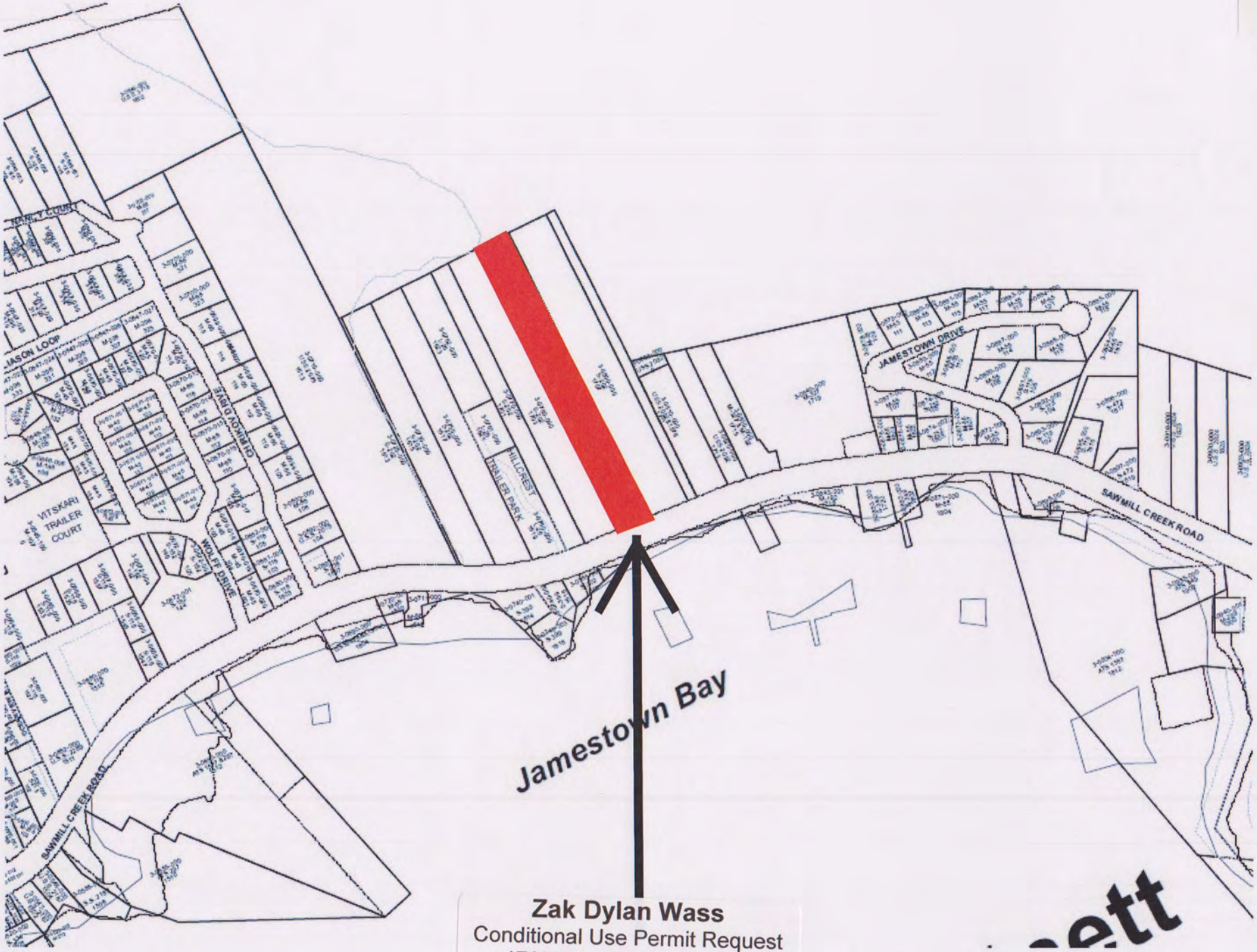
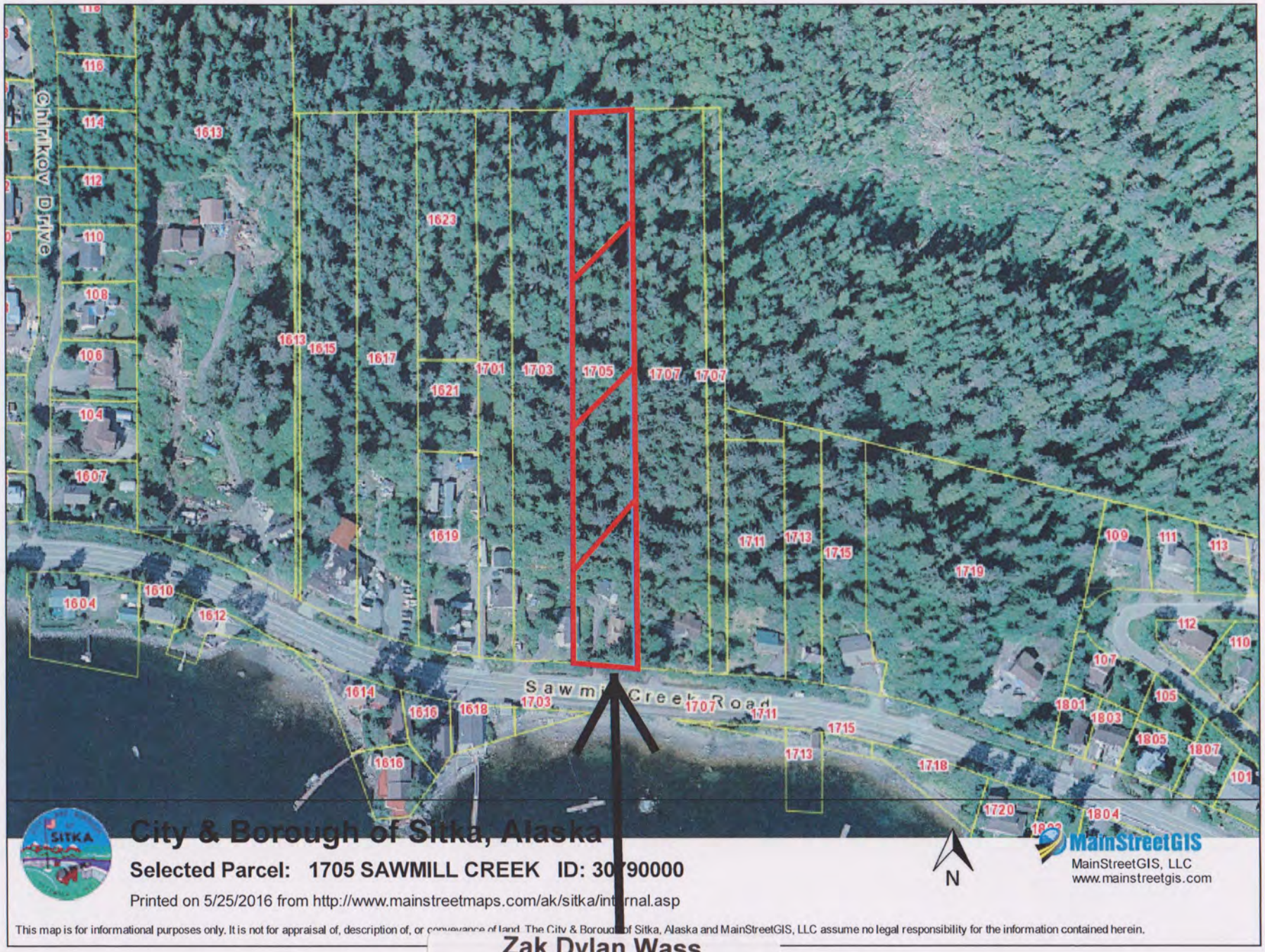
A



Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

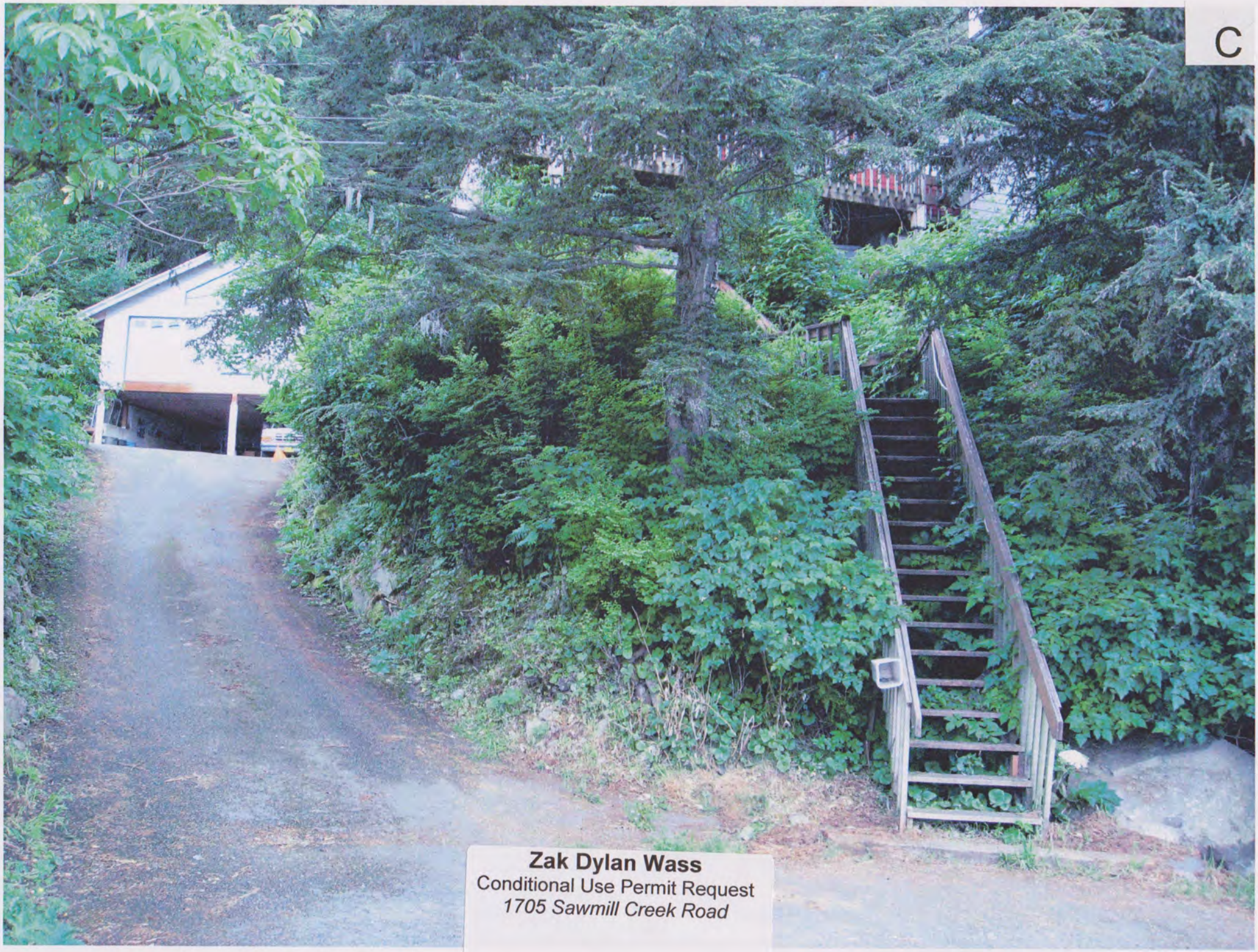
B



Zak Dylan Wass

Conditional Use Permit Request

1705 Sawmill Creek Road



Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

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Conditional Use Permit Request
1705 Sawmill Creek Road

D

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR: ☐ VARIANCE ☒ CONDITIONAL USE ☐ ZONING AMENDMENT ☐ PLAT

BRIEF DESCRIPTION OF REQUEST: I am requesting the renovation of a workshop into an ADU.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable):

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

APPLICANT INFORMATION:

PROPERTY OWNER: Morgan Doubleday

PROPERTY OWNER ADDRESS: PO Box 1024, Sitka AK 99835

STREET ADDRESS OF PROPERTY: 1705 Sawmill Creek Rd

APPLICANT'S NAME: Zak Dylan Wass

MAILING ADDRESS: PO Box 1024, Sitka AK 99835

EMAIL ADDRESS: zakdylanwass@gmail.com DAYTIME PHONE: (808) 280-5907

PROPERTY LEGAL DESCRIPTION:

TAX ID: 3-0790-000 LOT: 6 BLOCK: N/A TRACT: N/A

SUBDIVISION: SMC US SURVEY: 1878

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

REQUIRED SUPPLEMENTAL INFORMATION:

- [ ] Completed application form
- [x] Narrative
- [x] Site Plan showing all existing and proposed structures with dimensions and location of utilities
- [x] Proof of filing fee payment
- [ ] Proof of ownership
- [x] Copy of current plat
- [x] Topographic information (If Pertinent to Application)
- [ ] Landscape Plan (If Pertinent to Application)
- [ ] Drainage and Utility Plan (If Pertinent to Application)
- [x] Parking Plan (For Conditional Use Permit)
- [x] Floor Plan (For Conditional Use Permit)
- [ ] Three (3) copies of concept plat (For Plat)
- [ ] Plat Certificate from a title company (For Plat)

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 further authorize municipal staff to access the property to conduct site visits as necessary.

Morgan [illegible] 5/20/16

Owner Date

5/20/16

Applicant (If different than owner) Date

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

ZAK DYLAN WASS

PO Box 1024
Sitka, AK 99835

(808) 280-5907
zakdylanwass@gmail.com

May 18, 2016

To whom it may concern,

I am 31 year old Alaska resident interested in buying my father's property and renovating the existing wood shop structure into a habitable residence. I am a musician and fisherman. I graduated in 2012 from the Berklee College of Music in Boston with a Bachelor in Music, and intend to make a career in music and the arts, as well as continue my family business in the fisheries. My father, Morgan Doubleday, has been working in the fishing industry in Alaska for 40 years. I have contributed to the family business by working on the boat every season for the last 15 years.

I would like to make my home base in Alaska, raise my family here (my first child is due in August) and invest some of my time and resources into my community here in Sitka. I need a home base and an artistic base of operations where I might start projects for the local community as well as for a national and international audience.

I am proposing to classify the existing structure previously used as a workshop and gym to an Accessory Dwelling Unit, and renovate said structure into a habitable residence with a loft, kitchen, bathroom, 2 bedrooms, and a closed garage workshop. The following is a report detailing my plans for renovation, along with budget and financial information.

Sincerely yours,

Zak Dylan Wass

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

Dear Planning Administrator,

I have reviewed the requirements for ADU's and see that my project fits most guidelines, with a few exceptions. I would like to elaborate on my personal situation and why I am asking for these exceptions:

C. Accessory Dwelling Unit Requirements
7. ADU's shall only be located on a parcel in conjunction with a single-family dwelling unit. ADU's shall not be located on parcels that contain a duplex and shall not be located on parcels that contain two or more dwelling units.

There are currently two dwelling units on the property. I respectfully ask for an exception in the case of my project, and allow adding an ADU in addition to the existing two units.
My father and stepmother and I currently live in the upstairs of the main house on the property, and we have a family who rents the downstairs unit as longterm housing. I have my first child on the way and need more space and privacy. I would move into the ADU once finished, and I would contribute more monthly to help pay for the mortgage.
My father has been struggling to pay for the house due to financial strain as a result of the diminishing of our fishing quotas over the last 10 years. Due to the housing market he currently owes more than the home is worth. We are looking for ways that I can stay in Sitka and at the same time help my father keep the house. Having three units on the property in the long run might be the only way we can keep the property in our family. Higher living costs: food, utilities, etc as well as the generally high cost of living here in Sitka has made it hard for my family.
If I can complete my project as an ADU it would mean I can make a life for myself here in Sitka and take care of my father as he ages.

11. The maximum size of an ADU shall be eight hundred square feet.

The ADU plan I am proposing has 2 bedrooms, 1 bath, living room, and mudroom. The square footage I am proposing is 866 sq ft. I respectfully ask for an exception for the extra 66 square feet. I played with different options when coming up with my floor plan and for my particular project in order to satisfy the 120 sq ft requirement for bedrooms I need to utilize the extra space. The structure is already in place so reducing the footprint is not really an option for me.

Thank you for considering my requests. Please let me know if you have additional questions or concerns.

Zak Dylan Wass
(808) 280 - 5907
PO Box 1024
Sitka AK 99835
zakdylanwass@gmail.com

1705a Sawmill Creek Rd

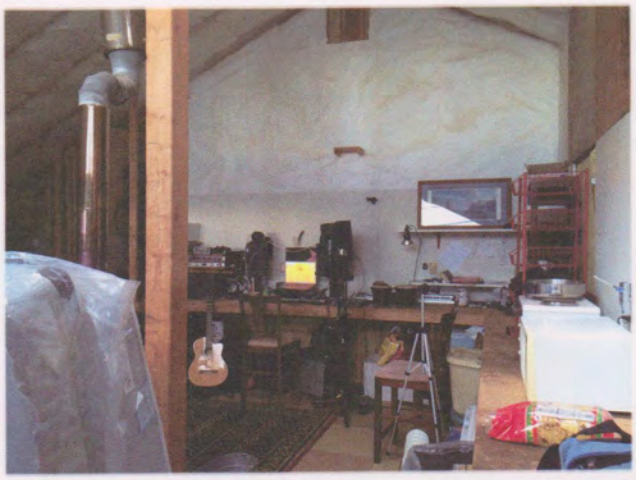
Renovation Report

Zak Dylan Wass
May 18th, 2016

I propose converting the existing wood shop and garage into a 2 bedroom habitable residence. The structure was built in 1997 and has been well maintained. It was built to code and possesses electricity and heat but currently no sewer or water. I have most of the materials needed to renovate including lumber, windows, doors, and furnishings. I will need to purchase most of the drywall and flooring materials, as well as a few appliances. I plan on working with a carpenter to help with the carpentry work, and working with contractors for the plumbing and electrical work.

