

### CLERK'S AFFIDAVIT OF DISTRIBUTION

I, Melissa Jacobsen, City Clerk for the City of Homer, Alaska, do hereby certify that the Notice of Appeal Hearing Scheduled was mailed or emailed on January 26, 2021 to the appellant, the property owner subject to the action, the applicant, and all parties who have entered an appearance, as well as property owners within a 300-foot periphery of the site that is the subject of the proposed action, in accordance with HCC 21.93.100(b) and 21.94.300(a).

I further certify that a copy of the Notice of Zoom Information for Hearing was mailed on February 6, 2021 or emailed to the appellant, the property owner subject to the action, the applicant, and all parties who have entered an appearance, as well as property owners within a 300-foot periphery of the site that is the subject of the proposed action.

Copies of said notices and mailing list are attached.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 9<sup>th</sup> day of February, 2021.



Melissa Jacobsen, MMC, City Clerk





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

### NOTICE OF HEARING

January 26, 2021

To Parties of Record:            Frank Griswold, Appellant  
   Melody Livingston, Applicant  
   Matt Early, Applicant's Representative  
   Rick Abboud, City Planner

A hearing on the appeal to the Board of Adjustment regarding the Planning Commission Decision on Conditional Use Permit 20-15 under HCC 21.18.040(b)(4) a building within the twenty foot building setback and HCC 21.18.040(d) building area in excess of 30 percent of the lot area on a lot in the central business district on Chamberlain & Watson No. 4, Lot 1-A and T 6S R 13W SEC 19 Seward Meridian HM 2011002 Inlet Trading Post Condominiums Unit 2 at 106 W. Bunnell Avenue, Homer, Alaska.

The Board of Adjustment hearing date is set for Thursday, February 11, 2021 at 4:00 p.m. The meeting will be conducted by Zoom Meeting from Homer City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska. Zoom meeting details will be provided prior to the hearing.

Pursuant to Homer City Code Section 21.94.030 property owners within a 300-foot periphery of the site that is the subject of the proposed action shall be noticed.

Melissa Jacobsen, MMC, City Clerk

Cc: Board of Adjustment, Attorney Gatti, City Manager



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### NOTICE OF ZOOM MEETING INFORMATION FOR HEARING

February 5, 2021

To Parties of Record: Frank Griswold, Appellant  
Melody Livingston, Applicant  
Matt Early, Applicant's Representative  
Rick Abboud, City Planner

A hearing on the appeal to the Board of Adjustment regarding the Planning Commission Decision on Conditional Use Permit 20-15 under HCC 21.18.040(b)(4) a building within the twenty foot building setback and HCC 21.18.040(d) building area in excess of 30 percent of the lot area on a lot in the central business district on Chamberlain & Watson No. 4, Lot 1-A and T 6S R 13W SEC 19 Seward Meridian HM 2011002 Inlet Trading Post Condominiums Unit 2 at 106 W. Bunnell Avenue, Homer, Alaska.

The Board of Adjustment hearing date is set for Thursday, February 11, 2021 at 4:00 p.m. The meeting will be conducted by Zoom Meeting from Homer City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska. Zoom meeting details will be provided prior to the hearing.

To join the Zoom meeting on your computer go to [www.zoom.us](http://www.zoom.us) and select Join A Meeting. From there follow the prompts to enter the meeting ID and password below.

Meeting ID: 990 5235 7397 Passcode: 401884

To participate by phone only, you may dial one of the following phone numbers and enter the same meeting ID and passcode, 1-669-900-6833, 1-253-215-8782 or Toll Free 888-788-0099 or 877-853-5247.

Pursuant to Homer City Code Section 21.94.030 property owners within a 300-foot periphery of the site that is the subject of the proposed action shall be noticed.

Melissa Jacobsen, MMC, City Clerk

Cc: Board of Adjustment, Attorney Gatti, City Manager

AJS INVESTMENTS LLC  
135 W BUNNELL AVE  
HOMER, AK 99603

ALASKA STATE D N R  
550 W 7TH AVE STE 650  
ANCHORAGE, AK 99501

ALASKA USA FEDERAL CREDIT UNION  
PO BOX 196020  
ANCHORAGE, AK 99519

AWS INVESTMENTS LLC  
135 W BUNNELL AVE  
HOMER, AK 99603

BAUGHER TINA M  
209 W DIMOND BLVD STE 4  
ANCHORAGE, AK 99515

BOCHENEK LYRA JOY  
2010 SHORE DR  
ANCHORAGE, AK 99515

BOCHENEK ROBERT JAMES  
2010 SHORE DR  
ANCHORAGE, AK 99515

BROCK ANGELA  
3459 MAIN ST APT 5  
HOMER, AK 99603

CATERINICHIO FAMILY TRUST  
PO BOX 770651  
EAGLE RIVER, AK 99577

CHOUINARD MARY A  
13683 SUNSET VIEW ST  
ANCHORAGE, AK 99515

CHOUINARD THOMAS L  
13683 SUNSET VIEW ST  
ANCHORAGE, AK 99515

DELTA 3459 LLC  
3397 HOLLYWOOD OAKS DR  
FORT LAUDERDALE, FL 33312

DUKE DAVID L  
166 W BUNNELL AVE APT 9  
HOMER, AK 99603

GUTIERREZ R SCOTT  
166 W BUNNELL AVE APT 6  
HOMER, AK 99603

INLET TRADING POST LLC  
106 W BUNNELL AVE STE A  
HOMER, AK 99603

JACOBSON MARVIN G  
PO BOX 52  
MOUNT PLEASANT, UT 84647

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166 W BUNNELL AVE APT 9  
HOMER, AK 99603

