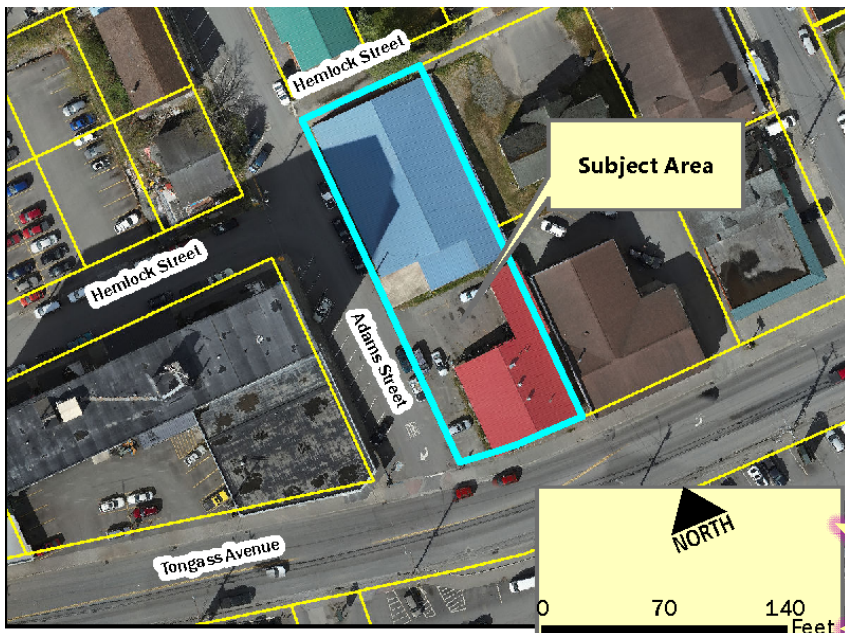




KETCHIKAN GATEWAY BOROUGH
Department of Planning and Community Development
1900 First Avenue, Suite 126, Ketchikan, Alaska 99901
● telephone: (907) 228-6610 ● fax: (907) 228-6698

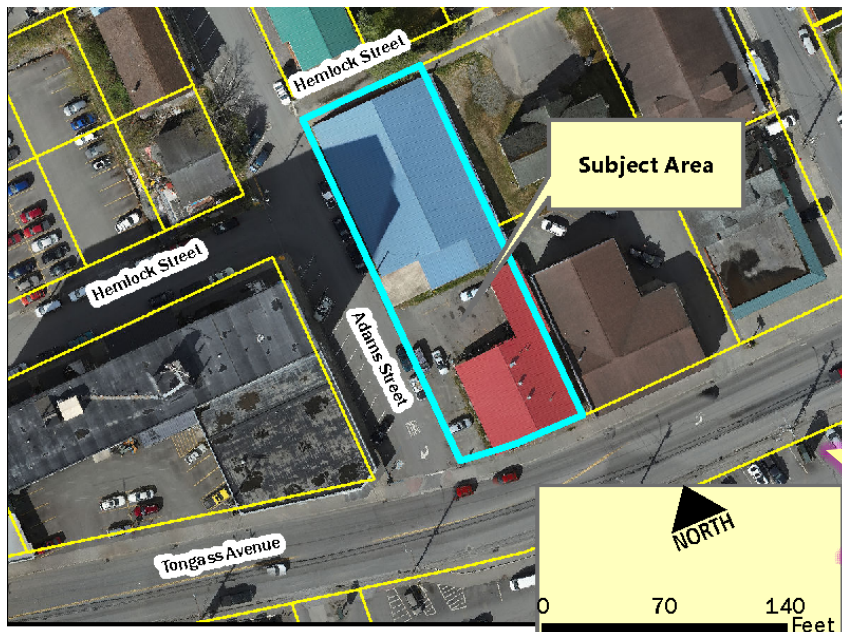


CITY OF KETCHIKAN
334 FRONT ST
KETCHIKAN, AK 99901

****Pending Case**
Property Owner
Notification**



KETCHIKAN GATEWAY BOROUGH
Department of Planning and Community Development
1900 First Avenue, Suite 126, Ketchikan, Alaska 99901
● telephone: (907) 228-6610 ● fax: (907) 228-6698



116 FRONT STREET LLC
4620 ARVILLE ST SUITE E
LAS VEGAS, NV 89103

****Pending Case**
Property Owner
Notification**

Case Number: 25-001

Zoning: General Commercial

Requested Action: A major variance to allow assisted living and service office uses without providing eight of the 19 required parking spaces

Summary: The property owner proposes to provide permanent supportive housing and related services for elderly and chronically homeless individuals. Building footprints will be similar to the existing structures, limiting the off-street parking to a total of 11 spaces for the combined uses.

