



## City & Borough of Sitka, Alaska

Selected Parcel: 208 KOGWANTON ID: 1626500

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**Jennifer Alley**  
Variance Request  
208 Kogwanton

**Jennifer Alley**  
Replat Request  
208 Kogwanton



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# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
GENERAL APPLICATION FORM

RECEIVED APR 05 2016

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

#### APPLICATION FOR:

VARIANCE

CONDITIONAL USE

ZONING AMENDMENT

PLAT

Amendment to  
application

BRIEF DESCRIPTION OF REQUEST: LOT COMBINATION OF 3 INTO ONE: Platting variance for substandard lot size.

#### PROPERTY INFORMATION:

CURRENT ZONING: R.1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): \_\_\_\_\_ PROPOSED LAND USES (if changing): \_\_\_\_\_

#### APPLICANT INFORMATION:

PROPERTY OWNER: JENNIFER ALLEY

PROPERTY OWNER ADDRESS: 208 BACK ST

STREET ADDRESS OF PROPERTY: 208 BACK ST

APPLICANT'S NAME: JENNIFER ALLEY

MAILING ADDRESS: 208 KAAGWAANTAN ST

EMAIL ADDRESS: gwennifer463@yahoo.com DAYTIME PHONE: 907 738 9950

#### PROPERTY LEGAL DESCRIPTION:

TAX ID: \_\_\_\_\_ LOT: 2,3,54 BLOCK: 2 TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: 2542

#### OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEES		PARKING PLAN	

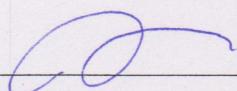
### **REQUIRED SUPPLEMENTAL INFORMATION:**

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership
- Copy of current plat
- Topographic information (If Pertinent to Application)
- Landscape Plan (If Pertinent to Application)
- Drainage and Utility Plan (If Pertinent to Application)
- Parking Plan (For Conditional Use Permit)
- Floor Plan (For Conditional Use Permit)
- Three (3) copies of concept plat (For Plat)
- Plat Certificate from a title company (For Plat)

### **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 further authorize municipal staff to access the property to conduct site visits as necessary.

Owner



Applicant (If different than owner)