I would like to apply for this livable unit to be classified as an Accessory Dwelling Unit.

Main House



Area: 22ft x 22ft

In the main structure I plan on installing a loft, closets, a kitchen with appliances and sink, living room area, and office/studio area. I plan on soundproofing the walls and finishing with drywall. The ceiling I plan on finishing with wood panelling. I plan on adding a small deck with a sliding glass door. Floor will be hardwood/tile.

Bathroom

Area: 10ft x 8 ft

For the bathroom I plan on installing a toilet, sink, tiled stand-up shower, and storage. Floor will be tiled. Hot tub will be moved to remote location.

Estimated budget: $10,000 - $15,000 (depending on sewer/water installation costs)

Bedroom/Laundryroom

Area: 10ft x 18ft

In the location of the current back porch, I plan on framing and building an extension room to be used as a bedroom with a separate partition for a laundry room. I will need to excavate land, pour foundation, frame, wire, insulate, and finish bedroom and laundry room.

Estimated budget: $5,000 - $8,000

Garage

I plan on closing up and finishing the garage, moving the garage door from the main structure down on the left side, and on the right side installing an electric garage door. I plan on moving the workbench areas down to the left side of the garage, finishing the walls by framing, wiring, insulating, and drywalling. I plan on painting the floor. I plan on installing a tankless water heater to power the bathroom, kitchen, and laundry room.

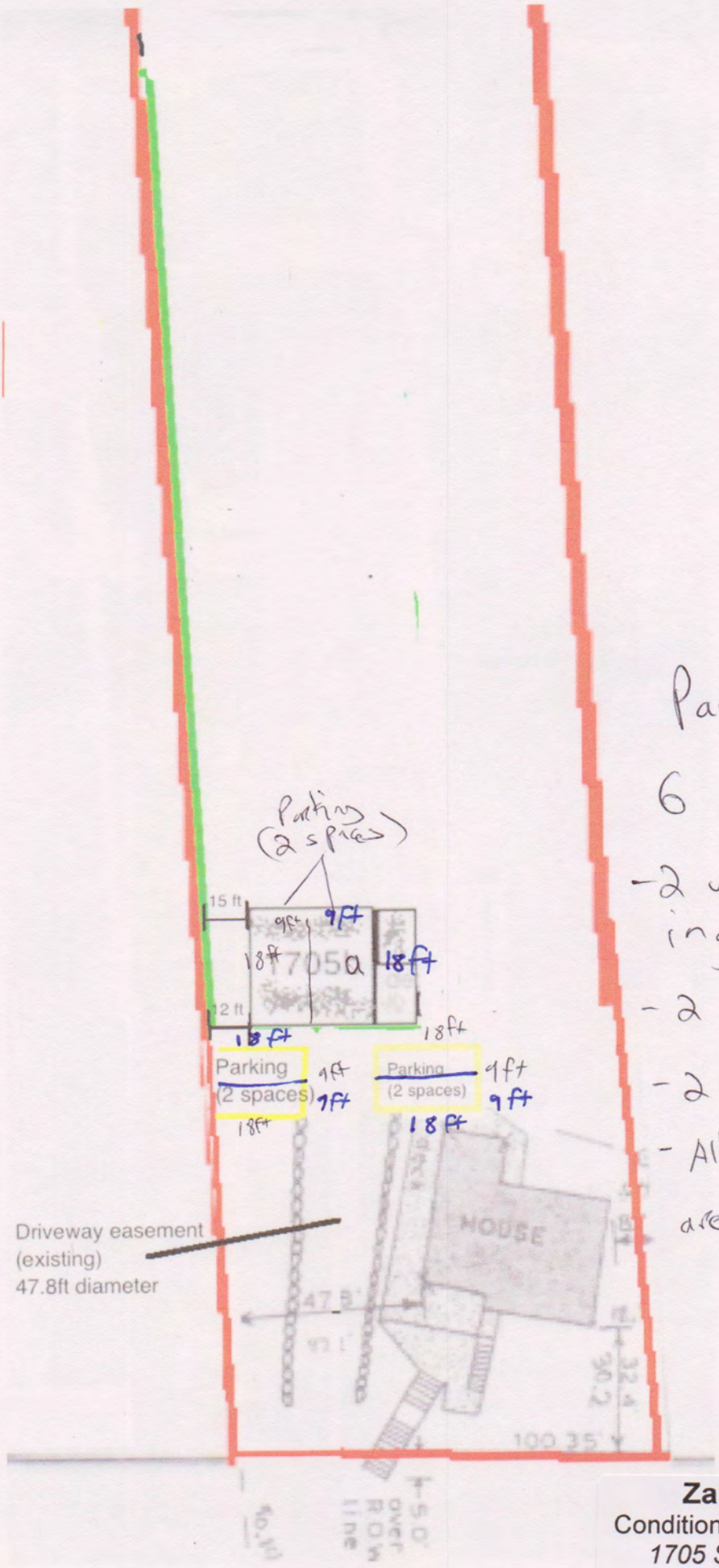
Estimated Budget: $5,000 - $8000

Conclusion

I came up with an estimated budget at $50,000 for all necessary renovations. This is an educated guess but could vary based on the cost of installing sewer and water. Electric hook up and meter is already present. Hot tub will need to be moved to a remote location on 1705 property, and a pagoda/gazebo will need to be constructed.

Example of Hot Tub Gazebo

E

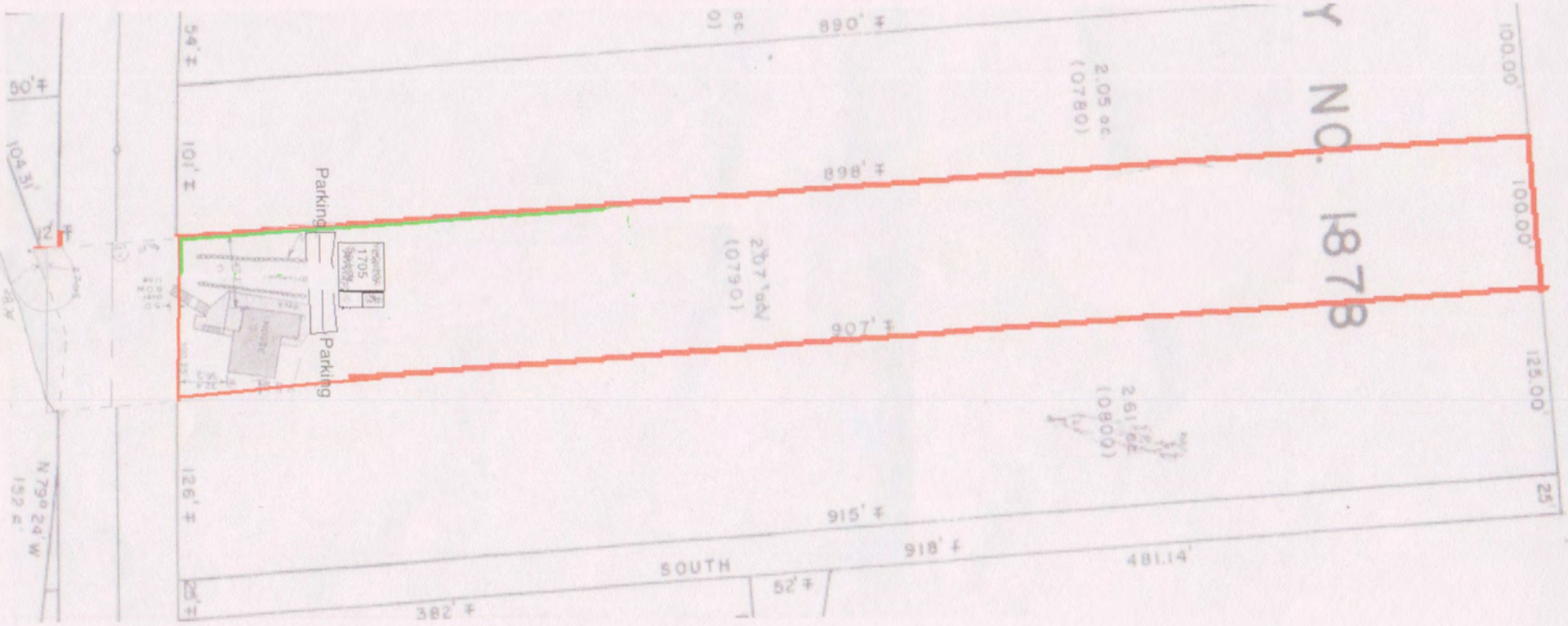


Parking Plan:

