

**From:** [Terri DiGennaro](#)  
**To:** [Ben Mejia](#)  
**Subject:** Barth Hamberg Zoning request for 205 Shotgun Alley  
**Date:** Friday, January 7, 2022 11:38:00 AM

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Hi Ben,

Just a quick note to advise you that we have no objections to Barth's request for re-zoning his property at 205 Shotgun Alley. We live on the corner of Shotgun and Rands and currently have the only rental in the area. (That we're aware of)

Thanks for your consideration,

**Terri DiGennaro & James DiGennaro**

**From:** [Mary-Alice Henry](#)  
**To:** [Planning Department](#)  
**Subject:** Rezone of 205 Shotgun Alley  
**Date:** Wednesday, January 12, 2022 2:40:08 PM

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Hello:

I am contacting you to inform you that I have no objection to this rezone.

Thanks,

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Mary-Alice Henry

**From:** [Matthew Hunter](#)  
**To:** [Planning Department](#)  
**Subject:** ZA 22-01 Shotgun Alley  
**Date:** Monday, February 7, 2022 9:14:22 PM

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Hello,

I am writing to support the zoning map amendment to rezone 205 Shotgun Alley from SFLD to R-1 LDMH. I live on Remington Way, just up the street from the subject property. I have spoken with Mr Hamberg on numerous occasions about his projects and intentions.

Our town is limited in housing opportunities. I firmly believe that the city staff, the Planning Commission, and the Assembly will best serve Sitka by supporting any opportunity to responsibly increase housing units. Mr. Hamberg's proposal will unobtrusively add one additional housing unit without a noticeable impact to the surrounding neighborhood. This unit would only be used for long term rentals unless a separate conditional use permit is sought, which is not Mr. Hamberg's intention.

Thank you for serving on the planning commission.

Sincerely,

Matt Hunter

102 Remington Way

9077386851

## Amy Ainslie

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**From:** Smokey <smokey\_beare@yahoo.com>  
**Sent:** Wednesday, February 9, 2022 5:21 PM  
**To:** Planning Department  
**Subject:** Bart Hamberg variance request

You don't often get email from smokey\_beare@yahoo.com. Learn why this is important  
<<http://aka.ms/LearnAboutSenderIdentification>>

I am expressing my opposition to requested variance. We rezoned this area to protect property values, maintain long term stability for our families with low levels of impact noise and traffic. Mr. Hamberg should have been aware of the zoning when he purchased the properties and understood the goals of our community. I am sorry if those restrictions do not meet his needs.

As a result of the rezoning, at least one resident lost their "duplex".

I cannot support the requested change. I am now semi retired and loving the quiet and safety of our small "community". I recognize retaining the zoning may cause Mr. Hamberg inconvenience but I know that many of us who have invested our time, money and lives to our SFLD "community" would lose more.

from:  
S. E. Beare  
202 Shotgun Alley  
907 747 6798

ps. Two of my neighbors have commented they didn't get a letter.

"Smokey"

Dear Planning Commission,

We have carefully considered Mr. Hamburg's request and have reached out to Mr. Hamburg to discuss his intentions if he was granted R1 LDMH zoning. While we are not against the development of Lot 205 in a sensitive and neighborly manner, we cannot support the zoning change for the following reasons.

Point 1

The property was sold to Mr. Hamberg by Chuck and Alice Johnstone on the understanding that the natural character of the property would be preserved. The property came with covenants including that it would only be subdivided into a maximum of four lots. Under SFLD this translates to four single family dwellings. Changing the zoning was not addressed in the covenants and though Mr. Hamberg has the right to ask for the change, we feel granting the zoning change would disregard the intent of Chuck and Alice's covenants. We ask the planning commission to please respect and honor the wishes of Chuck and Alice.

Point 2

Lot 205 is 1.8 acres which means that there is ample room for the lot to be developed without building along our shared boundary. If the zoning change is granted, Mr. Hamberg's intention is to build along our shared boundary. This would reduce our enjoyment of our own property as well as significantly decrease the value of our property.

Point 3

The description of the lot is unfairly presented. It is described as a large lot that is mostly wooded and that development has little to no impact on the character of the neighborhood. Of the roughly 430' of shared property line, only 70' is still somewhat intact, the rest has been fully compromised by a 10' tall stump wall, a dirt berm and clearing done by Mr. Hamberg. The wooded character that the boundary had when we bought our property is entirely gone. He never asked us how we felt about a stump wall or a berm. Or if we minded that it protruded past the property line onto our property.

