



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: we would like to move the front/
ROADSIDE set back of the property line from 14' to
10' to accommodate Footprint and Foundation

PROPERTY INFORMATION:
 CURRENT ZONING: R-1 ?? PROPOSED ZONING (if applicable): NONE
 CURRENT LAND USE(S): RESIDENTIAL PROPOSED LAND USES (if changing): NONE

APPLICANT INFORMATION:
 PROPERTY OWNER: FREDERIC & Amy O'CONNOR
 PROPERTY OWNER ADDRESS: 318 ELIASON LOOP
 STREET ADDRESS OF PROPERTY: 318 ELIASON LOOP
 APPLICANT'S NAME: FREDERIC & Amy O'CONNOR
 MAILING ADDRESS: 318 ELIASON LOOP, SITKA
 EMAIL ADDRESS: FLOCONNOR@WYOMING.COM DAYTIME PHONE: (307) 690 8112
AMY MAXWELL.MPH@GMAIL.COM (970) 227 5210

O'CONNOR 318 ELIASON LOOP
 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? (JACOB) (ARCH)
- Floor Plan for all structures and showing use of those structures (JILL) (ARCH)
- Proof of filing fee payment
- Other: FOUNDATION ENGINEERED DRAWING (JACOB)

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.

AMY O'CONNOR
Owner

06/15/24
Date

FREDERIC O'CONNOR
Owner

06/15/24
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.

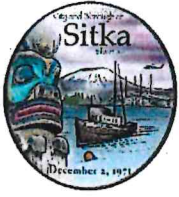
Applicant (If different than owner)

Date

O'CONNOR
Last Name

Date Submitted

318 ELIJAH LEOP
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 NEED TO MOVE OUR HOUSE FOOTPRINT 4' EAST, INTO THE MORE STABLE PART OF OUR LOT. CHANGE FROM 14' SETBACK TO 10' SETBACK

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

- TRAFFIC NONE, ROADWAY IS SPARSELY TRAVELLED, ESPECIALLY AT TOP OF LOOP, WHICH IS WHERE HOUSES ARE LOCATED
- PARKING NONE, ALL PARKING WILL BE OFF STREET, EITHER INSIDE OF STRUCTURE OR ON COVERED SIDE OF STRUCTURE
- NOISE NONE, RESIDENTIAL STRUCTURE IN QUIET NEIGHBORHOOD
- PUBLIC HEALTH AND SAFETY NONE, RESIDENTIAL STRUCTURE ON SUBDIVIDED LOT THAT ALREADY EXISTS
- HABITAT NONE, NO FENCES OR BARRIERS NEEDED, WANTED OR PLANNED FOR BUILD
- PROPERTY VALUE/NEIGHBORHOOD HARMONY NONE, SAME TYPE OF RESIDENCE AS OTHERS IN SUBDIVISION.
- COMPREHENSIVE PLAN UNKNOWN

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:**

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:**

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:** I am moving a structure/ footprint 4' closer to an already existing developed roadway/area.

b. The granting of the variance furthers an appropriate use of the property. **Explain the use or enjoyment this variance enables:** This enables the structure/ foundation to be closer to a more stable portion of the hillside of the lot

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

major

O'CONNOR

318 ELIASON LOOP

Last Name

Date Submitted

Project Address

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:** _____

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

ANY ADDITIONAL COMMENTS By Granting this variance the structure will have additional stability for the foundation and be able to fit better into already excavated shot rock fill pad without encroaching on less stable hill portion of lot

FREDERIC E. AMY O'CONNOR
Applicant

06/15/24
Date

O'CONNOR
Last Name

Date Submitted

318 ELIASON LOOP
Project Address