



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): 60403032003

Street Address: 1521 N Basie Point Cir

Name of Property Owner

Punt Brothers Construction INC

Mailing: 7362 W Park Blvd #506

Wasilla, AK 99623

Phone: Hm _____ Fax _____

Work 907-201-0287 Cell 11

E-mail: puntbrothersconstruction@gmail.com

Name of Agent / Contact for application

Eric Punt

Mailing: 11

Phone: Hm _____ Fax _____

Work 11 Cell 11

E-mail: 11

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?	

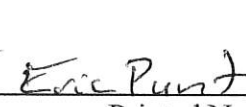
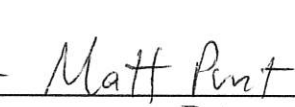
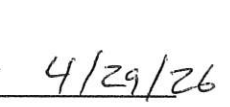
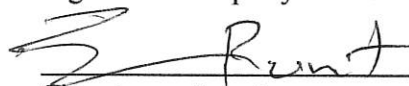
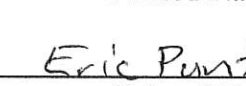
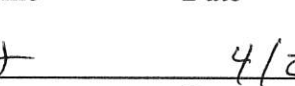
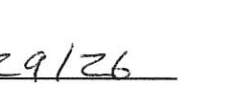
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

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	
			
Signature: Agent	Printed Name	Date	

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) 10174 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.

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ETBAC

AL-704

NOTES

PREPARED BY

5099 E. BLVD.
(907) 376-8111

FOR
PUNT ROTH

NO. 1	21-01 61	HO 01	1 OF 1
SECTION 3			

LOT 3
TOWN

20'

3/12/2026

24-0324

**Variance Application for:
1521 N Basie Pt. Cir.
Wasilla AK, 99623**

-We are requesting a variance of code MSB 17.55.020 which states all habitable structures remain @ least 75' from high water mark. We are requesting to build 50' from the high water mark.

-A variance is required due to the small lot size with waterfront on both sides of the property. There is very limited space to build and meet required setbacks for structures and for septic system. The topography of the property favors building closer to the water.

-The property is located on a peninsula with water on both sides. It has an easement that runs through the north section which can't be built in which further limits where structures can be located.

-If we are not granted a variance we will not be able to have a habitable structure built, without excessive dirt-work/ clearing of vegetation, or impacting the ability to have a septic system. The neighbors well is right on the property line, which further limits our usable space for a septic without placing the cabins closer to the lake.

-The granting of the variance will not be injurious to nearby property. In fact, it will help their property values. Currently there is a 1970's mobile home that is for lack of better words, an eye sore, that is grandfathered in with water setbacks. We plan to remove the trailer from the property and replace it with two modern cabins. With the variance, we would like to build 50' from the high water mark, which puts us even with the neighboring property so we would not be invading their view, or having them invade ours. With where we are planning to build, there is already a flat spot where the trailer is sitting that is cleared of vegetation, so we will not need to remove vegetation closer to the water to make the builds happen. There are several properties on the lake with multiple dwelling units, including the direct neighbor to the east.

-The variance will be in harmony with the objectives of this title, as it will not impact the water frontage, be injurious to other properties on the lake, and will improve overall the property values around it.

-With the approval of the variance, we will be able to have less impact on the property. If it is not approved, we will have to bring in a several truck loads of fill to level off the property where the setbacks could be met. Introducing more loose materials to the surface and changing the overall landscape. There are several properties on the lake that are used in a similar manner and are closer than 75' setbacks.

-With the variance, we will be able to leave the land less impacted with our dirt work, to minimize erosion. We are general contractors and take pride in keeping our job sites clean and secure. This will help keep our environmental impact level on the property down as well as not becoming a nuisance for the neighboring properties. Once construction is complete, we plan to control erosion by introducing vegetation back into all effected areas.