4.5.16

Date

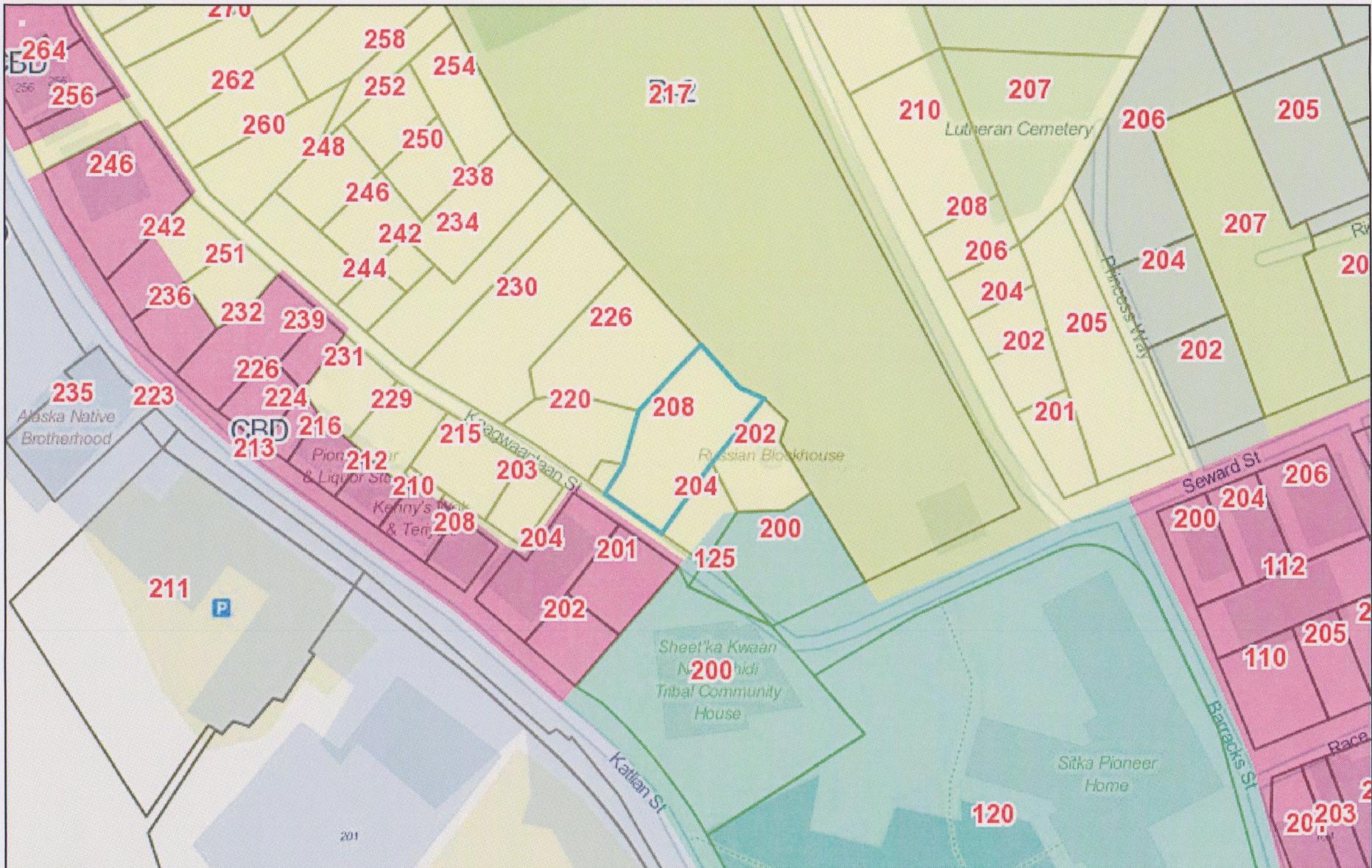
Date





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Replat Request  
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## City & Borough of Sitka, Alaska

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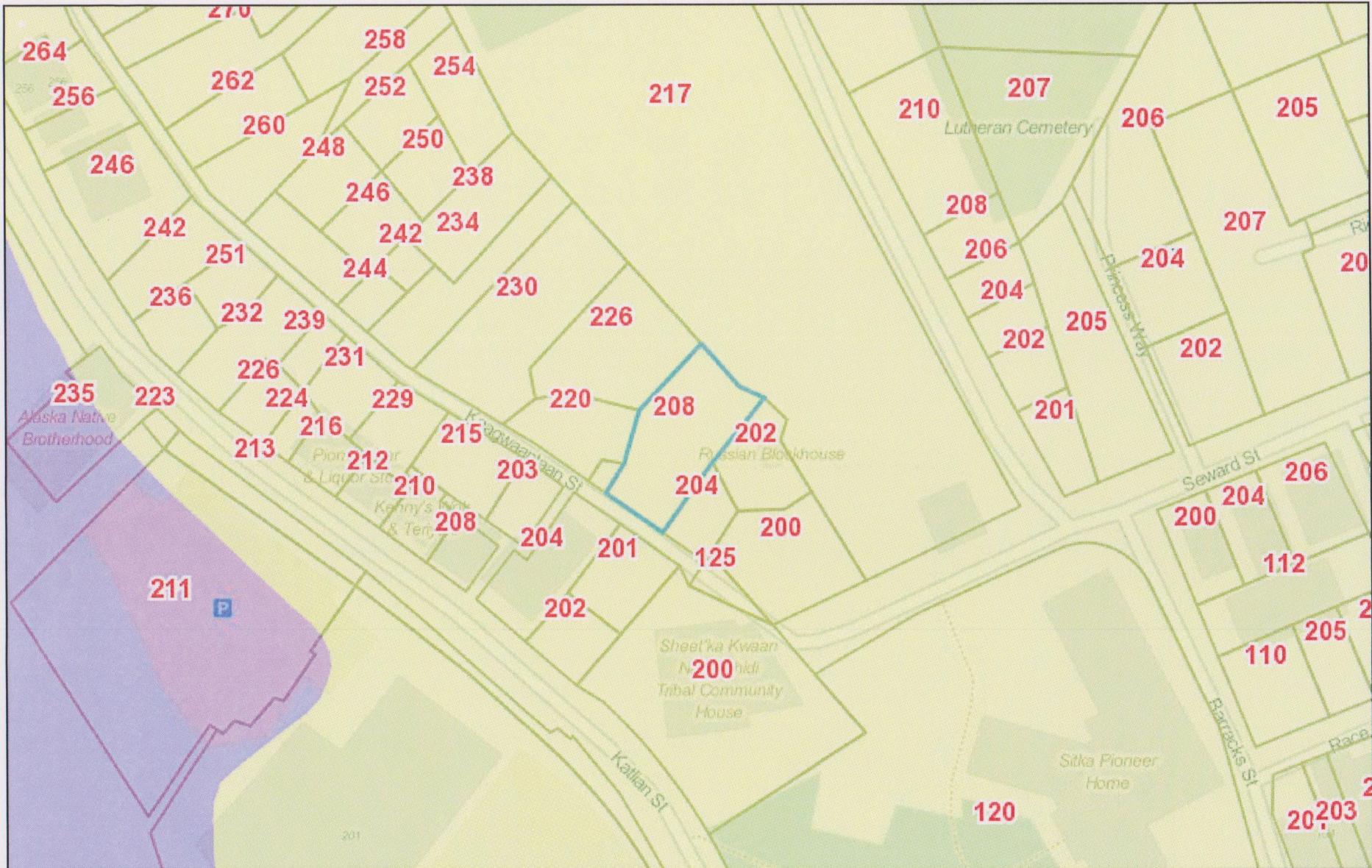
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**Jennifer Alley**  
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Parcel ID: 10001000  
STATE OF ALASKA  
PIONEER HOME  
ALASKA, STATE OF  
P.O. BOX 110208  
JUNEAU AK 99811