KREKLING TYLER  
PO BOX 3494  
HOMER, AK 99603

LAUKITIS LIVING TRUST  
59065 MEADOW LN  
HOMER, AK 99603

LAYLAND-GONSALVES COMMUNITY  
PROPERTY TRUST  
PO BOX 531  
HOMER, AK 99603

LIVINGSTON MELODY D  
106 W BUNNELL AVE STE B  
HOMER, AK 99603

LIVINGSTON TOM  
3900 ARCTIC BLVD STE 301  
ANCHORAGE, AK 99503

MALL ALISON  
3459 MAIN ST APT 4  
HOMER, AK 99603

MARQUARDT KAREN ANN LIVING  
TRUST  
3430 MAIN ST APT E  
HOMER, AK 99603

MARQUARDT ORMAN  
3430 MAIN ST UNIT 3  
HOMER, AK 99603

MCCOY KEVIN  
3106 51ST AVE  
GREELEY, CO 80634

MEARES INVESTMENT COMPANY  
LIMITED PARTNERSHIP  
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ESTER, AK 99725

MILLER DONALD STAFFORD  
PO BOX 1000  
HOMER, AK 99603

MILLER GARY  
5201 E NORTHERN LIGHTS BLVD UNIT  
4N  
ANCHORAGE, AK 99508

MILLER SUSAN  
5201 E NORTHERN LIGHTS BLVD UNIT  
4N  
ANCHORAGE, AK 99508

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HOMER, AK 99603

MONTOYA MARCO  
PO BOX 2736  
HOMER, AK 99603

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106 W BUNNELL AVE STE B  
HOMER, AK 99603

MULTZ KARI L  
106 W BUNNELL AVE STE C  
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NOLLEY LORRAINE JUNE  
PO BOX 226  
HOMER, AK 99603

NORTH GULF OCEANIC SOCIETY  
3430 MAIN ST STE B1  
HOMER, AK 99603

OLD TOWN COTTAGES LLC  
3459 MAIN ST APT 4  
HOMER, AK 99603

O'NEILL MEGAN L & GRAVES CARY R  
3476 MAIN ST  
HOMER, AK 99603

PALMGREN MICHAEL T DISCLAIMER  
CREDIT TRUST  
12662 SHORE ST  
LEAVENWORTH, WA 98826

PAYNE SKYWALKER  
166 W BUNNELL AVE APT 12  
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TYONEK, AK 99682

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161 OHLSON LN  
HOMER, AK 99603

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MICHELLE M  
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PORTER JEANNE N  
3758 FAA RD STE B  
HOMER, AK 99603

RANDLE NORMAN L  
166 W BUNNELL AVE APT 1  
HOMER, AK 99603

RYCKMAN ARLINE  
1325 BELUGA CT  
HOMER, AK 99603

SAUGSTAD JOHN G  
9633 ATELIER DR  
ANCHORAGE, AK 99507

SAUGSTAD YVONNE M  
9633 ATELIER DR  
ANCHORAGE, AK 99507

SCOTT ETHEL L  
GENERAL DELIVERY  
HOMER, AK 99603

SCOTT JOHN H  
GENERAL DELIVERY  
HOMER, AK 99603

SEA GLO LLC  
3430 MAIN ST STE A  
HOMER, AK 99603

SEA GLO LLC  
1340 RACE RD  
HOMER, AK 99603

SONNEBORN ALEXANDRA H  
2548 DISCOVERY CT  
ANCHORAGE, AK 99517

SONNEBORN DAVID W  
2548 DISCOVERY CT  
ANCHORAGE, AK 99517

SORENSEN KENT  
PO BOX 15127  
FRITZ CREEK, AK 99603

SORENSEN PARKER JAY  
PO BOX 15127  
FRITZ CREEK, AK 99603

SPENCER J A  
1930 E END RD # B  
HOMER, AK 99603

SPENCER JAMES A & DOLLY N  
3005 BAY CREEK DR  
DICKINSON, TX 77539

SPRAGUE FAMILY TRUST  
1525 CHELTEN WAY  
SOUTH PASADENA, CA 91030

UBU LANDING LLC  
PO BOX 561  
KASILOF, AK 99610

VOELLER PAMELA J  
PO BOX 3144  
HOMER, AK 99603

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PO BOX 3441  
HOMER, AK 99603

WERTANEN WILLIAM P Sr  
PO BOX 3441  
HOMER, AK 99603

WESTBROOK PATRICIA MARIE LIVING  
TRUST  
166 W BUNNELL AVE APT 10  
HOMER, AK 99603

WILLS ANDREW M  
PO BOX 382  
HOMER, AK 99603

WILLS SALLY A  
PO BOX 382  
HOMER, AK 99603