Point 4

Last summer Mr. Hamberg placed a 40' shipping container near our shared property boundary, disregarding the required minimum setbacks, putting it closer to our property than allowed by zoning. Mr. Hamberg never asked us if this was okay.

Point 5

Mr. Hamberg was instrumental in getting the SFLD zoning instated when he was a Shotgun Alley resident. Now that he no longer lives in the neighborhood and is developing for profit, he wants the SFLD restrictions lifted.

Point 6

Mr. Hamberg assured us that he only intends to build one house on the lot during his lifetime and not develop the property further but would like it sold eventually with the R1 LDMH zoning. The house he is intending to build would be on our shared boundary and highly visible from our driveway and house.

Point 7

2116 SMC has been our home since 2015 and all three of us have every intention that it will remain so for the rest of our lives. We would like to see our neighborhood guided by the people

that actually live in our neighborhood and care about their neighbors and the future of the neighborhood.

Thank you for your consideration. Given the infractions Mr. Hamberg has already committed under the current zoning, we cannot in good conscience support his request at this time. As he does not seem to have a comprehensive plan that guarantees neighborly development. The Commission is welcome to come to our property at the Commission's convenience to view our boundary with Lot 205.

Sincerely,  
Krystina Scheller  
Erik De Jong  
Frances Brann  
2116 Sawmill Creek Road



Most trees are already cut down and the lot is not as wooded as the application suggest.





Most trees are already cut down and the lot is not as wooded as the application suggests.  
View as seen from our driveway.



A roughly 10 feet high 'stump wall' was placed on and over our property line (broomstick indicates property line) over a distance of more than 140 feet without our prior aproval and while we were away.





Gravel pad right up to the property line (broom stick indicates property boundry) and a container that is about 10 to 11 feet away from the property line.



In the summer of 2021, Mr. Hamberg cleared a large lot right up to our property line and put up another berm that goes past our shared property line (indicated with a red line) without prior consult or request.



## Amy Ainslie

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**From:** Robb Garni <robbgarni@gmail.com>  
**Sent:** Friday, February 11, 2022 4:51 PM  
**To:** Planning Department  
**Subject:** Rezoning of 205 Shotgun Alley

You don't often get email from robbgarni@gmail.com. [Learn why this is important](#)

To whom it may concern:

My name is Robb Garni and along with Melody Shepherd am the owner of two lots adjacent to 205 Shotgun Alley (209 and 211 Shotgun Alley). I am writing to express my opposition to the proposed rezoning of 205 Shotgun Alley. The current lot borders both of our lots and the current driveway passes alongside the upper lot at 209 Shotgun Alley.

Our primary concern is that the restrictive covenant in place which we signed when we purchased our two lots prevents further subdivision of any of the original four lots of the Cedars Subdivision. The zoning change to R-1 LDMH would bypass the spirit of the initial deed restriction which was in place prior to the initial subdivision. The access to the lot is off of Shotgun Alley and the property even has an Shotgun Alley address, so changing the zoning would create an exception to all other lots in the neighborhood. We purchased the lots knowing that current zoning would preserve the lush and serene beauty of the neighborhood.

The size of the lot can be a deceptive indicator of the impact of the zoning change as much of the lot is not buildable due to topography. Again, a deed restriction was in place prior to the original subdivision.

Another concern is the zoning change would allow short-term rentals/bed and breakfast which would severely change the character of the current neighborhood and would do nothing to help alleviate the housing shortage in Sitka. We do not necessarily object to increased housing density, but it seems that the proposed zoning change could potentially lead to an increase in noise and traffic and change the neighborhood in a way that the original restrictive covenant sought to prevent. We understand fully that a zoning change won't immediately allow short-term rentals/bed and breakfast, but we are concerned that any change in zoning of one lot may lead to a cascade of requests from other landowners in the neighborhood.

We appreciate the difficult decision that the Planning Commission must make and ask that you consider the concerns of the immediate neighbors when making your decision. Thanks for listening to our concerns and for all of your hard work.

Sincerely,  
Robb M. Garni  
209 and 211 Shotgun Alley