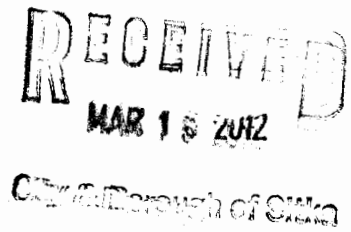


The following documents were provided by the Andersons.

March 16, 2012



Assembly of the City and Borough of Sitka
100 Lincoln Street
Sitka AK 99835

Dear Assembly Members:

Please find attached an appeal from George Anderson and family, asking your consideration in the matter of multiple variances granted to Mr Boyd Didrickson relating to Lot 47 Block 2 on Kaagwaantaan Street.

On March 6, 2012, the Sitka Planning and Zoning Commission approved multiple variance requests (3 members approved, 1 member disapproved), submitted by Mr. Boyd Didrickson, allowing setbacks and one parking space on parcel. By approving, it now allows Mr. Didrickson to start building a new two story structure on a Portion of Lot 47 Block 2, which is a R-1 zoned area.

Both George Anderson and family members (William Anderson, son; Charlotte Bernhardt, daughter; Doris Emanoff, daughter; Don Anderson, son; Jeannie Emanoff, granddaughter) object to all variances, and give details as to why we disapprove as outlined in following appeal form.

Thank you for your time and consideration in this matter.

Respectfully,

William Anderson

22.30.220 Appeals to the planning commission.

- A. Filing. Every appeal to the planning commission shall be filed with the municipal clerk within ten days of the date of the recommendation or decision of the matter being appealed.
- B. Contents. The notice of appeal shall contain a concise statement identifying:

1. The decision being appealed.

George Anderson and family (William Anderson, son; Charlotte Bernhardt, daughter; Doris Emanoff, daughter; Don Anderson, son; Jeannie Emanoff, granddaughter) hereby appeal the decision made by the Sitka's Planning and Zoning Commission to grant multiple variances for lot owned by Boyd Didrickson, with physical address of 428 Kaagwaantaan Street. Sitka Planning Commission voted 3 in favor of area variance, and 1 opposing granting the variances. The area variances requested and approved was:

- reduction in the front setback from the required **minimum** 20 feet to 10 feet,
- side setbacks from the required **minimum** 8 feet to 3 feet
- increase in lot coverage from the required **maximum** of 35% to 50%,
- reduction from the **minimum** of 2 parking spaces to 1 parking space, using the front setback of 10 feet to accommodate this.

See Exhibit 1 – copy of Table 22.20.1, Development Standards

The property is known as South portion of Lot 47 Block 2 of the Sitka Indian Village. The variances requested were to clear the way for constructing an entirely new two-story house, and not in the footprint of cabin structure, with potential of maximum height of 35 feet.

See Exhibit 2 – AS BUILT SURVEY, done 10/2/2011

2. The name and address of the appellant and his interest(s) in the matter.

George Anderson, Property owner Lot 47 Block 2 and physical resident of property since 1956
PO Box 704
Sitka AK 99835
(907) 747-8328; (907) 966-8555

Interest in this matter is as both the adjacent property owner and Sitka citizen addressing Sitka General Code violations.

