

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
ZONE CHANGE APPLICATION

ZONE MAP AMENDMENT FEE	\$100.00
ZONE TEXT AMENDMENT FEE	\$100.00
Plus current city sales tax	

Applicant's Name: Brian McNitt
Phone Number: 738-0616
Mailing Address: 10-A Maksoutoff St.
Applicant's Signature: Brian McNitt Date Submitted 7/14/11

Provide information or data, as necessary, to fully outline the reasons and justifications for the request. Attach additional sheets as necessary.

For official map amendments, the application shall contain:

1. A legal description of **each** subject property along with the owner's name, address, and contact person for **each** subject property;
2. An analysis showing the public benefit of the proposed amendment;
3. An analysis showing the proposal's consistency with the Comprehensive Plan;
4. A map of the area to be rezoned.

LIST SPECIFIC REQUEST: Amend zone map for 256 Katlian St. (Block 1, Lot 25, Sitka Indian Village Subdivision) from R-1 to Central Business District.

EXPLANATION OF REQUEST: 256 Katlian has had a "non-conforming use" allowance for many years for a commercial operation on its ground floor while the property is zoned R-1.

Both adjacent properties on either side of 256 along Katlian are zoned CBD.

This amendment^{will} benefit the public and improve consistency with the Sitka Comprehensive Plan by making the zoning in the immediate area more orderly and consistent. The amendment will also bring an existing non-conforming use in line with the appropriate zoning.

After the application and supporting materials has been determined to be complete by the Planning Office, the request will be placed on the next available Planning Commission agenda.