



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONING AMENDMENT PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: T&H is requesting a tower height variance to allow for a tower taller than 35' in an otherwise permitted zone for communications towers. This variance will allow T&H to provide infrastructure that immediately supports bringing fixed wireless broadband to Sitka. It also provides infrastructure for potential, future cellular coverage in Sitka.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____
 CURRENT LAND USE(S): Vacant PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: James Penrose
 PROPERTY OWNER ADDRESS: 110 Chirikov Street, Sitka, AK 99835
 STREET ADDRESS OF PROPERTY: 112 & 116 Nancy Court, Sitka, AK 99835
 APPLICANT'S NAME: Richard Peterson
 MAILING ADDRESS: P.O. Box 25500, Juneau, AK 99802
 EMAIL ADDRESS: rpeterson@tlingitandhaida.gov DAYTIME PHONE: 907-463-8009

<u>Peterson</u>	112 and 116 Nancy Court, Sitka, Alaska 99835	
Last Name	Date Submitted	Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- Completed General Application form
- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Floor Plan for all structures and showing use of those structures
- Proof of filing fee payment
- Other: _____

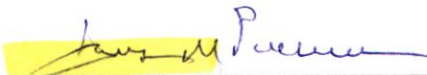
For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

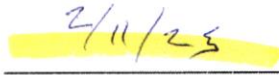
For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)
- Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.



 Owner

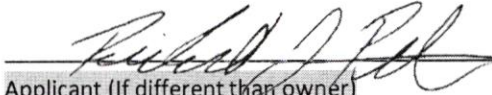


 Date

 Owner

 Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.



 Applicant (If different than owner)

2/10/2025

 Date

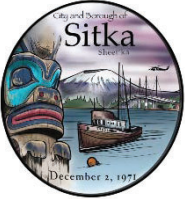
Peterson

112 and 116 Nancy Court. Sitka. Alaska 99835

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 VARIANCE

APPLICATION FOR

- ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
- ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
- PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

We are requesting a tower height variance to support providing adequate broadband coverage to the citizens of Sitka. A 35' tower would not allow proper propagation of signal for good coverage.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- **TRAFFIC** None. Towers are unmanned facilities.
- **PARKING** None. Towers are unmanned facilities.
- **NOISE** None. Our tower would not produce any noise nor light.
- **PUBLIC HEALTH AND SAFETY** None. Our tower ultimately will get approvals from the FCC and local building officials to ensure our design is code compliant, thus safe.
- **HABITAT** Tree clearing will be required, but the tower will be subject to federal environmental review from the NTIA prior to construction.
- **PROPERTY VALUE/NEIGHBORHOOD HARMONY** A taller tower will support broadband access to all surrounding properties and the neighborhood that may otherwise lack adequate coverage.
- **COMPREHENSIVE PLAN** A taller tower height will allow more opportunity for economic development through providing broadband access for existing and new businesses.

REQUIRED FINDINGS (Choose **ONE** applicable type and explain how your project meets these criterion):

Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

a. *That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner. Explain the special circumstances:*

Our project is otherwise permitted by right. The variance merely allows us to more effectively meet our broadband coverage goals for Sitka.

b. *The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity. Explain the use/ enjoyment this variance enables:*

The variance allows for adequate broadband connectivity to all surrounding areas.

c. *The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure. Initial Here* _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

a. *The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. My request should be considered a minor zoning variance because:* N/A

b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:* N/A

c. *The granting of the variance is not injurious to nearby properties or improvements. Initial Here* N/A

Platting Variance (Sitka General Code 21.48.010)

a. A variance from the requirements of this title may be granted only if the planning commission finds that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property. Explain the conditions of the lot that warrant a variance: N/A

b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here N/A

ANY ADDITIONAL COMMENTS A variance is being requested for a 120' total tower height.


Applicant

2/26/25
Date