Parcel ID: 15998000  
CITY & BOROUGH OF SITKA  
BEHIND SHEETKA KWAN  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16015000  
ROBERT/KAREN PARKER  
PARKER, ROBERT & KAREN  
204 KATLIAN AVE  
SITKA AK 99835

Parcel ID: 16030000  
BOYD DIDRICKSON  
DIDRICKSON, BOYD  
215 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16065000  
MARY PAUL  
% STA  
PAUL, MARY, Y.  
456 KATLIAN AVE  
SITKA AK 99835

Parcel ID: 16261000  
U.S. BUREAU OF LAND MANAGEMENT  
BLOCKHOUSE/US PUB RESERVE  
U.S. BUREAU OF LAND MANAGEMENT  
103 MONASTERY ST  
SITKA AK 99835

Parcel ID: 16475025  
MARK/HEIDI NANCE  
NANCE, MARK, A./HEIDI, L.  
234 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 13910000  
ORTHODOX CHURCH IN AMERICA  
RUSSIAN CHURCH RECTORY  
ORTHODOX CHURCH IN AMERICA  
P.O.BOX 210569  
ANCHORAGE AK 99521

Parcel ID: 16000000  
JAMES MCGOWAN  
MCGOWAN, JAMES, W.  
202 KATLIAN, #A  
SITKA AK 99835

Parcel ID: 16020000  
KENDALL DIDRICKSON  
DIDRICKSON, KENDALL  
203 KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16045000  
NAN/CHOONG YOON/SOE  
YOON, NAN KYUN/SOE,CHOONG W.  
2830 PELICAN DR  
ANCHORAGE AK 99502

Parcel ID: 16240000  
CITY & BOROUGH OF SITKA  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16265000  
JENNIFER ALLEY  
ALLEY, JENNIFER, C.  
208 KAAGWAANTAAN ST  
SITKA AK 99835

Parcel ID: 16475026  
MARK/SHERRY WHITE/BARNES  
WHITE, MARK & BARNES, SHERRY  
220 KAAGWAANTAAN ST  
SITKA AK 99835-7514

Parcel ID: 15997000  
SITKA TRIBE OF ALASKA  
SHEETKA KWAN NAA KAHINI  
SITKA TRIBE OF ALASKA  
456 KATLIAN ST.  
SITKA AK 99835

