



# 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.

An ADU was approved & built on the property in 2017; so there are already two homes on the property, with two street addresses. However, current code does not allow lots to be smaller than 8,000 sf.

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

- TRAFFIC \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- PARKING \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- NOISE \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- PUBLIC HEALTH AND SAFETY \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- HABITAT \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- PROPERTY VALUE/NEIGHBORHOOD HARMONY \_\_\_\_\_  
No change. Approved ADU already addressed these issues.
- COMPREHENSIVE PLAN \_\_\_\_\_  
No change. Approved ADU already addressed these issues.

Finkenbinder

7/5/18

415 DeArmond St.

Last Name

Date Submitted

Project Address

**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, specifically, \_\_\_\_\_;
- 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, specifically, \_\_\_\_\_;
- 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, \_\_\_\_\_;
- d. That the granting of such a variance will not adversely affect the comprehensive plan, specifically, (cite section and explain) \_\_\_\_\_;

**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, specifically, \_\_\_\_\_;
- b. The granting of the variance is not injurious to nearby properties or improvements \_\_\_\_\_;
- c. The granting of the variance furthers an appropriate use of the property, specifically, \_\_\_\_\_;

Finkenbinder  
Last Name

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**Platting Variance** (Sitka General Code 21.48.010)

A variance from the requirements of this title may be granted only if the planning commission finds that:

- A. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property, specifically, many of the properties surrounding this one already have duplexes, zero-lot, or multi-family units on them, so the neighborhood density is already high.
- B. 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, specifically, \_\_\_\_\_
- \_\_\_\_\_

**ANY ADDITIONAL COMMENTS**

The 415 DeArmond Street property already has two homes on it, as of 2017, when an ADU was approved. The ADU has it's own address on Andrews Street, with it's own utilities & parking.

A subdivision would allow one lot/home to be sold at a time, as well as creating two more 'affordable' properties.

SIL PELLIL

Applicant

7/5/18

Date

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