6 spaces

- 2 under ADU in garage
- 2 on north side
- 2 on south side
- All spaces are 9ft x 18ft

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road



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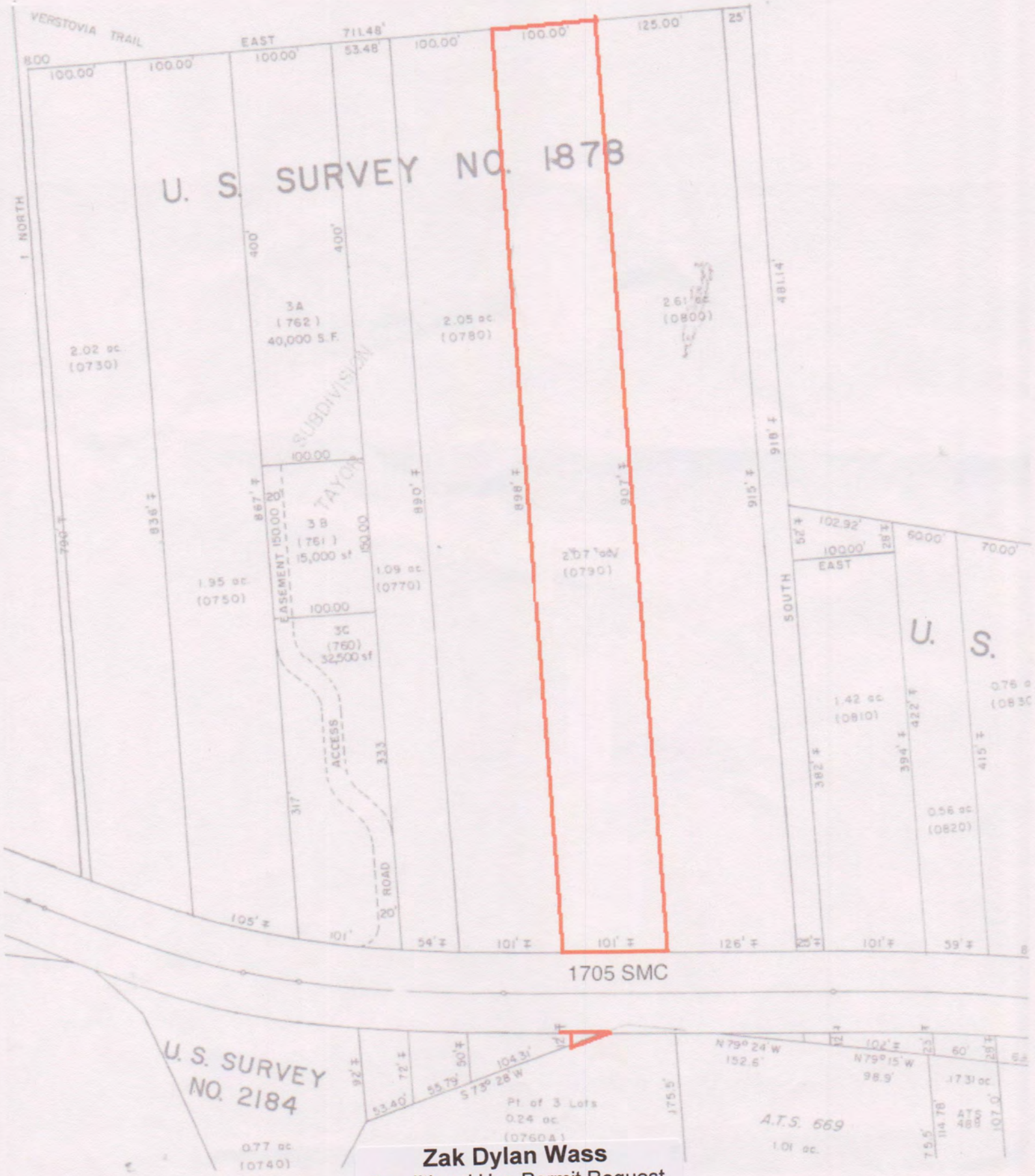
1705 Sawmill Creek Road



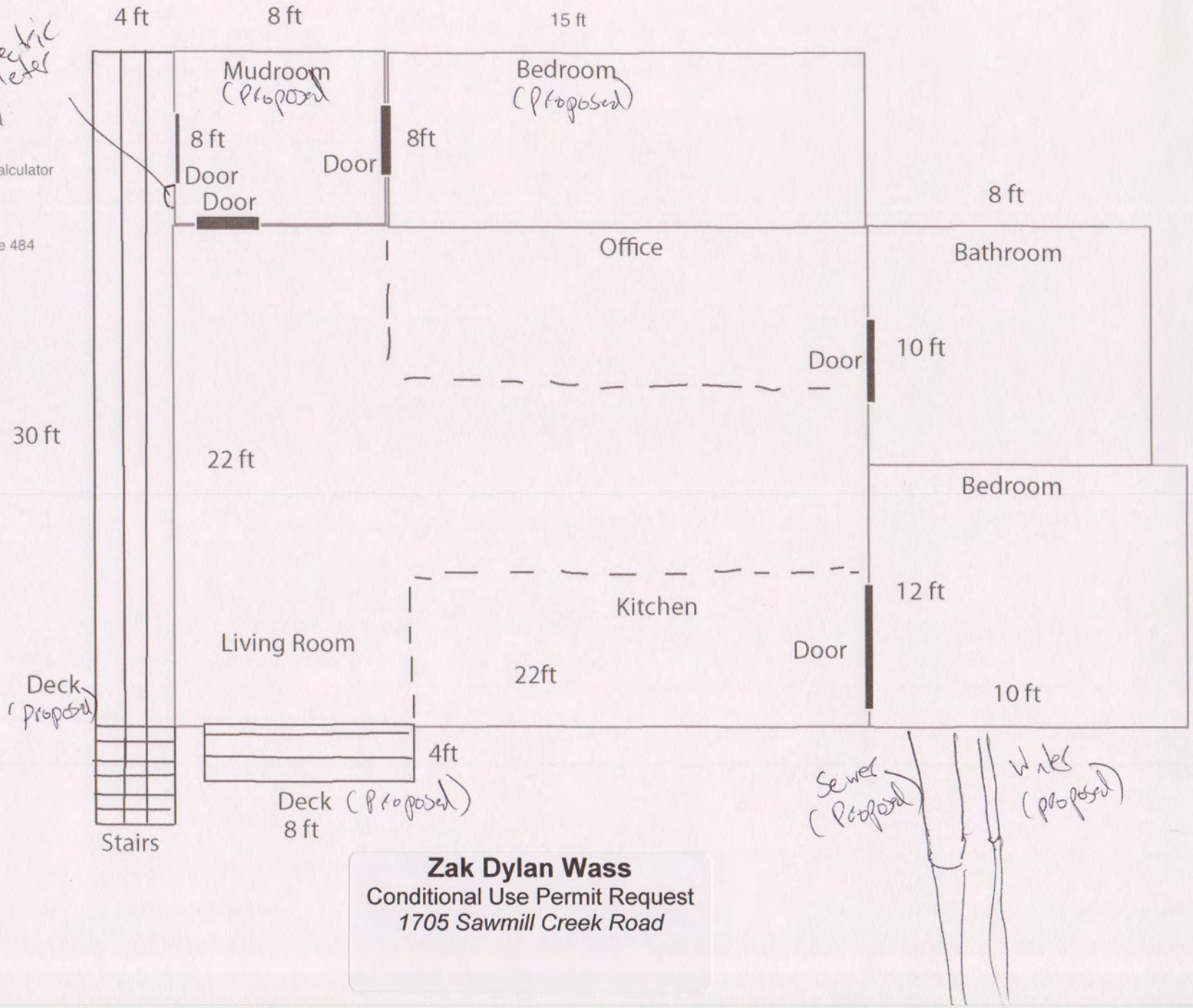
Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

Proposed ADU plans (2nd floor)
(1st floor is garage with 2 spaces)