Location: Lot F, Block 1, Heath Addition, US Survey 1229, located at 2334 Tongass Ave, City of Ketchikan.

Applicable Code: KGBC 18.70.040 and 18.70.060

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for “Government” and select MEETING PACKETS. Navigate to the **January** Meetings and select:

January 14, 2025 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by 1/7/2025. Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at the Planning Commission meeting, January 14, 2025, 6:00 PM in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Case Number: 25-001

Zoning: General Commercial

Requested Action: A major variance to allow assisted living and service office uses without providing eight of the 19 required parking spaces

Summary: The property owner proposes to provide permanent supportive housing and related services for elderly and chronically homeless individuals. Building footprints will be similar to the existing structures, limiting the off-street parking to a total of 11 spaces for the combined uses.

Location: Lot F, Block 1, Heath Addition, US Survey 1229, located at 2334 Tongass Ave, City of Ketchikan.

Applicable Code: KGBC 18.70.040 and 18.70.060

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for “Government” and select MEETING PACKETS. Navigate to the **January** Meetings and select:

January 14, 2025 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by 1/7/2025. Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at the Planning Commission meeting, January 14, 2025, 6:00 PM in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Owner_Name	Address	CITY	STATE	ZIP
CITY OF KETCHIKAN	334 FRONT ST	KETCHIKAN	AK	99901
116 FRONT STREET LLC	4620 ARVILLE ST SUITE E	LAS VEGAS	NV	89103
ADAMSON JENNIFER	2410 FIRST AVE	KETCHIKAN	AK	99901
AKAAL LLC	1875 AUBURN RAVINE RD	AUBURN	CA	95603
BALITAO JEROME MIRALLES	2404 HEMLOCK AVE	KETCHIKAN	AK	99901
BLACK ELK LLC	PO BOX 94839	CLEVELAND	OH	44101
BOYD RICHARD J & KELSEY K	2728 SECOND AVE	KETCHIKAN	AK	99901
BROWN JOHN S & COLLEEN A	2501 SECOND AVE	KETCHIKAN	AK	99901
BUTTERFIELD RICHARD K	2031 SECOND AVE	KETCHIKAN	AK	99901
CABILLO RANIE & CABILLO AIDA	2340 FIRST AVE	KETCHIKAN	AK	99901
CARR-GOTTSTEIN FOODS CO INC	PO BOX 800729	DALLAS	TX	75380
CARSON HAROLD R & SUSAN M &	230 HECKMAN ST	KETCHIKAN	AK	99901
CEDAR POINT DEVELOPMENT INC	6765 SPRINGWOOD CT	KETCHIKAN	AK	99901
CHARLES SELENA M & RHODES-NYGARD TY	203 AUSTIN ST	KETCHIKAN	AK	99901
CHENHALL TAMRA L & ORRIN A	2139 SECOND AVE	KETCHIKAN	AK	99901
CITY OF KETCHIKAN	334 FRONT ST	KETCHIKAN	AK	99901
CREDIT UNION ONE	3525 EUREKA ST	ANCHORAGE	AK	99503
CURRAN GAIL	2221 SECOND AVE	KETCHIKAN	AK	99901
DETIENNE AMY	158 WASHINGTON ST	KETCHIKAN	AK	99901
DIAZ MANUEL JR & CLARA N	PO BOX 5514	KETCHIKAN	AK	99901
DOCK STREET BUILDING CORPORATION	331 DOCK ST	KETCHIKAN	AK	99901
DRISCOLL IAN M & CAITLIN J	2438 FIRST AVE	KETCHIKAN	AK	99901
DUCKWORTH CAROL N	PO BOX 5943	KETCHIKAN	AK	99901
ECPS INC	PO BOX 7095	KETCHIKAN	AK	99901
EICHNER & EICHNER LLC	PO BOX 557	WARD COVE	AK	99928
ELLIOTT GLENN A & PEGGY A	PO BOX 7875	KETCHIKAN	AK	99901
ELLIOTT STEVEN H	314 WASHINGTON ST	KETCHIKAN	AK	99901
FEBRERO LUCITO A & GINA A &	2343 SECOND AVE	KETCHIKAN	AK	99901
FELARCA ARTHUR & NYLIN	2408 FIRST AVE	KETCHIKAN	AK	99901
FIELD THOMAS J & KANTOR STEVEN M	2411 SECOND AVE	KETCHIKAN	AK	99901
FIRARI MICHAEL A	2417 TONGASS AVE SUITE 111- 119	KETCHIKAN	AK	99901
FIRST BAPTIST CHURCH	1905 FIRST AVE	KETCHIKAN	AK	99901
FORRESTER RICHARD W JR	PO BOX 593	WARD COVE	AK	99928
GILLET J MARTIN & LAURIE L ZORN	PO BOX 7562	KETCHIKAN	AK	99901
GUEVARA RONILO G & IMELDA M	2303 FIRST AVE	KETCHIKAN	AK	99901
HALL KEVIN	25 JEFFERSON WAY SUITE 102	KETCHIKAN	AK	99901
HAMBERGER JEREMY M	1500 WATER ST	KETCHIKAN	AK	99901
HAYTER JENNIFER D	2504 SECOND AVE	KETCHIKAN	AK	99901
HENDRICKS JAMES E & LINDA K	PO BOX 5921	KETCHIKAN	AK	99901
HENKE TODD AND ELAINE	13988 N TONGASS HWY UNIT A	KETCHIKAN	AK	99901
HERT TAMMY J	PO BOX 8223	KETCHIKAN	AK	99901
HEWITT ROBERT & DANIELLE	2117 SECOND AVE	KETCHIKAN	AK	99901
HOYT SUSAN	7565 S TONGASS HWY	KETCHIKAN	AK	99901
HUSSMAN COLLIN	PO BOX 5991	KETCHIKAN	AK	99901
JENKINS JERRY	PO BOX 9001	KETCHIKAN	AK	99901

