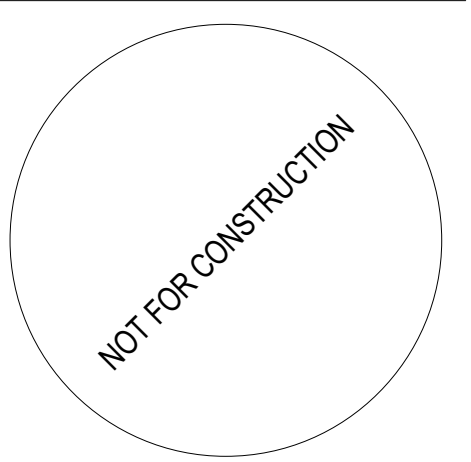




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Sheet'ká Kwáan Naa Kahídi
Community House Carving Shed

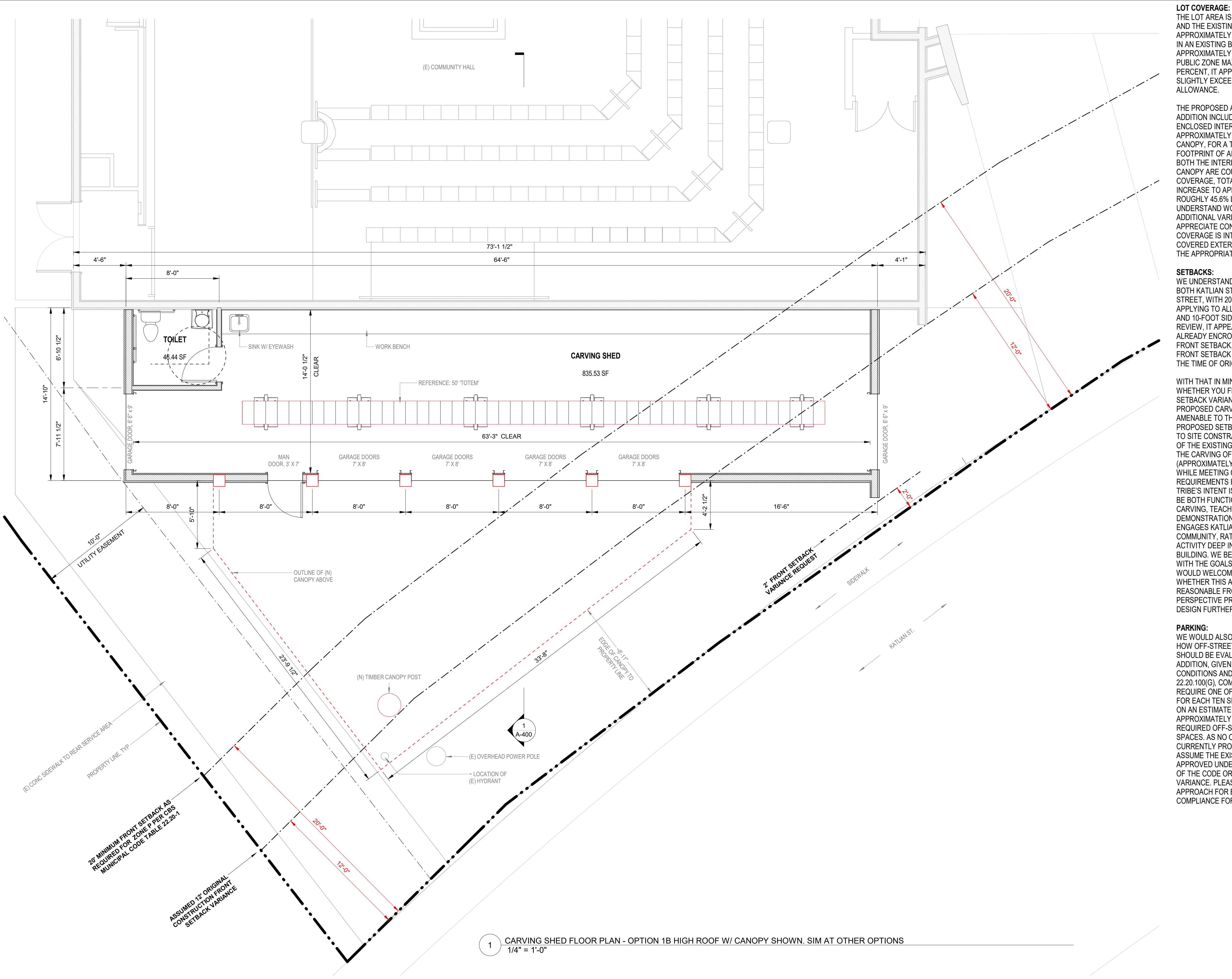
Sheet'ká Kwáan Tribe - Sitka Tribe of Alaska
200 KATLIAN ST., SITKA, AK 99835