1705 A Square Footage Calculator

Mudroom 64
Bedroom 120
Living Room/Kitchen/Office 484
Bathroom 80
Bedroom 120

Total: 868 sq ft



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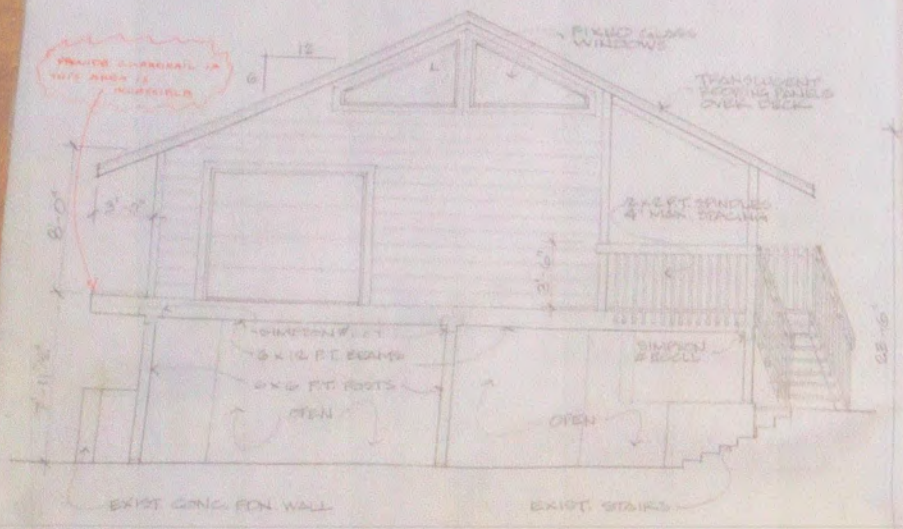
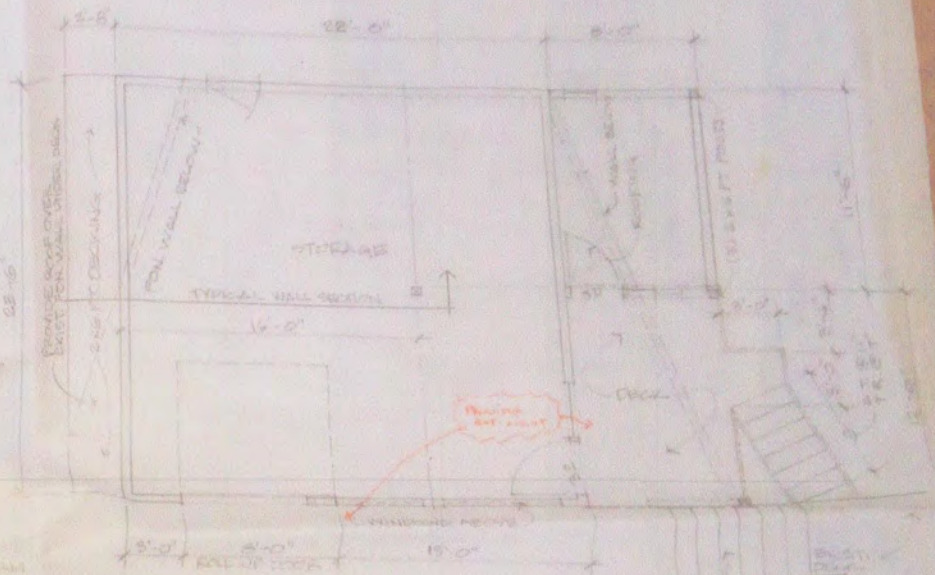
1705 Sawmill Creek Road

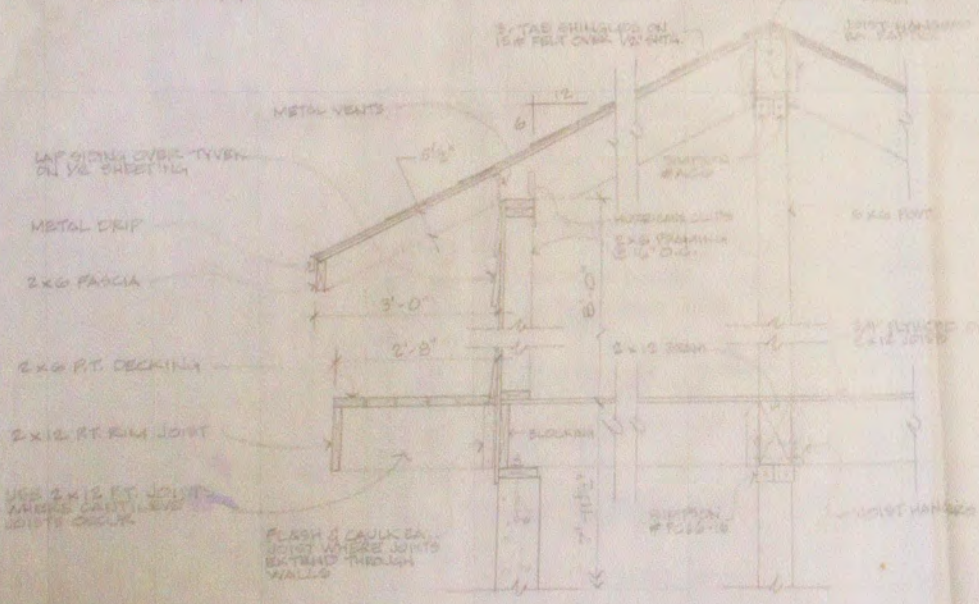
Shop plans 1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



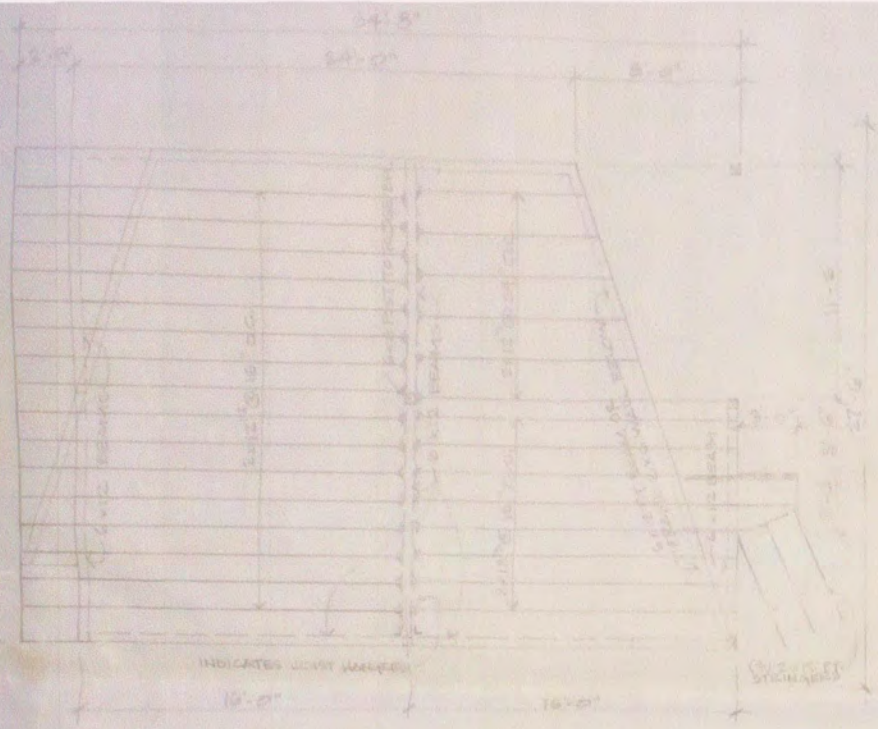
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