JOHN JOSEPH C & IRENE D	2417 TONGASS AVE SUITE 111-228	KETCHIKAN	AK	99901
JOHNSON EVELYN M	21846 FAWN LN	CHUGIAK	AK	99567
JOHNSON GARY	PO BOX 31307	BELLINGHAM	WA	98228
JONES KATRINA R	2337 2ND AVE	KETCHIKAN	AK	99901
KEIZER MAXX	2215 FIRST AVE APT C	KETCHIKAN	AK	99901
KETCHIKAN INDIAN COMMUNITY	2960 TONGASS AVE	KETCHIKAN	AK	99901
KLOSE OLIVE	4196 VALLENAR LN	KETCHIKAN	AK	99901
KOH JULIE S & WONG FELIX A &	PO BOX 6251	KETCHIKAN	AK	99901
LAWSON JC	2427 THIRD AVE	KETCHIKAN	AK	99901
LEE TAYLOR M & OWEN M	2320 SECOND AVE	KETCHIKAN	AK	99901
LUKEN HENRY G III & ANGELA K	2417 TONGASS AVE SUITE 111-353	KETCHIKAN	AK	99901
MARINE VIEW CONDO ASSOCIATION	2415 HEMLOCK ST CONDO 101	KETCHIKAN	AK	99901
MARRS JENNIFER & SETH I	5834 S TONGASS HWY	KETCHIKAN	AK	99901
MCDONALD NANCY MARIE	2336 SECOND AVE	KETCHIKAN	AK	99901
MEEKS CHARLENE	2115 FIRST AVE	KETCHIKAN	AK	99901
MENDOZA MILAGROS S TRUSTEE	PO BOX 5095	KETCHIKAN	AK	99901
MICHALSEN ERIK JOHAN	PO BOX 5658	KETCHIKAN	AK	99901
MILES JOHN D & KAREN C	2349 SECOND AVE	KETCHIKAN	AK	99901
MILLER RICHARD H & MARGOT M	2327 A THIRD AVE	KETCHIKAN	AK	99901
MOYER ERIC	2329 SECOND AVE	KETCHIKAN	AK	99901
NEDZWECKY ROBERT A & MYLENE L	2405 THIRD AVE	KETCHIKAN	AK	99901
NORTHRIM BUILDING LO LLC	3111 C ST SUITE 200	ANCHORAGE	AK	99503
O'BRIEN TIMOTHY	8805 NW 23RD AVE	VANCOUVER	WA	98665
OLSON RICHARD R & ALEXANDRIA R	2323 FIRST AVE	KETCHIKAN	AK	99901
OLSON RYAN & WELLONS MELISSA	246 SEAWATCH DR	KETCHIKAN	AK	99901
OWINGS DAVID R	300 AUSTIN ST	KETCHIKAN	AK	99901
PALERMO ELIZABETH L &	2122 FIRST AVE	KETCHIKAN	AK	99901
PATRICK CODY & GLENNA	2435 SECOND AVE	KETCHIKAN	AK	99901
PURSCHWITZ ARTHUR L (ROY) &	PO BOX 8583	KETCHIKAN	AK	99901
RACE RONALD D	1137 VILLANOVA ST NE	LACEY	WA	98515
RAYNER DAVID I & TAM	PO BOX 9471	KETCHIKAN	AK	99901
RENDEZVOUS SENIOR DAY SERVICE	2441 FIRST AVE	KETCHIKAN	AK	99901
RESIDENTIAL YOUTH CARE INC	PO BOX 7475	KETCHIKAN	AK	99901
REYNOLDS ANNE M	2430 FIRST AVE	KETCHIKAN	AK	99901
RICHEY KARL EVERETT	PO BOX 5081	KETCHIKAN	AK	99901
RIDDLE ERIN	2126 FIRST AVE	KETCHIKAN	AK	99901
ROTH LEROY J & MAUREEN W	2306 SECOND AVE	KETCHIKAN	AK	99901
RUARO RICHARD A & PATRICIA	PO BOX 906	WARD COVE	AK	99928
RUSCH-GUTHRIE ADRIANN	522 WATER ST	KETCHIKAN	AK	99901
SASSER MICHAEL	2335 THIRD AVE	KETCHIKAN	AK	99901
SCHRECKHISE JAKE & SERENE	5943 ROOSEVELT DR	KETCHIKAN	AK	99901
SEA LEVEL CONDO ASSOCIATION	2051 SEA LEVEL DR CONDO 410	KETCHIKAN	AK	99901
SEBCIOGLU HAKAN & ALLYSON R	2428 SECOND AVE	KETCHIKAN	AK	99901
SIMS KAY D &	PO BOX 6814	KETCHIKAN	AK	99901
STRUTHERS HUGH A	2321 THIRD AVE	KETCHIKAN	AK	99901
TAGLIAFERRI ANDREW E & BYRD GWENNYT	PO BOX 5055	KETCHIKAN	AK	99901