3. The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong.

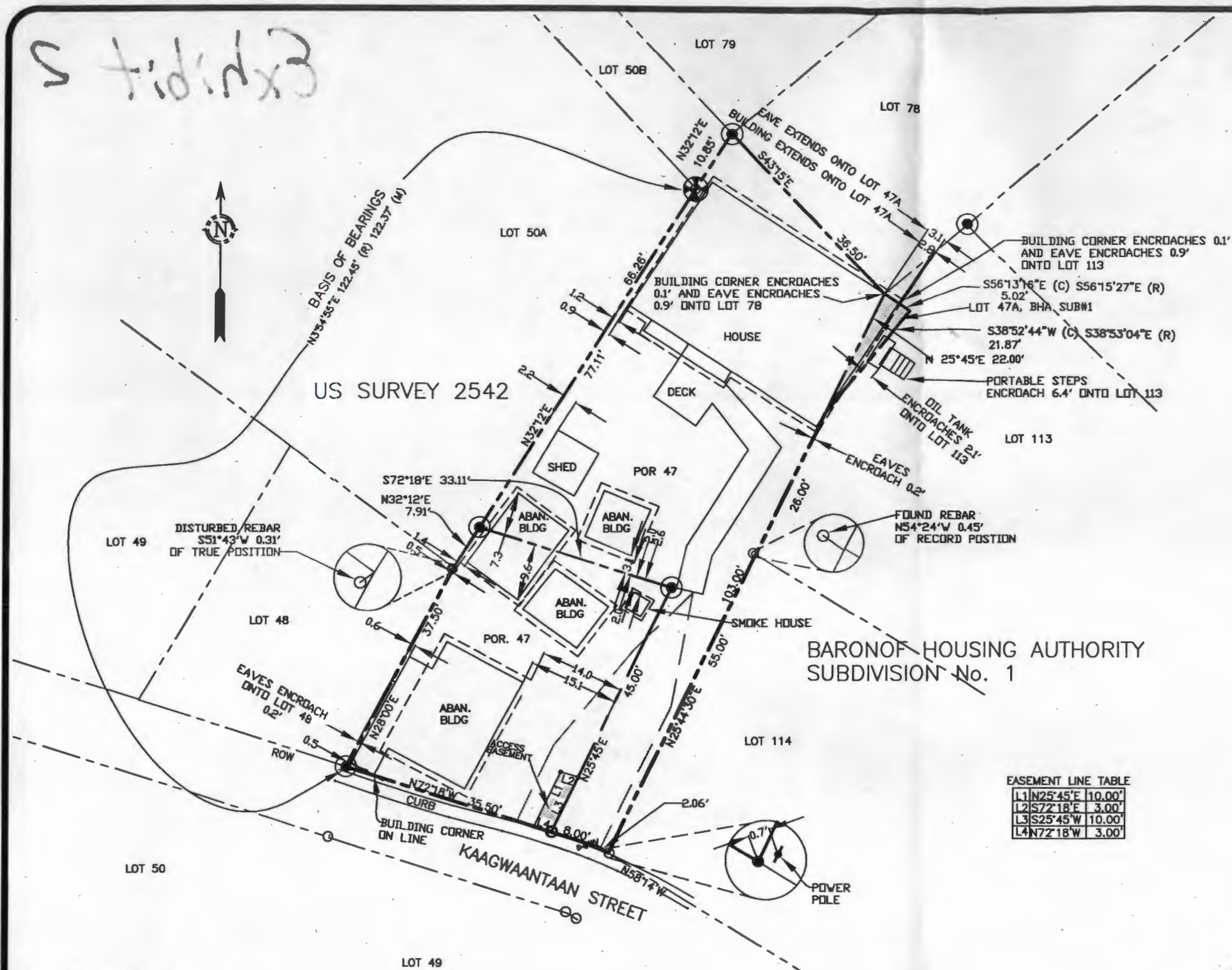
Excerpt from Planning Commission meeting, 3/6/12, as to reasons for granting variances:

Wells Williams: Item A, is there special circumstances in its intended use that do not generally applied to other other properties... they include shape of parcel, topography, lot size and dimension of the parcel. Mr Chairman: are there any specific on how to further spell that out as to how, what your basis was and how there is special circumstances?

J Twaddle, Chairman: Well the special circumstance that definitely sticks out to me is that the size or dimension of the parcel, mainly the size, it's a **nonconforming existing lot of record** so that is out of the property owner's control. That was my item A.

Wells Williams: anybody else have other

S tidid x3



LEGEND

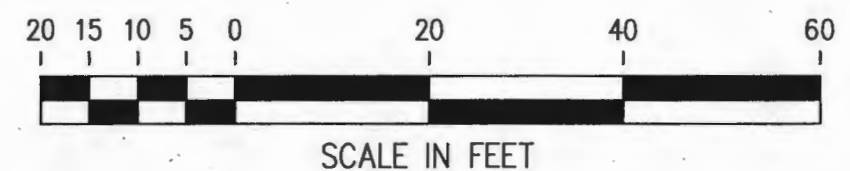
- BLM BRASS CAP (RECOVERED)
- REBAR (RECOVERED)
- REBAR AND ALUMINUM CAP (RECOVERED)
- REBAR AND ALUMINUM CAP (SET)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- EAVES
- POWER POLE
- SET 2 X 2 HUB WITH TACK

PLAT NOTES

1. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
2. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.

EASEMENT LINE TABLE

L1	N25°45'E	10.00'
L2	S72°18'E	3.00'
L3	S25°45'W	10.00'
L4	N72°18'W	3.00'



CLIENT: GEORGE ANDERSON
BOX 704
SITKA, ALASKA 99835

DRAWN BY: WAD/ACAD
CHECKED BY: PKD
DATE PLATTED: 7OCT2011
DATE SURVEYED: 16SEPT11
SCALE: 1" = 20'
SURVEYOR: PATRICK K. O'NEILL
PROJ NO.: 30770-01

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LIENCED IN THE STATE OF ALASKA, AND THAT IN SEPTEMBER 2011 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 10/2/2011

Patrick K. O'Neill
PATRICK K. O'NEILL REG. 6304



O'NEILL
SURVEYING AND ENGINEERING
P.O. BOX 1849 SITKA, ALASKA 99835
AS-BUILT SURVEY
LOT 47, BLOCK 2 USS 2542
AND LOT 47A, BARONOF HOUSING
AUTHORITY SUBDIVISION No. 1

OCT 07, 2011 * 09:08:13

DWG