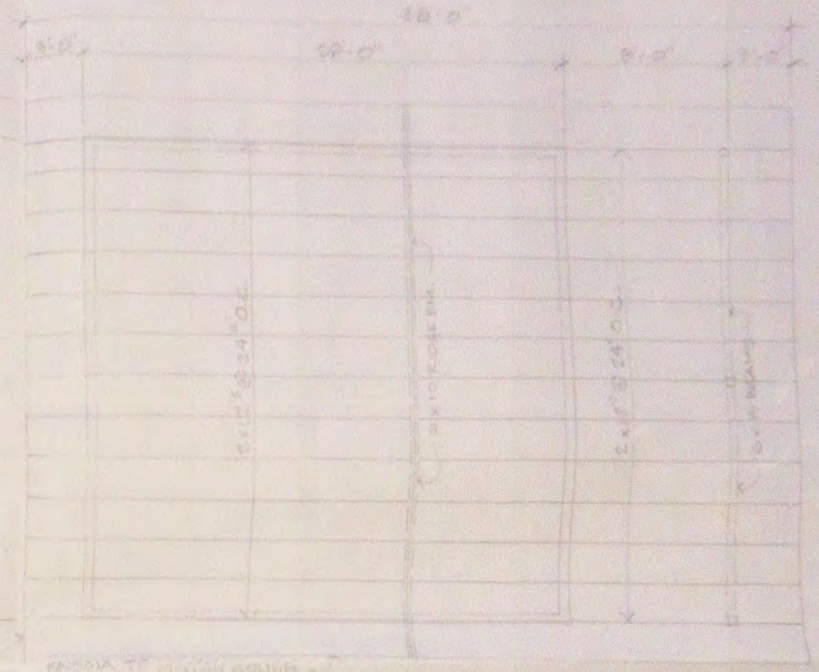
TYPICAL WALL SECTION

APPROVED FOR CONSTRUCTION
6/24/97
BUILDING OFFICIAL

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

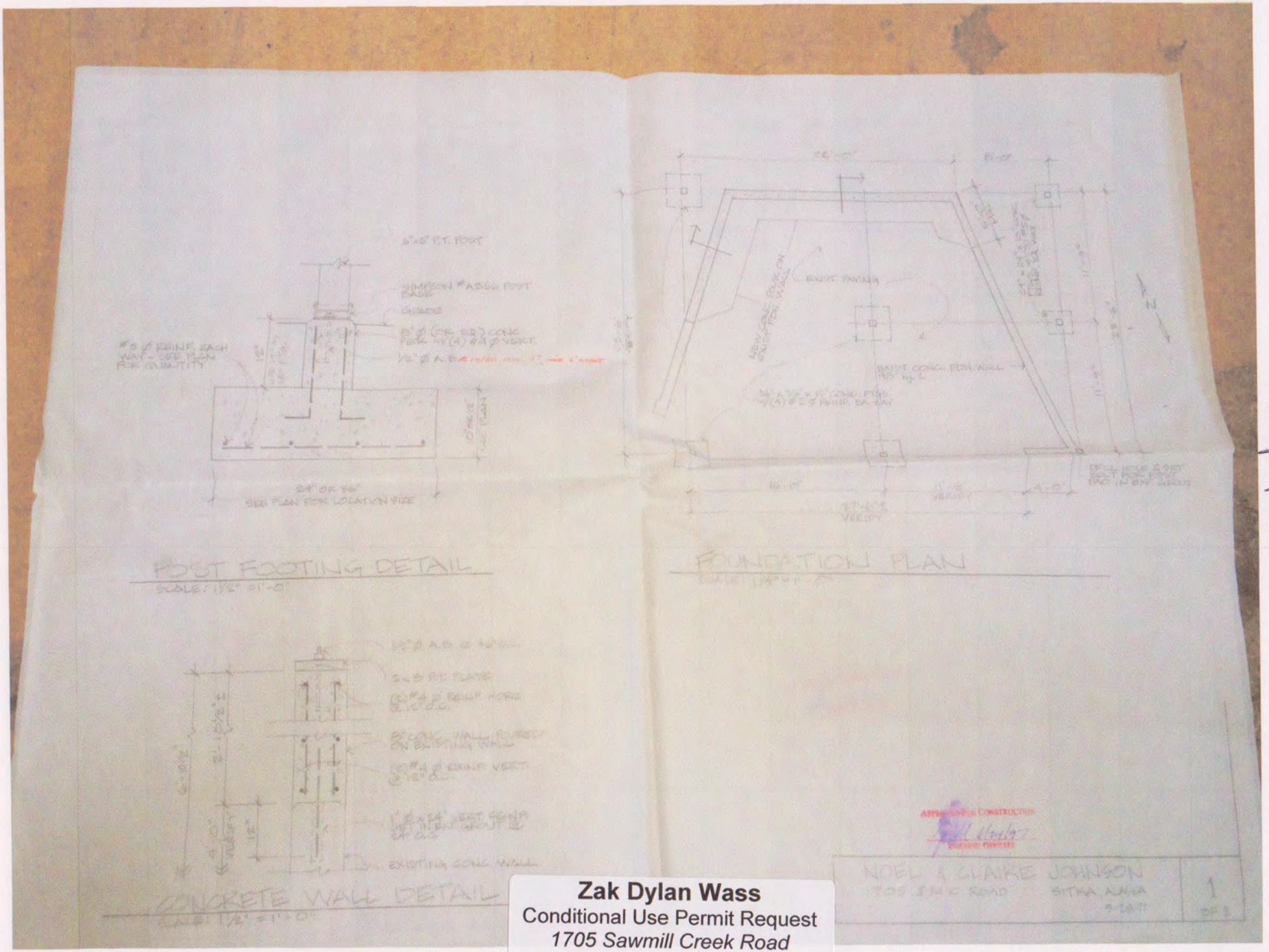
APPROVED FOR CONSTRUCTION
OFFICIAL

SITE PLAN
SCALE: AS SHOWN

3
OF 3

Shop plans 2

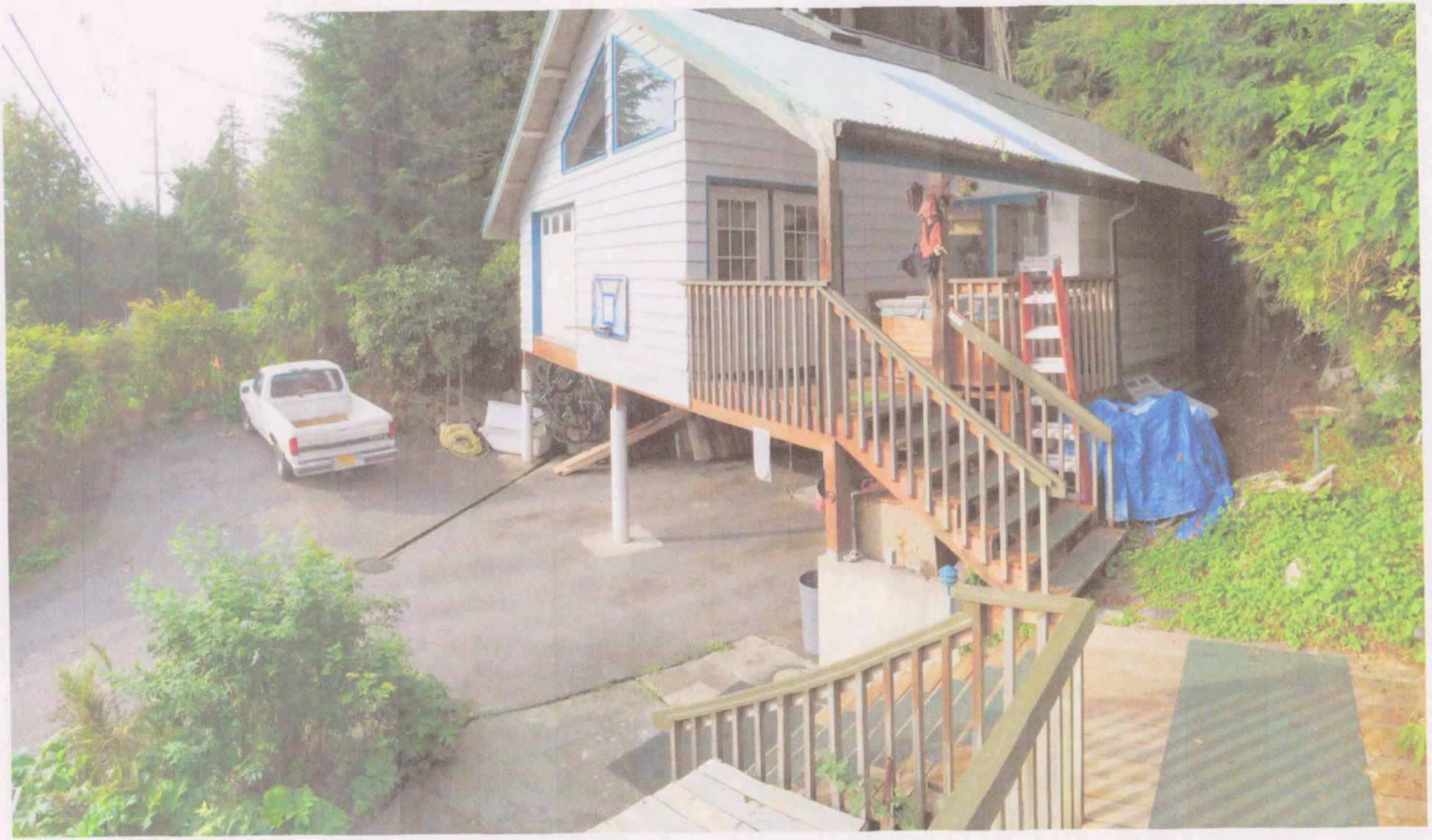
Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road



Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

Shop plans 3

Existing parking and stairs (north-facing)



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Conditional Use Permit Request
1705 Sawmill Creek Road

Existing parking and stairs (south facing)

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Conditional Use Permit Request
1705 Sawmill Creek Road