SHEET TITLE:
Rendering

CHECKED	DH	
DRAWN	BK	
issue	date	description

SHEET #
A-201

ISSUE DATE
09.19.2025



1 CARVING SHED FLOOR PLAN - OPTION 1B HIGH ROOF W/ CANOPY SHOWN. SIM AT OTHER OPTIONS
1/4" = 1'-0"

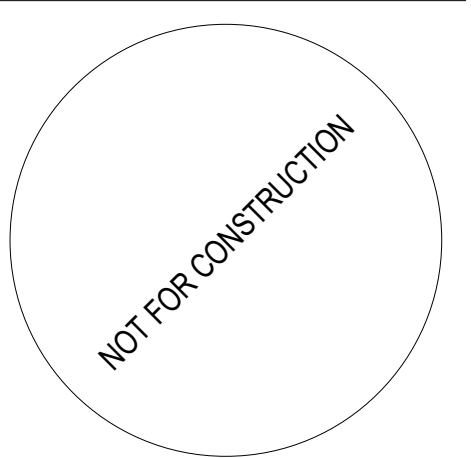
LOT COVERAGE:
THE LOT AREA IS APPROXIMATELY 15,720 SF, AND THE EXISTING COMMUNITY BUILDING IS APPROXIMATELY 5,600 SF (GROSS), RESULTING IN AN EXISTING BUILDING COVERAGE OF APPROXIMATELY 35.6 PERCENT. BASED ON THE PUBLIC ZONE MAXIMUM LOT COVERAGE OF 35 PERCENT, IT APPEARS THE EXISTING BUILDING SLIGHTLY EXCEEDS THE CURRENT COVERAGE ALLOWANCE.

THE PROPOSED ATTACHED CARVING SHED ADDITION INCLUDES APPROXIMATELY 964 SF OF ENCLOSED INTERIOR SPACE AND APPROXIMATELY 600 SF OF COVERED EXTERIOR CANOPY. FOR A TOTAL ADDITIONAL COVERED FOOTPRINT OF APPROXIMATELY 1,564 SF. IF BOTH THE INTERIOR AREA AND THE COVERED CANOPY ARE COUNTED TOWARD BUILDING COVERAGE, TOTAL SITE COVERAGE WOULD INCREASE TO APPROXIMATELY 7,164 SF, OR ROUGHLY 45.6% LOT COVERAGE. WHICH WE UNDERSTAND WOULD LIKELY REQUIRE AN ADDITIONAL VARIANCE? WE WOULD APPRECIATE CONFIRMATION OF HOW BUILDING COVERAGE IS INTERPRETED FOR THIS TYPE OF COVERED EXTERIOR SPACE AND GUIDANCE ON THE APPROPRIATE APPROVAL PATH.

SETBACKS:
WE UNDERSTAND THE LOT HAS FRONTAGE ON BOTH KATLIAN STREET AND KAAGAANTAAN STREET, WITH 20-FOOT FRONT SETBACKS APPLYING TO ALL STREET-FACING LOT LINES AND 10-FOOT SIDE SETBACKS. BASED ON OUR REVIEW, IT APPEARS THE EXISTING BUILDING ALREADY ENCLOSES INTO THE CURRENT FRONT SETBACK, AND WE ASSUME A 12-FOOT FRONT SETBACK VARIANCE WAS GRANTED AT THE TIME OF ORIGINAL CONSTRUCTION.

WITH THAT IN MIND, WE WANTED TO ASK WHETHER YOU FEEL AN ADDITIONAL FRONT SETBACK VARIANCE ASSOCIATED WITH THE PROPOSED CARVING SHED MIGHT BE AMENABLE TO THE PLANNING COMMISSION. THE PROPOSED SETBACK WOULD BE 2-FEET. DUE TO SITE CONSTRAINTS AND THE ORIENTATION OF THE EXISTING BUILDING, ACCOMMODATING THE CARVING OF FULL-LENGTH (APPROXIMATELY 60-FOOT) TOTEM POLES WHILE MEETING CURRENT SETBACK REQUIREMENTS IS CHALLENGING. THE SITKA TRIBE'S INTENT IS FOR THE CARVING SHED TO BE BOTH FUNCTIONAL AND VISIBLE, ALLOWING CARVING, TEACHING, AND CULTURAL DEMONSTRATION TO OCCUR IN A MANNER THAT ENGAGES KATLIAN AVENUE AND THE BROADER COMMUNITY. RATHER THAN RELOCATING THIS ACTIVITY DEEP INTO THE SITE OR BEHIND THE BUILDING, WE BELIEVE THIS INTENT ALIGNS WITH THE GOALS OF THE PUBLIC ZONE AND WOULD WELCOME YOUR GUIDANCE ON WHETHER THIS APPROACH APPEARS REASONABLE FROM A ZONING AND VARIANCE PERSPECTIVE PRIOR TO ADVANCING THE DESIGN FURTHER.

PARKING:
WE WOULD ALSO APPRECIATE GUIDANCE ON HOW OFF-STREET PARKING REQUIREMENTS SHOULD BE EVALUATED FOR THE PROPOSED ADDITION, GIVEN THE EXISTING SITE CONDITIONS AND ESTABLISHED USE. PER SGC 22.20.100(G), COMMUNITY/ASSEMBLY BUILDINGS REQUIRE ONE OFF-STREET PARKING SPACE FOR EACH TEN SEATS OR OCCUPANTS. BASED ON AN ESTIMATED SEATING CAPACITY OF APPROXIMATELY 196 PERSONS, THE MINIMUM REQUIRED OFF-STREET PARKING WOULD BE 20 SPACES. AS NO OFF-STREET PARKING IS CURRENTLY PROVIDED ON THE SITE, WE ASSUME THE EXISTING BUILDING WAS EITHER APPROVED UNDER A PRIOR INTERPRETATION OF THE CODE OR GRANTED A PARKING VARIANCE. PLEASE CONFIRM THE APPLICABLE APPROACH FOR EVALUATING PARKING COMPLIANCE FOR THE PROPOSED ADDITION.



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FLOOR PLAN -
CARVING SHED

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