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:

RECEIVED
SEP 03 2026
PERMIT CENTER

____ ~~$1,500~~ 1600 application fee
____ Certified Site Plan – as defined in MSB 17.125
____ Structural elevation drawings of the proposed development
__✓__ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): 6017B02L004

Street Address: There is no address. Adjoing lot (also mine) is 6861 E. Carter Cr.

Name of Property Owner	**Name of Agent / Contact for application**
Nardini 2015 Trust (Charles Nardini)	
Mailing: 6151 W. Outboard Circle	Mailing:
Wasilla, AK 99623	
Phone: Hm ____ Fax ____	Phone: Hm ____ Fax ____
Work ____ Cell 907.242.0499	Work ____ Cell ____
E-mail: 2420499@gmail.com	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 <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> 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) 6017B02L004 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.

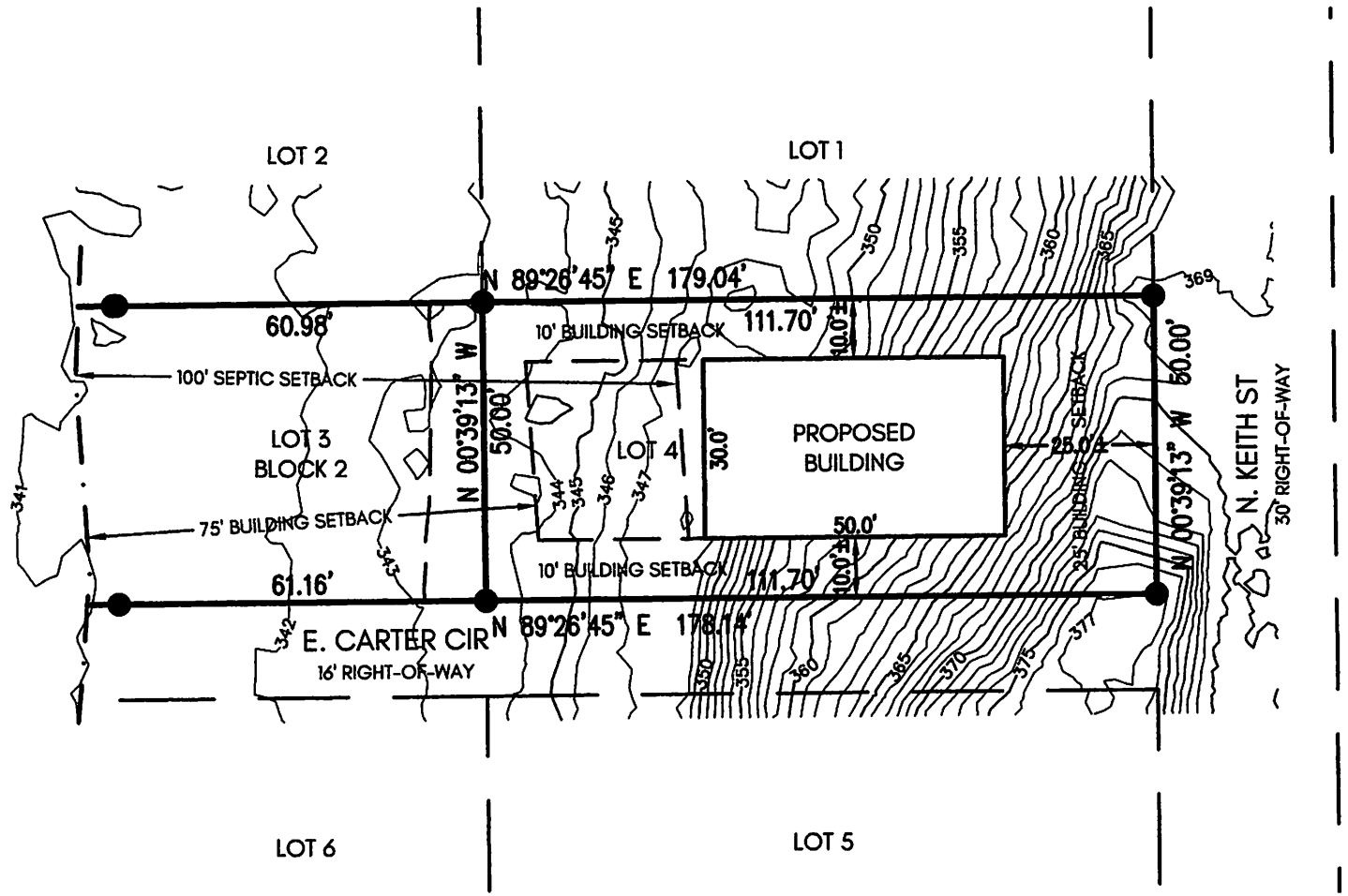
Signature: Property Owner	Printed Name	Date
Charles Nardini / Nardini 2015 Trust		08/28/2026
Signature: Agent	Printed Name	Date

Narrative for 6017B02L004 Nardini 2015 Trust:

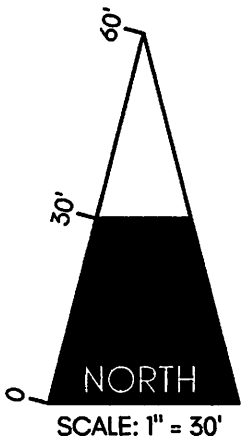
17.65.020:

(1): Carter Circle which is bordering L004 has a power pole at the beginning of this platted road. The lot was platted in 1951 and the pole was installed in 1985. It is unlikely this road will ever be constructed and if the set-back to Carter circle was reduced to 10' I would be able to build a home larger than the currently allowed 15'.
(2): Due to set-backs as they are (10'/25') I can only construct a 15' wide structure. Carter circle, if ever constructed is only platted as a 10' wide road.
(3): Granting a reduced set-back would still maintain Carter circle in its present form and it is likely it will only ever be a walking access. The neighboring lot on the other side of Carter Circle would not be affected in any way.
(4): I am not sure how to answer this...the increased set back would allow me to build a larger structure and not impede any use of the platted road (Carter Circle).
(5): Deviation obtained through a variance would allow a full time/year round single family home to be constructed for myself and family.

Explanation of MSB adopted voluntary best management practices for development around waterbodies. The lot is one back from Finger Lake. No construction will take place on lot 3 (only lot 4).



FINGER LAKE



SCALE: 1" = 30'

LEGEND

— · — · — ORDINARY HIGH WATER

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

SITE PLAN OF

LOTS 3 & 4, BLOCK 2, BARRY'S FINGER LAKE SUBDIVISION

PLAT 60-12, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SECTION 33, T18N, R1E, S.M., AK

GRID: WA07	DRAWN: SPK	SCALE: 1" = 30'
FILE: 26-129	CHECKED: DMR	DATE: 5/17/2026