



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least TWENTY-ONE (21) days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONING AMENDMENT



PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Replacement of Mt. Edgecumbe
Medical Center monument sign. Variance request to
permit size and lighting.

PROPERTY INFORMATION:

CURRENT ZONING: P PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): VACANT - storage PROPOSED LAND USES (if changing): N/A

APPLICANT INFORMATION:

PROPERTY OWNER: State of Alaska - DOE

PROPERTY OWNER ADDRESS: 1330 Seward Avenue, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 300 Airport Access Road.

APPLICANT'S NAME: SEARHC

MAILING ADDRESS: 222 Tongass Drive Sitka, AK 99835

EMAIL ADDRESS: maeganb@searhc.org DAYTIME PHONE: 907.966.8942

SEARHC

Last Name

10/11/21

Date Submitted

300 Airport Access Rd.

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

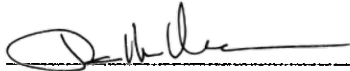
- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.



Superintendent-Director

10-12-2021

Owner

Date

Owner

Date

I certify 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.

Margen Bosa - SEARHC Representative

Applicant (If different than owner)

10/11/21

Date

SEARHC

10/11/21

300 Airport Access Rd.

Last Name

Date Submitted

Project Address



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.

variance is required for size of new SEARHC monument
sign. New sign will replace/Remove existing sign. New sign measures 6x21.

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

- TRAFFIC No impacts. Sign meets setback requirements.
DOT has extended right of way area and SEARHC has cut trees allowing for enhanced visibility.
- PARKING No impact
- NOISE No impact.
- PUBLIC HEALTH AND SAFETY Provides additional directional signage
for health and emergency services.
- HABITAT No impact.
- PROPERTY VALUE/NEIGHBORHOOD HARMONY No impact.
- COMPREHENSIVE PLAN ^{Fits} Economic Chapter objective of support and grow
existing businesses. Position the community as a regional healthcare hub.

SEARHC
Last Name

10/11/21
Date Submitted

300 Airport Access Rd.
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. Explain the special circumstances:

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. Explain the use/ enjoyment this variance enables: _____

c. 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. Initial Here _____

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. My request should be considered a minor zoning variance because: replacement of existing sign to

provide more visible directional signage so people will know where to
access medical services.

b. The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables: Appropriate use of property is for

healthcare services. This sign furthers the use.

c. The granting of the variance is not injurious to nearby properties or improvements.
Initial Here MB

SEARHC

Last Name

10/11/21

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Platting Variance (Sitka General Code 21.48.010)

- a. A variance from the requirements of this title may be granted only if the planning commission finds that 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. Explain the conditions of the lot that warrant a variance: _____

- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here _____

ANY ADDITIONAL COMMENTS AK DOE has approved lease of property
to SEARHC including the placement of the new monument
sign in the proposed location. New sign will be 6'8 (h) ft
by 21 ft. (L).

Magn BOZAK - SEARHC Representative
Applicant

10/11/21
Date

SEARHC
Last Name

10/11/21
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SUPPLEMENTAL APPLICATION FORM
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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.

Variance is required for lighting of new SEARHC monument sign. Sign will have both direct and indirect lighting for increased visibility.

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

- TRAFFIC No impact.
- PARKING No impact.
- NOISE No impact.
- PUBLIC HEALTH AND SAFETY Increased visibility to direct residents to healthcare services.
- HABITAT No impact.
- PROPERTY VALUE/NEIGHBORHOOD HARMONY No impact.
- COMPREHENSIVE PLAN Fits economic chapter of support and grow existing businesses, and position the community as a regional healthcare hub.

SEARHC

Last Name

10/11/21

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300 Airport Access Rd.

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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. Explain the special circumstances:

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. Explain the use/ enjoyment this variance enables: _____

c. 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. Initial Here _____

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. My request should be considered a minor zoning variance because: healthcare is a community service that should be visible to all. Additional lighting for increased visibility in dark weather.

b. The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables: healthcare is the current use of adjacent properties. This sign furthers the use.

c. The granting of the variance is not injurious to nearby properties or improvements.
Initial Here MB

SEARHC

Last Name

10/11/21

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Platting Variance (Sitka General Code 21.48.010)

- a. A variance from the requirements of this title may be granted only if the planning commission finds that 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. Explain the conditions of the lot that warrant a variance: _____

- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here _____

ANY ADDITIONAL COMMENTS Indirect lighting is allowed.

This sign variance is to request that the letters on the
sign are illuminated for additional visibility.

Magn Bazak
Applicant

10/11/21
Date

SEARHC
Last Name

10/11/21
Date Submitted

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