



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: April 11, 2016

From: Samantha Pierson, Planner I

To: Planning Commission

Re: V 16-01 Platting Variance for 208 Kogwanton Street

GENERAL INFORMATION

Applicant	Jennifer Alley
Property Owner:	Jennifer Alley
Property Address:	208 Kogwanton
Legal Description:	Lots 2 & 3, Block 2, U.S. Survey 2542 A & B, Sitka Indian Village; Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village, U.S. Survey 2542
Parcel ID Number:	1-6265-000
Size of Existing Lot:	6467 square feet
Zoning:	R-1
Existing Land Use:	Residential, home demolished in late 2015
Utilities:	Full city services
Access:	Access from Kogwanton Street
Surrounding Land Use:	Residential, some Public

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Parcel Pictures
Attachment D: Application

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

Attachment E: Proposed Plat
Attachment F: Current Plat
Attachment G: Zoning Map
Attachment H: Flood Zone Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Proof of Ownership

BACKGROUND

This property consists of three small legal lots held under common ownership. These lots were created as part of the Sitka Indian Village. The applicant gained approval from the Historic Preservation Commission in August 2015 to demolish the prior existing home and rebuild. That house has since been demolished. When the applicant went before the Planning Commission in February 2016 to request a setback variance to build over internal property lines, staff and the Commission stated a preference that the applicant replat the 3 lots into one lot.

PROJECT DESCRIPTION

This request is to replat the three lots into one lot. A platting variance is required because the resulting lot would be substandard sized. The property is located at 208 Kogwanton Street, in the R-1 zone. The minimum lot size in the R-1 zone is 8000 square feet.¹ The replat of these three lots would result in a 6467 square foot lot. This variance does not address any setbacks, as building plans were not submitted with the application.

ANALYSIS

Project / Site:

The three lots previously functioned as a single lot, with a house spanning internal lot lines. This replat would bring the property closer to code compliance by creating a larger lot, and allowing the applicant to build a house within required setbacks.

Traffic: No concerns for traffic.

Parking: Two spaces are required for a single-family dwelling unit.² A site plan has not been submitted for building layout. Parking will be addressed when a building permit is submitted. Sufficient space exists on the property to allow for necessary parking.

Noise: No concerns.

Public Health or Safety: No concerns for public health and safety.

Habitat: No concerns for habitat.

¹ Table 22.20-1—Development Standards

² Section 22.20.100.G.1—Off-Street Parking Requirements

Property Value or Neighborhood Harmony: Many neighboring lots have substandard size. The creation of a larger lot could have positive impacts on surrounding property values. Further, there are currently no other options for moving this properties toward conformance.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, “To consistently follow and enforce land use policies, codes, regulations, and decisions...” by moving a lot toward conformance with development standards.

FINDINGS³

D. Required Findings for Variances.

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, *specifically, the preexistence of three small lots;*
- b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, *specifically, the ability to build a single family home on a residential lot would be compromised and numerous and extensive variances would otherwise be required;*
- c) That 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, *specifically, buy providing an avenue for a lower density use of the property; and*
- d) That the granting of such a variance will not adversely affect the Comprehensive Plan: *Here, it conforms to Section 2.4.19 which states, “To consistently follow and enforce land use policies, codes, regulations, and decisions...” by moving a lot toward conformance with development standards.*

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planners’ analysis and suggested findings, and approve the requested platting variance for the creation of a substandard sized lot at 208 Kogwanton Street.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to approve the variance request filed by Jennifer Alley for 208 Kogwanton Street. The platting variance is for the creation of an undersized lot, at 6467 square feet. The property is also known as Lots 2 and 3, Block 2, US Survey 2542 S&B, Sitka Indian Village, and Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village. The request is filed by Jennifer Alley. The owner of record is Jennifer Alley.

³ Section 22.30.160(D)(1)—Required Findings for Major Variances