



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
- _____ Structural elevation drawings of the proposed development
- _____ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): Birdsell #2 Block 8 Lot 10 56041B08L010

Street Address: 6831 W. Scatters Way 99623

Name of Property Owner

DAN & MARY RIORDAN

Mailing: 7550 E SHOREWOOD

WASILLA AK 99654

Phone: Hm 907 330-9065 Fax _____

Work 907 441-745 Cell 9

E-mail: RIORDANSPARTY@GMAIL.COM

Name of Agent / Contact for application

Mailing: _____

Phone: Hm _____ Fax _____

Work _____ Cell _____

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) 56041808 L010 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.

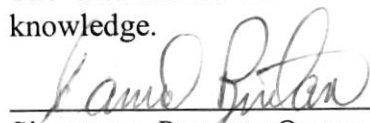
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

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

DANIEL E. RIORDAN JAN 6 2026
Printed Name Date

Signature: Agent

Printed Name

Date

Dear [Planning and Zoning Board / Committee Members],

I am submitting this letter in support of my variance application for the property located at 6831 W Scatters Way, Birdsell #2 Block 8 Lot 10. The purpose of this request is to obtain approval to add a garage to the residence for storage and safety purposes.

Over the years, our property has experienced instances of vandalism, and the addition of a secure enclosed garage would greatly enhance both safety and property maintenance. The proposed structure will remain within the existing property boundaries and will not encroach upon neighboring properties or affect any portion of the nearby waterway.

The property's narrow layout, coupled with its setback from the lakefront on one side and the street on the other, makes it uniquely challenging to utilize the space effectively under current zoning restrictions. The requested variance is modest and designed solely to allow reasonable use of the property, consistent with other homes in the neighborhood.

The proposal aligns with the intent of local zoning regulations and will not create unsafe conditions or negatively impact public health, safety, or convenience. It maintains compatibility with surrounding land use patterns and supports the orderly development of the community.

Strict adherence to current zoning standards would impose an unnecessary hardship and prevent reasonable use of the property. The variance sought is no greater than necessary to accomplish the intended purpose and has been carefully designed to address the site's constraints without exceeding what is required.



17.65.010 Intent**17.65.020 Requirements for granting a variance****17.65.030 Cases where variance is illegal****17.65.040 Variance; conditions of approval****17.65.050 Initiation of a variance request****17.65.070 Planning commission action****17.65.080 Record of variances****17.65.090 Termination of variances****17.65.100 Appeal procedure****17.65.110 Violations, enforcement, and penalties****17.65.010 INTENT.**

This chapter addresses variances not otherwise addressed within this title. It is not intended that this chapter replace or supersede variance regulations of other chapters within this title, nor is it intended that this chapter address variances to conditional uses.

(Ord. 90-56, § 3 (part), 1990)

17.65.020 REQUIREMENTS FOR GRANTING A VARIANCE.

(A) In order to grant a variance to the regulations of MSB title [17](#), the planning commission must find that each of the following requirements has been met:

- (1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.
- (2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.
- (3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

- (4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.
- (5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

(Ord. 90-56, § 3 (part), 1990)

17.65.030 CASES WHERE VARIANCE IS ILLEGAL.

(A) A variance from this title may not be granted if:

- (1) special conditions that require the variance are caused by the person seeking the variance;
- (2) the variance will permit a land use in a district in which that use is prohibited;
- (3) the variance is sought **solely to relieve pecuniary hardship or inconvenience.**

(Ord. 90-56, § 3 (part), 1990)

17.65.040 VARIANCE; CONDITIONS OF APPROVAL.

(A) The planning commission, in granting a variance, may prescribe any conditions and safe-guards that it deems to be necessary or desirable to:

- (1) assure conformity with this title and any applicable comprehensive plans;
- (2) protect adjacent properties;
- (3) protect the public health, safety and welfare.

(Ord. 90-56, § 3 (part), 1990)

17.65.050 INITIATION OF A VARIANCE REQUEST.

(A) A request to the planning commission for a variance to the requirements of MSB title [17](#) may be initiated by the property owner or the manager's authorized agent.

(B) A variance application shall be filed with the planning director on a form provided by the planning department.

(C) An application for a variance shall include:

- (1) a legal description of the property involved;

- (2) a description of the variance requested, including the code section reference;
- (3) a specific statement of the reasons why the variance is required and conforms to the requirements of MSB [17.65.020](#);
- (4) a site plan or as-built of the particular parcel or parcels affected, submitted under the seal of a professional land surveyor, which shows all information relevant to the variance request;
- (5) an appropriate filing fee as established by the assembly, payable to the borough.

(Ord. 90-56, § 3 (part), 1990)

17.65.070 PLANNING COMMISSION ACTION.

The planning commission shall hear any interested parties and shall render a written decision on the variance application within 30 calendar days from the closure of public hearing.

