



SITKA SUMMER MUSIC FESTIVAL

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www.sitkamusicalfestival.org
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3 August, 2010

Mr. Wells Williams, Planning Director
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

Re: Condition Use Permit Applications and Variance Application, Lot 3-2
Sheldon Jackson Campus Subdivision Number 2, Stevenson Hall

Wells-

Attached please find two Conditional Use Permit applications and one Variance Application for the Stevenson Hall property at 104 Jeff Davis Street. The Conditional Use Permit applications are to allow the historical and proposed uses of the first floor of the building as offices and the second floor of the building as temporary housing. The Variance Application is to reduce the calculated number of off-street parking spaces (12 spaces), to the number of spaces available in the portion of the paved parking lot that resides on the property (estimated to be 9 spaces). If granted as proposed, the Variance would require designation of 6 of the estimated 7 spaces available in the paved parking lot adjacent to the property to the Tillie Paul Manor parking requirement.

We were so pleased to learn that our proposed uses of Stevenson Hall could be permitted under the existing R-2 zoning. We were concerned for the effect on the neighbors if the property had to be rezoned Commercial for our use and, by some unhappy circumstance, we lost control of the property to a party that put it to a more intensive Commercial use.

We look forward to becoming a part of the Jeff Davis Street neighborhood, utilizing Stevenson Hall as it had been used by Sheldon Jackson College, in harmony with the residents of Jeff Davis Street and the future users of the Sheldon Jackson campus.

Best Regards,

Daniel Jones
President
Sitka Summer Music Festival

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION

Conditional Use Permit FEE \$100.00

plus current city sales tax

APPLICANT'S NAME: SITKA SUMMER MUSIC FESTIVAL

PHONE NUMBER: 747-6774

MAILING ADDRESS: Box 3333 SITKA, AK 99835

OWNER'S NAME: STELSON JACKSON COLLEGE

(If different from applicant)

PHONE NUMBER: 736-7935

MAILING ADDRESS: _____

PROJECT ADDRESS: 104 JEFF DAVIS STREET

LEGAL DESCRIPTION

Lot: 3-2

Block: _____

Subdivision: STELSON JACKSON CAMPUS N°2

U.S. Survey: _____ Zoning Classification: R-2

List specific request: ALLOW 1ST FLOOR TO BE USED AS
PROFESSIONAL OFFICES

State all reasons for justifying request: THE HISTORICAL USE OF THE
FIRST FLOOR OF THIS BUILDING IS OFFICE SPACE

List all features and details of request: OFFICES WOULD BE OCCUPIED BY
THE SITKA SUMMER MUSIC FESTIVAL (FUTURE OWNER)
AND OTHER ARTS / NON-PROFIT GROUPS. THE CHARACTER
OF THE USE AND ITS IMPACT ON THE NEIGHBORING
PROPERTIES, IS EXPECTED TO BE THE SAME AS IN
THE PAST

State the schedule and timing of request: WHEN APPROVED THROUGH THE
STANDARD MUNICIPAL PROCESS

Please attach drawings, maps, and additional narrative as appropriate.

The applicant must verify, to the satisfaction of the Public Works Department,
that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT: _____

Date: 3 Aug 10

SIGNATURE OF OWNER: _____

Date: 8/3/10

(If different from the applicant)

*Approval will be based on plans submitted
or approved by the Planning Commission or Assembly*