



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:

We would like to build five feet closer to the north property line which is bordering Shuler drive. if we build our 24'x26' garage 14' from the property line it will crowd the porch and access to the back of the house. We would like to have a 5' breezeway between the house and garage for storage and access.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: KEN DAVIS / MICHELLE ROBERTS

PROPERTY OWNER ADDRESS: 3516 HALIBUT PT RD

STREET ADDRESS OF PROPERTY: SAME

APPLICANT'S NAME: KEN DAVIS

MAILING ADDRESS: 3516 HALIBUT PT RD

EMAIL ADDRESS: KENNYDEYES60@GMAIL.COM DAYTIME PHONE: 907-747-0790

907-738-0790

DAVIS

Last Name

3516 HAR

Date Submitted

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.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

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.

KEN DAVIS
Owner

6/25/23
Date

MICHELLE ROBERTS
Owner

6/25/23
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.

Ken Davis
Applicant (If different than owner)

6/25/23
Date

DAVIS 3516 HPR
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.

We would like to build five feet closer to the north property line which is bordering Shuler drive. if we build our 24'x26' garage 14' from the property line it will crowd the porch and access to the back of the house. We would like to have a 5' breezeway between the house and garage for storage and access.

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

- TRAFFIC shouldn't be a problem, There would be 14' to the edge of Shuler drive and a ditch
- PARKING there would still be room for 6-8 cars
- NOISE NONE
- PUBLIC HEALTH AND SAFETY NONE
- HABITAT NONE
- PROPERTY VALUE/NEIGHBORHOOD HARMONY Garage will be close to the same height to the roof of the house, siding will match the house
- COMPREHENSIVE PLAN we want to have a place to park a car or truck out of the weather and have a place for small projects

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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:

UNDER SIZED AND ODD SHAPED LOT

- 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: BEING ABLE TO GET

VEHICLES OUT OF THE WEATHER, ENJOYING WOOD WORK, GARDENING AND FOR STORING THINGS THAT ARE NOW IN A STORAGE UNIT

- 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 D

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: _____

- b. The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables: _____

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

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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: the property is narrow on west (HPR) side. Back of the lot has a hill with a rock wall that cuts into the lot by 8 feet
- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here JD

ANY ADDITIONAL COMMENTS WE had moved from a large house with a garage and have had to rent a storage unit so need a good sized garage for storage as well as for our hobbies. Garage will be single story, open floor plan

Ken Davis
Applicant

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Date

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