(Ord. 90-56, § 3 (part), 1990)

17.65.080 RECORD OF VARIANCES.

The planning department shall keep a record of all variances.

(Ord. 90-56, § 3 (part), 1990)

17.65.090 TERMINATION OF VARIANCES.

(A) Any variance granted shall become null and void if:

- (1) the variance is not exercised within one year after being granted;
- (2) any structure or characteristic of use permitted by a variance is moved, removed or discontinued.

(Ord. 90-56, § 3 (part), 1990)

17.65.100 APPEAL PROCEDURE.

Decisions by the planning commission on a variance application may be appealed to the borough board of adjustment and appeals. Appeals shall be filed and conducted in accordance with MSB [15.39](#).

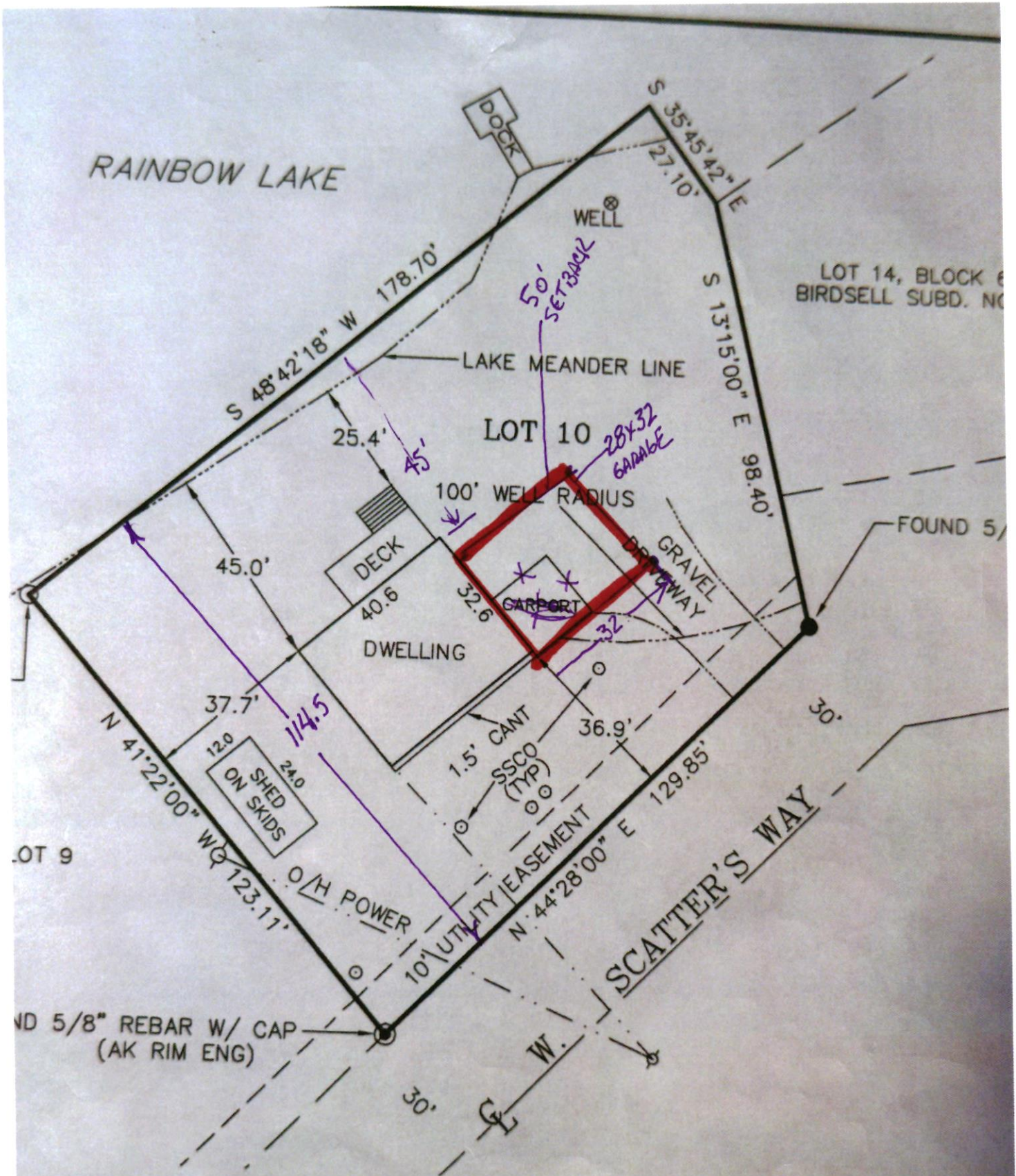
(IM 96-013, page 1 (part), presented 3-19-96; Ord. 90-56, § 3 (part), 1990)

17.65.110 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

(A) Except as otherwise specified in this chapter violations of this chapter are infractions.