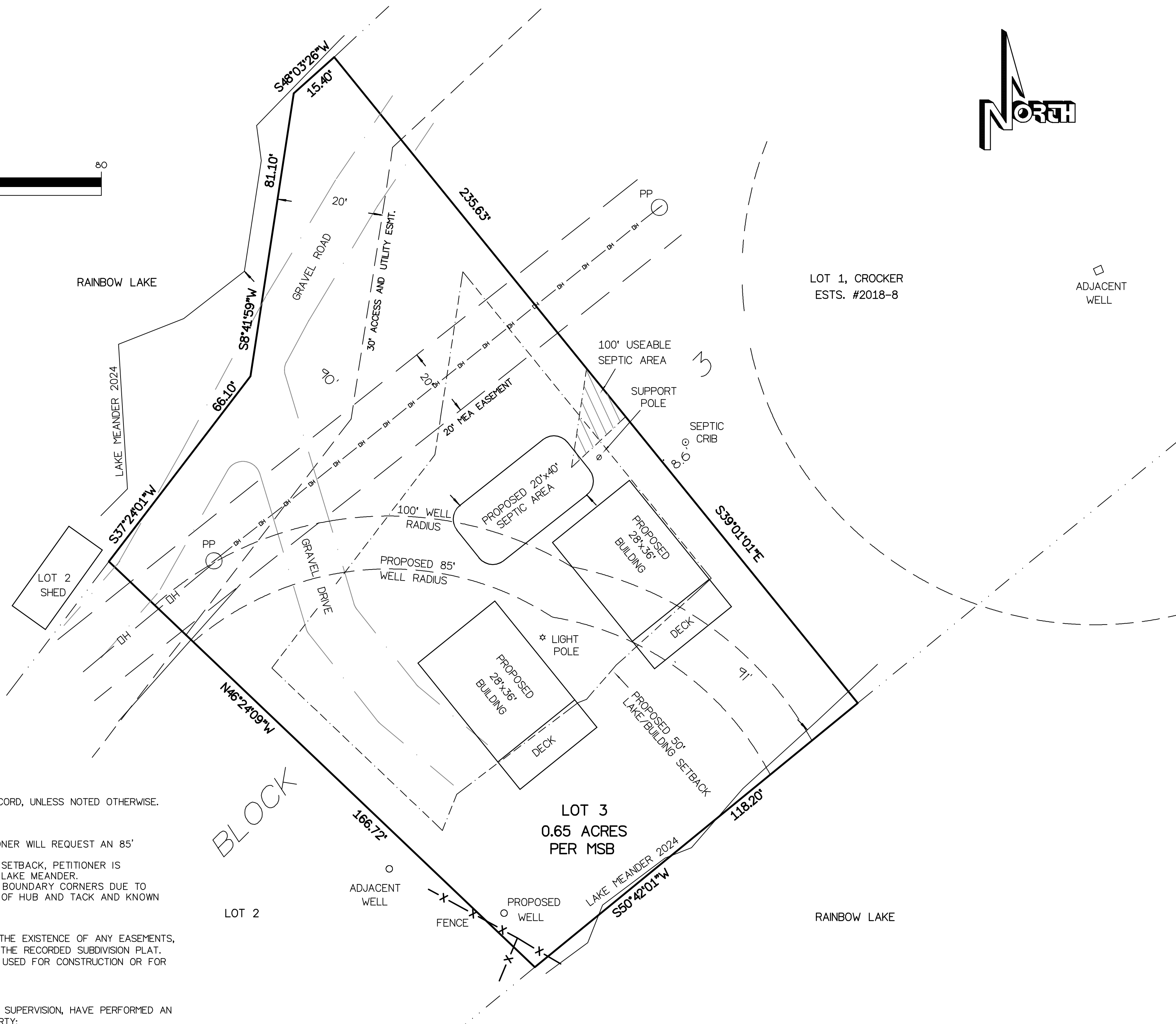
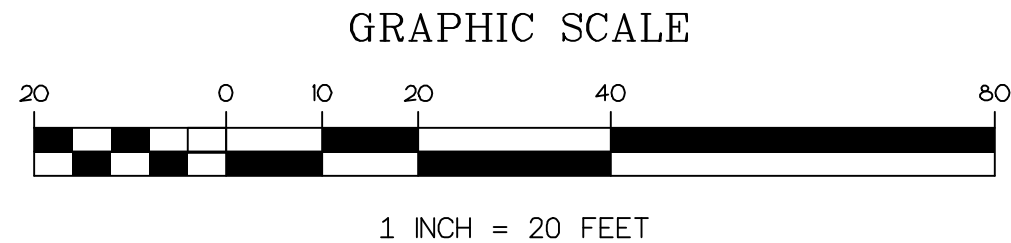
-We purchased the land as is, and are not responsible in any way, shape, or form for needing the variance.