Sketch of Proposed renovations

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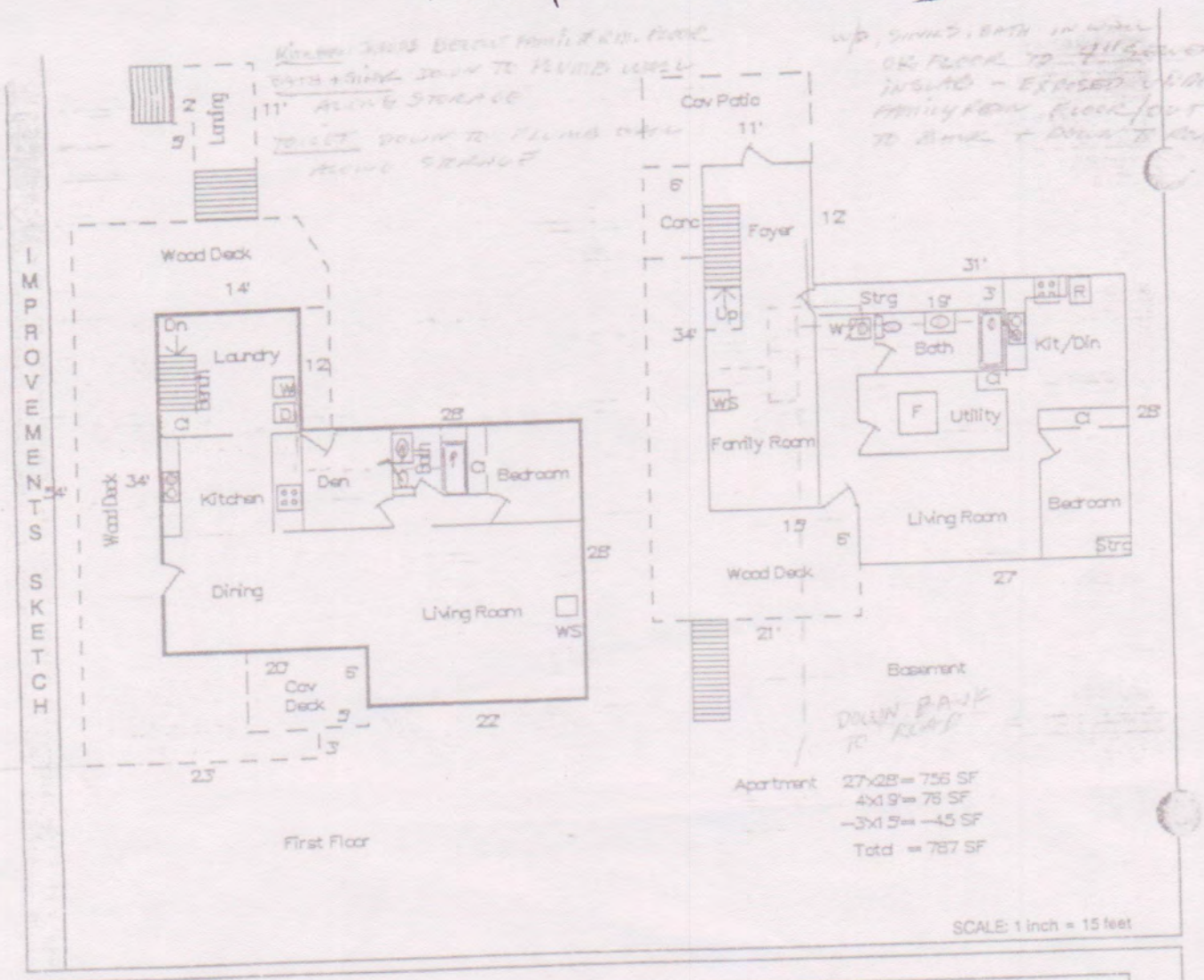
Conditional Use Permit Request
1705 Sawmill Creek Road

Floor plan of existing main house



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

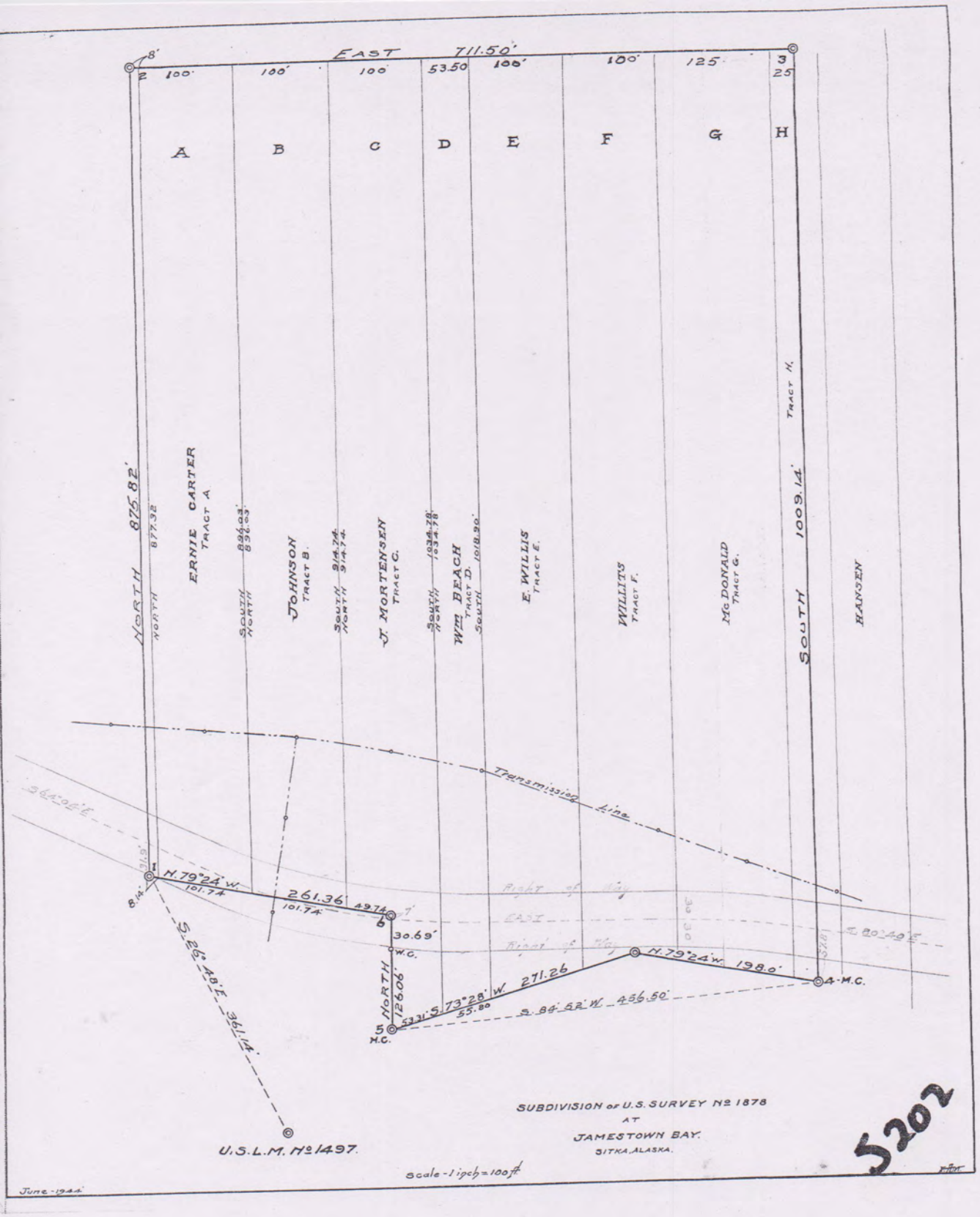
Area	Name of Area	Size	Totals
GLA1	First Floor	1224.00	1224.00
BSMT	Basement	1218.00	1218.00
POR	Wood Deck	435.00	
	Wood Deck	818.50	
	Landing	78.00	1331.50
TOTAL LIVABLE (rounded)			1224

LIVING AREA CALCULATIONS

Breakdown			Subtotals
14.00	X	12.00	168.00
14.00	X	22.00	308.00
28.00	X	22.00	616.00
22.00	X	6.00	132.00
			1224