Parcel ID: 16005000  
JAMES MCGOWAN  
MCGOWAN, JAMES, W.  
202 KATLIAN AVE, #A  
SITKA AK 99835

Parcel ID: 16025000  
WAYNE/SARAH TARANOFF  
TARANOFF, WAYNE & SARAH  
104 ROCKFISH WAY  
SITKA AK 99835

Parcel ID: 16055000  
KATHERINE/LINDA SULSER/HEIM  
PIONEER BAR  
SULSER, KATHERINE/HEIM, LINDA  
P.O. BOX 599  
SITKA AK 99835-0599

Parcel ID: 16260000  
CITY & BOROUGH OF SITKA  
US PUB SCHOOL RESERVE #2  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

Parcel ID: 16285000  
PETER/BERTHA KARRAS  
KARRAS, PETER, J./BERTHA  
230-A KOGWANTON ST  
SITKA AK 99835

Parcel ID: 16550011  
NINA HAHLER  
HAHLER, NINA, C  
11033 ZOOTENVAAL  
ST JOHN VI 00830

**P&Z Mailing**  
April 8, 2016

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CITY and Borough of Sitka, AK  
100 Lincoln St  
Sitka, AK 99835

Date: 01/13/2016  
Receipt: 2016-00035518  
Cashier: Front Counter  
Received From: JENNIFER ALLEY

PLAN - Planning Permits/Zo	75.00
ST1 - Sales Tax 1st quarte	3.75
Receipt Total	78.75
Total Other	78.75
Total Remitted	78.75
Total Received	78.75

H OF SITKA

KA ALASKA 99835

1/13/16

**PAID**

JAN 13 2016

CITY & BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance.....	<u>75.00</u>
Conditional Use Permit.....	
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	<u>3.75</u>
<b>TOTAL.....</b>	<b><u>78.75</u></b>

Thank you

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A  
L  
A  
S  
K  
A

**2015-000200-0**

Recording Dist: 103 - Sitka  
2/27/2015 09:42 AM Pages: 1 of 2



AFTER RECORDING, RETURN TO:

Jennifer C. Alley  
P.O. Box 6015  
Sitka, AK 99835

AETIA 51064

**WARRANTY DEED**  
A.S. 34.15.030

The Grantor, **KATHERINE WILLIAMS**, by Sarah Bosma, Guardian, whose address is PO Box 110225, Juneau, AK 99811, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **JENNIFER C. ALLEY**, an unmarried person, Grantee, whose mailing address is P.O. Box 6015, the following-described real estate:

**Parcel I:**

Lots 2 & 3, Block 2, U.S. Survey No. 2542 A & B, Sitka Indian Village, Sitka Recording District, First Judicial District, State of Alaska.

**Parcel II:**

Lot 56, Block 2, as shown on the supplemental plat of Sitka Indian Village, U.S. Survey No. 2542, Sitka Recording District, First Judicial District, State of Alaska

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

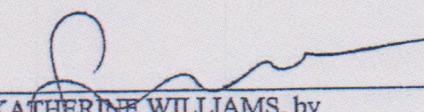
WARRANTY DEED  
A4350\3807\Warranty Deed

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DATED this 26 day of February, 2015.

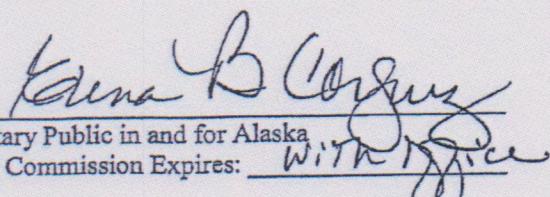
GRANTOR:

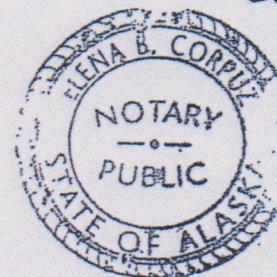
  
KATHERINE WILLIAMS, by  
Sarah Bosma, Guardian

STATE OF ALASKA )  
FIRST JUDICIAL DISTRICT ) ss.  
)

The foregoing instrument was acknowledged before me this February 26,  
2015, by KATHERINE WILLIAMS, by Sarah Bosma, Guardian.

WITNESS my hand and official seal on the day and year in this certificate first above  
written.

  
Notary Public in and for Alaska  
My Commission Expires: WITH NOTICE



WARRANTY DEED  
A4350\3807\Warranty

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