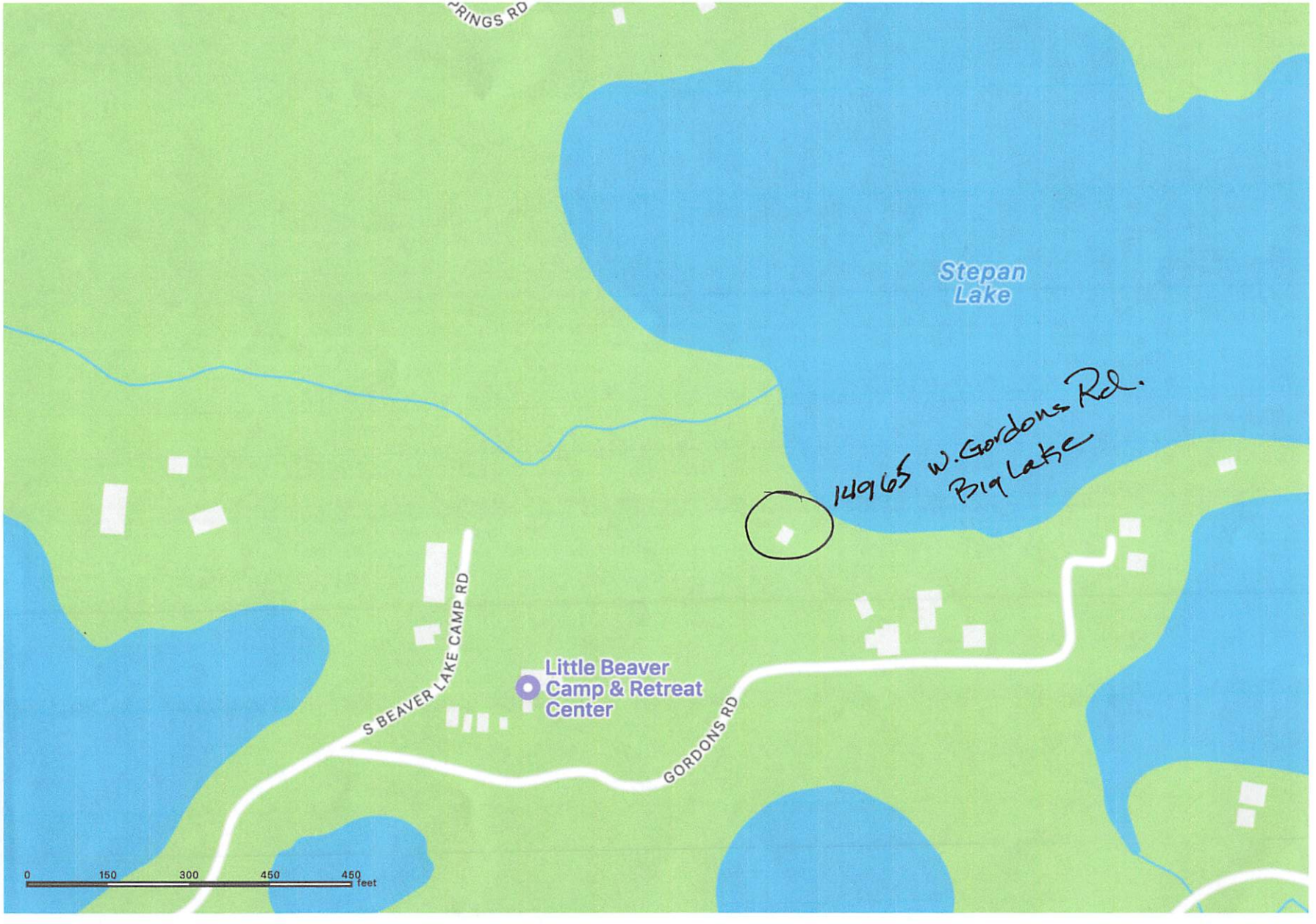
Sharon Hart


NOTES:
1. THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS, REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. INFORMATION CONTAINED HEREON SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTANCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
3. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
LEGEND
FOUND 2-1/2" ALUMINUM CAP ON POST (4013-S)
FOUND OLD 2" X 2" WOOD HUB
FOUND 5/8" REBAR (NO CAP)
FOUND 1-1/2" IRON PIPE
(R) RECORD PLAT #2024-150
(R1) RECORD RECORD PLAT #63-15
(M) MEASURED
(C) CALCULATED
SEPTIC PIPES
ELECTRIC METER
GAS METER
UTILITY POLE
GUY WIRE
WELL
WOOD DECK
I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; TEXAS SUBDIVISION LOT 15A BLOCK 5 OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON 09-18-2025 AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.
STATE OF ALASKA
49 TH
RICHARD L. WENTWORTH
9/30/2025
No. 11004
REGISTERED PROFESSIONAL LAND SURVEYOR
S61°56'07"E 99.59'(M)
S61°42'E 100.00'(R1)
S42°13'09"W 52.60'(C)
S31°13'58"E 28.31'(M)
N40°57'33"W 36.22'(M)
CURRENT MEANDER
S27°57'57"E 38.55'(M)
STEPAN LAKE
S61°42'E 263.54'(R)
BASIS OF BEARING S08°18'57"E 356.35'(M) 355.68'(R1)
S39°41'34"E 38.54'(M)
RECORD MEANDER
N60°59'58"W 31.23'(M)
N65°20'45"W 30.98'(M)
N74°15'26"W 42.58'(M)
LAKE ACCESS EASEMENT (BOOK 647, PAGE 581)
S77°04'02"E 36.13'(M)
S86°42'00"W 16.12'(C)
UNKNOWN OWNERSHIP
SOUTH
50'
LOT 14
S28°18'W 150.00'(R)
GRAVEL DRIVEWAY
CONCRETE SLAB
63.1'
75.5'
67.7'
66.6'
20.0'
24.0'
26.1'
28.0'
LOT 15A
BLOCK 5
0.63 ACRES(R)
0.67 ACRES(C)
100' WELL RADIUS
2' ROOF OVERHANG
CONCRETE FOOTER
N61°42'W 65.26'(R)
N75°18'E 182.52'(C) 182.54'(R)
15'
W. FORTH WORTH DRIVE
(NOT CONSTRUCTED)
8' X 20' CONEX
R=95.00'(R)
L=71.30'(R)
8' DRIVEWAY EASEMENT (BOOK 647, PAGE 583)
TEXAS RSB B/7 L/15A & 16A (PLAT #93-21)
LOT 12
BLOCK 7
LOT 13
LOT 14
LOT 15A
1/4 CORNER SECTION 9 / SECTION 16
20' 0' 40'
GRAPHIC SCALE 1"=40'
R&K LAND SURVEYING, LLC
R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327
AS-BUILT
14965 W. GORDON'S ROAD
PREPARED FOR:
RONALD PETERSON & SHARON HART
DRAWN BY: RLW
CHECKED BY: KEW
FIELD BK: RKLS 2024-03 RKLS 2025-05
JOB NO.: 2024-041
MSB MAP#: HO 12
SCALE: 1"=40'
DATE: 09-30-2025



Sharon HART Big Lake, Alaska 99652


14965 W Gordons Rd


RINGS RD
Stepan Lake
14965 W. Gordons Rd. Big Lake
S BEAVER LAKE CAMP RD
Little Beaver Camp & Retreat Center
GORDONS RD
0
150
300
450
450
feet