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

F



Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

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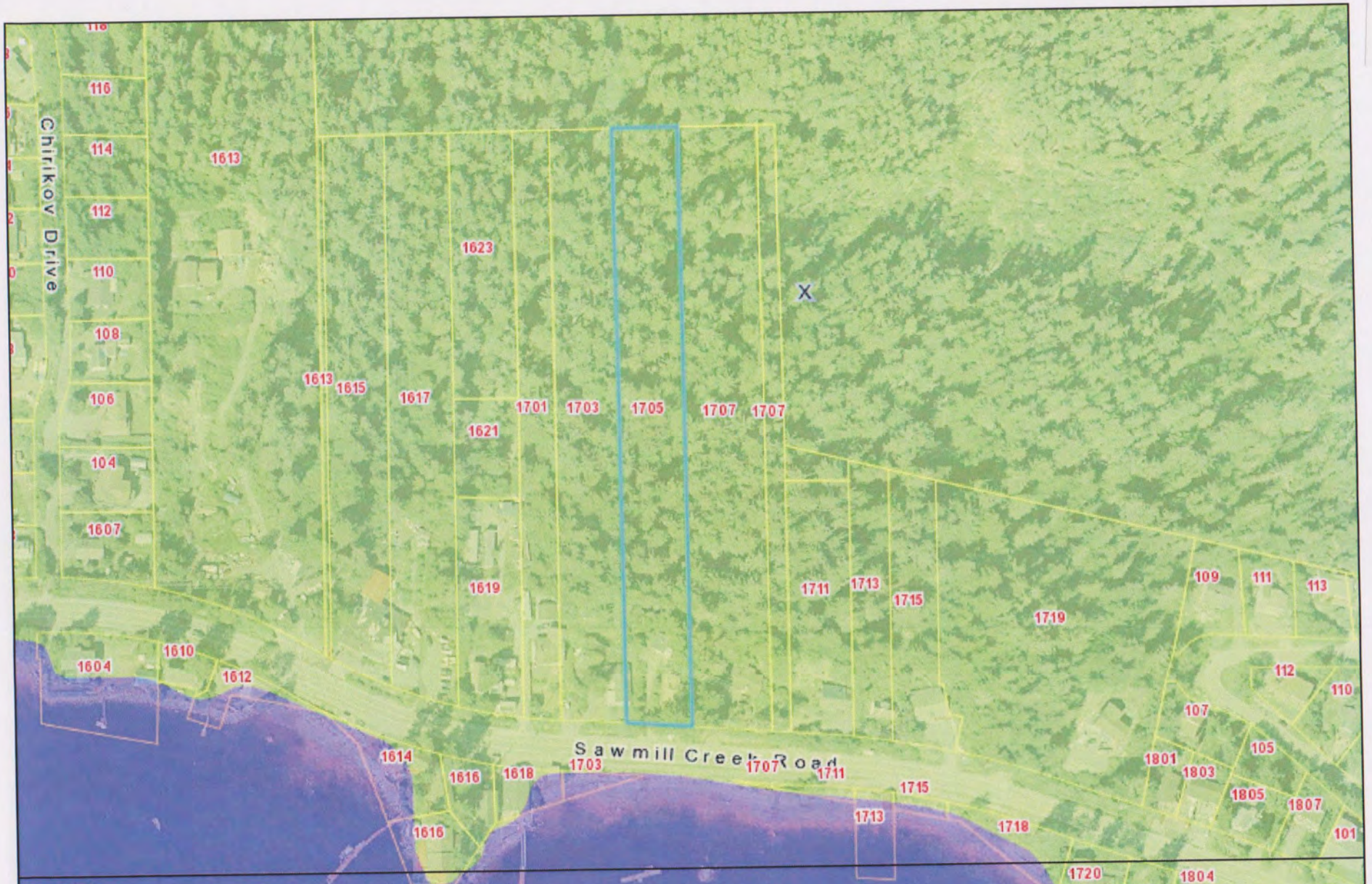
Zak Dylan Wass

Conditional Use Permit Request

1705 Sawmill Creek Road

H



City & Borough of Sitka, Alaska

Selected Parcel: 1705 SAWMILL CREEK ID: 30790000

Printed on 5/25/2016 from http://www.mainstreetmaps.com/ak/sitka/internal.asp

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MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyan C assume no legal responsibility for the information contained herein.

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

Parcel ID: 18590000
U.S. FOREST SERVICE
U.S. FOREST SERVICE
208 SIGINAKA WAY
SITKA AK 99835

Parcel ID: 30740001
ABALONIE POINT VISTAS, LLC
ABALONIE POINT VISTAS, LLC
P.O. BOX 3967
OMAK WA 98841-3967

Parcel ID: 30740002
ABALONIE POINT VISTAS, LLC
ABALONIE POINT VISTAS, LLC
P.O. BOX 3967
OMAK WA 98841-3967

Parcel ID: 30750000
TROY DENKINGER
DENCO ENTERPRISES
DENKINGER, TROY
2221 HALIBUT POINT RD
SITKA AK 99835

Parcel ID: 30760000
SUSAN PADILLA
HILLCREST TRAILER COURT
PADILLA, SUSAN, H.
312 WORTMAN LOOP
SITKA AK 99835

Parcel ID: 30761000
DEBRA ROBIDOU
ROBIDOU, DEBRA, J.
1621 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30762000
JAMES/KRISANNE CLARE,JR./RICE
CLARE, JAMES R.,JR./RICE, KRISANNE
106 BAHRT CIRCLE
SITKA AK 99835

Parcel ID: 30765000
BLANCA HERNANDEZ
HERNANDEZ, BLANCA, G.
108 LINCOLN ST
SITKA AK 99835

Parcel ID: 30770000
GARRY/MARTHA WHITE/ROBERTSON
WHITE, GARRY & ROBERTSON, MARTHA
1701 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30780000
ROBERT PREFONTAINE
PREFONTAINE, ROBERT, C.
P.O. BOX NKI
KETCHIKAN AK 99950

Parcel ID: 30790000
MORGAN DOUBLEDAY
DOUBLEDAY, MORGAN, K.
77-6653 WALUA RD
KAILUA-KONA HI 96740

Parcel ID: 30800000
DANIEL/LURA DUNSING TRUST
DUNSING TRUST, DANIEL, D./L., MAE
P.O. BOX 12
SITKA AK 99835-0012

Parcel ID: 30808000
C/B OF SITKA
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 30810000
DANIEL/LURA DUNSING TRUST
DUNSING TRUST, DANIEL & LURA MAE
P.O. BOX 12
SITKA AK 99835-0012

Parcel ID: 30820000
RICHARD NELSON
NELSON, RICHARD, K.
P.O. BOX 2808
SITKA AK 99835-2808

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

P&Z Mailing
June 10, 2016

J

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 5/23/16

To: Zak Wass

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance	
Conditional Use Permit ADU	100.00
Minor Subdivision	
Major Subdivision	
Zoning Map Change	
Zoning Text Change	
Lot Merger	
Boundary Line Adjustment	
General Permit	
Appeal of Enforcement Action (Pending)	
Other	
Sales Tax	6.00
TOTAL	106.00

PAID
MAY 23 2016
CITY & BOROUGH OF SITKA

Thank you

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

K

2006-000431-0
Recording Dist: 103 - Sitka
3/9/2006 10:55 AM Pages: 1 of 2

ALASKA

S-05-6683
WHEN RECORDED RETURN TO:

Name: MORGAN K. DOUBLEDAY
Address: 776653 WALUA ROAD
KAILUA KONA, Hawaii 96740

WARRANTY DEED

THIS INDENTURE, made and entered into this 4 day of February, 2006 by and between

NOEL A. JOHNSON

whose mailing address is: 10130 W Brookside Drive, Sun City, AZ 85351, **GRANTOR,** and

MORGAN K. DOUBLEDAY~~, a married man~~ ~~is~~ an unmarried man

whose mailing address is: 776653 WALUA ROAD, KAILUA KONA, HI 96740, **GRANTEE,**

WITNESSETH:
That the said Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, does by these presents convey and warrant unto said Grantee, all of the following described property, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO covenants, conditions, easements, restrictions, reservations and rights-of-way of record, if any.

TO HAVE AND TO HOLD the premises, with the appurtenances unto the said Grantee, and to its heirs and assigns forever.

Dated: February 04, 2006

NOEL A. JOHNSON

State of ARIZONA)
) **ss.**
)

OFFICIAL SEAL
KAREN M. LUNA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 27, 2009

On this day personally appeared before me: NOEL A. JOHNSON to me known to be the individual(s) described in and who executed the above and foregoing instrument, and acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 4 day of February, 2006.

Notary Public in and for the State of ARIZONA
My commission expires: Dec 27, 2009

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road

EXHIBIT "A"

Order Number: S-05-6683

A portion of U. S. Survey 1878, more particularly described as follows: Beginning at the Southwest corner of the tract, which Southwest corner bears North 73°28' East 213.5 feet, more or less from Corner No. 5 MC, U. S. Survey 1878; thence N 989.22 feet, more or less to a point on the North boundary of said U. S. Survey 1878 which is the Northwest corner of said U. S. Survey 1878; thence East 100.0 feet along the North boundary of said U. S. Survey 1878 to the Northeast corner of said tract, thence S 981.07 feet, more or less, to a point on the South boundary of U. S. Survey 1878 which is the Southeast corner of said tract; thence N 79°24' West 45.4 feet, more or less, along the Southerly boundary of U. S. Survey 1878; thence S 73°28' West 57.76 feet, more or less along the Southerly boundary of U. S. Survey 1878 to the Southwest corner of the Tract, the point of beginning. EXCEPTING THEREFROM the State highway known as Sawmill Creek State Highway. Sitka Recording District, First Judicial District, State of Alaska.

Zak Dylan Wass
Conditional Use Permit Request
1705 Sawmill Creek Road