(B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

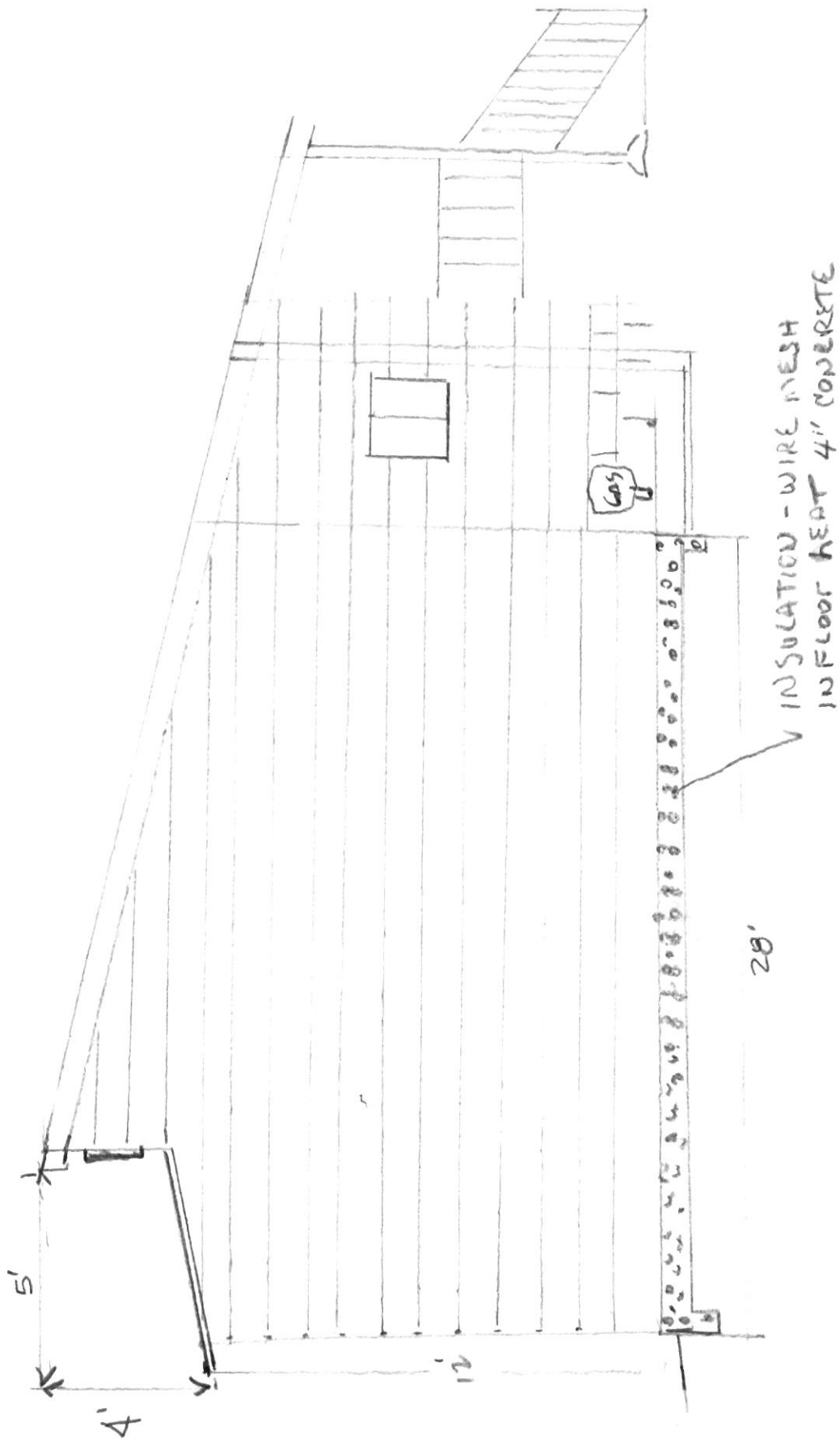
(Ord. 95-088(SUB)(am), § 30 (part), 1995)



THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN. THE SURVEYOR HAS NO DUTY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH MAY BE SHOWN ON THE SUBDIVISION PLAT.

A hand-drawn floor plan of a building, oriented vertically. The plan shows a long rectangular structure with a central entrance and two side wings. The main entrance is at the top, flanked by two large rectangular areas labeled "10' DOOR". To the left of the entrance is a curved structure, possibly a porch or a small room. To the right of the entrance is a long, narrow rectangular area. The plan is divided into several sections by lines, and dimensions are marked along the edges. The top edge is labeled "4" and "12". The right edge is labeled "40.6". The bottom edge is labeled "8'". The left edge is labeled "2'". The plan is drawn on a grid of lines.

GARAGE EXT SIDE



Back Side Facing Lake