THE PLAZA LLC	2417 TONGASS AVE SUITE 215	KETCHIKAN	AK	99901
THOMAS R CRAIG	4154 S TONGASS HWY APT 201	KETCHIKAN	AK	99901
THOMAS RICHARD L & MARTHA	245 HECKMAN ST	KETCHIKAN	AK	99901
TIMMERMAN DAVID L & ELIASICA P	2433 THIRD AVE	KETCHIKAN	AK	99901
TONGASS FEDERAL CREDIT UNION	2105 FIRST AVE	KETCHIKAN	AK	99901
TONGASS FEDERAL CREDIT UNION	2000 TONGASS AVE	KETCHIKAN	AK	99901
TONGASS TOWERS CONDO ASSOCIA	119 AUSTIN ST CONDO 106	KETCHIKAN	AK	99901
TONGASS TRADING COMPANY	201 DOCK ST	KETCHIKAN	AK	99901
TRUE NORTH RECOVERY, INC.	591 S KNIK GOOSE BAY RD	WASILLA	AK	99654
TWO OH SEVEN LLC	. BOX 5795	KETCHIKAN	AK	99901
WALLIN BRIAN DOUGLAS & ADRIAN	2309 SECOND AVE	KETCHIKAN	AK	99901
WANG YAJUAN	4 CREEK ST	KETCHIKAN	AK	99901
WEISEL PAULA S	PO BOX 8962	KETCHIKAN	AK	99901
WESTSIDE ENTERPRISES LLC	2425 TONGASS AVE	KETCHIKAN	AK	99901
WILHELM TIA & CHRISTOPHER J	PO BOX 9463	KETCHIKAN	AK	99901
WOODWARD LEIGH & MARK	1027 MILLAR ST	KETCHIKAN	AK	99901
YOUNG CHARLES H	119 AUSTIN ST CONDO 702	KETCHIKAN	AK	99901