-The property doesn't fall under any zoning that would prohibit the use as we intend.

-The variance we are seeking is to maintain legal status, not to relieve pecuniary hardship or inconvenience. It will leave the land substantially less impacted, due to the flat topography we would be using where the grandfathered mobile home sits.

LEGEND:

MEASURED DATA 12.5'
RECORD DATA N 90°00'00" W
RECOVERED 5/8" REBAR ○



NOTES

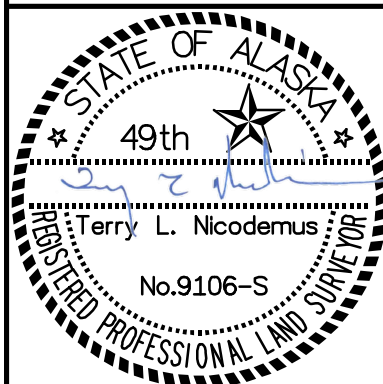
1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY PERFORMED ON 9/30/2024.
3. MEA RIGHT OF WAY EASEMENTS 20' WIDE.
4. LAKE MEANDERS TIED IN 2024.
5. DUE TO UNAVAILABLE USEABLE SEPTIC AREA, PETITIONER WILL REQUEST AN 85' SEPTIC SETBACK.
6. DUE TO SMALL BUILDING ENVELOPE WITHIN 75' LAKE SETBACK, PETITIONER IS REQUESTING A 50' LAKE SETBACK FROM THE SOUTH LAKE MEANDER.
7. EXTENSIVE RETRACEMENT NEEDED TO ESTABLISH ALL BOUNDARY CORNERS DUE TO THE ORIGINAL SUBDIVISION DATE, ORIGINAL CORNERS OF HUB AND TACK AND KNOWN ERRORS.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

PLOT PLAN SURVEY CERTIFICATE:

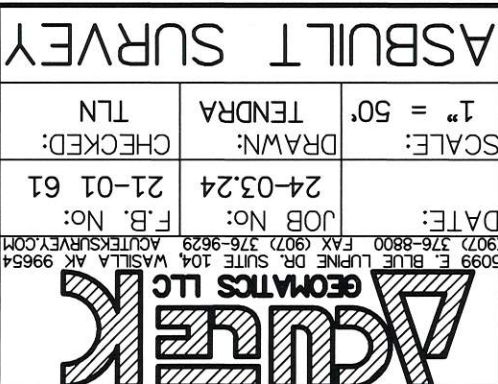
I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN PLOT PLAN SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:



PLOT PLAN			
LOT 3, BLOCK 3, BIRDELL SUBDIVISION NO. 1			
TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 3			
SEWARD MERIDIAN, ALASKA			
SCALE: 1"= 20'	DESIGNED BY: TLN	FIELD BOOK: 21-01 61	
DATE: 3/12/2026	DRAWN BY: TENDRA	MAP NO.: HO 09	
FILE No. 24-03.24	CHECKED: TLN	SHEET: 1 OF 1	

PREPARED FOR
PUNT BROTHERS CONSTRUCTION

PREPARED BY	ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM	



NOTES

1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE SURVEY STANDARDS.
3. FIELD SURVEY PERFORMED ON 9/30/2024.
4. NO USEABLE SEPTIC AREA ON LOT.
5. SEPTIC CRIB LIES WITHIN THE 100' WELL PROTECTIVE RADIUS AND 8.6' OFF LOT.
6. MOBILE HOME LIES WITHIN THE MSB 75' LAKE SETBACK AND 10' SIDE LINE SETBACK.
7. MEA RIGHT OF WAY EASEMENTS 20' WIDE.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

ASBUILT SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN ASBUILT SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 3, BLOCK 3, BIRDSELL SUBDIVISION NO. 1

AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

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