

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: _____

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: _____

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ DAYTIME PHONE: _____

Last Name

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:

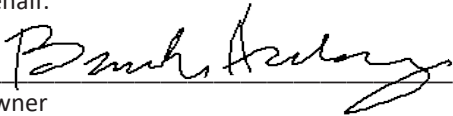
- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

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

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.



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.

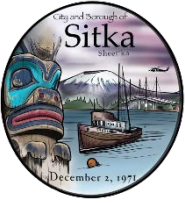
Applicant (If different than owner)

Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM ZONING AMENDMENT APPLICATION

APPLICATION FOR

☐

ZONING MAP AMENDMENT

☐

ZONING TEXT AMENDMENT

ANALYSIS: *(Please address each item in regard to your proposal)*

- **NEED/HARDSHIP/JUSTIFICATION FOR PROPOSAL:** _____

- **PUBLIC BENEFIT OF PROPOSAL:** _____

- **CONSISTENCY WITH PHYSICAL BOUNDARIES (Streets, Major Creeks, etc.):** _____

- **COMPATIBLE WITH NEIGHBORING USES BECAUSE:** _____

- **ANY IMPACT ON PUBLIC HEALTH, SAFETY, AND WELFARE:** _____

Applicant

Date

Last Name

Date Submitted

Project Address

TO: Planning Commission and Planning Department Staff

From: Barth Hamberg

RE: Request for Zoning Map Amendment

Date: 12/1/2021

This request is to revise the zoning for my 1.8-acre lot at 205 Shotgun Alley, Sitka to R-1 LDMH. The reason for this request is to allow for more housing options on the site than is currently allowed under the SFLD zoning.

I'd like to make the following points in support of my request:

- 1). The lot is surrounded on three sides by R1-LDMH zoning.
- 2). The adjacent lot (formerly 207 Shotgun Alley) was rezoned to R1-LDMH in the past year.
- 3). The lot is very large (1.8 acres). In fact, it is the second-largest lot in the entire SFLD zone. If there were to be two housing units on the site it still would be lower density than almost all the lots in the SFLD zone.
- 4). The lot has deed restrictions that do not allow further subdivision and require the emphasis on native vegetation and other requirements to preserve the natural character of the site. Site development to date has been very careful to maintain the natural characteristics of the site and I will continue in this vein.
- 5). There currently are 3 adjacent or nearby properties (2110 and 2116 SMC Road, and 101 Rands Drive) that have more than one housing unit. Nearby, 208 Shotgun Alley is a mobile home that has been a rental for many years.
- 6). Shotgun Alley is a dead-end road and is lightly trafficked and I do not expect that development on my lot would materially increase traffic.
- 7). If you look at the City's GIS zoning air photo you will see that the lot's character in terms of size and vegetation is much more in character with the adjacent R-1 LDMH properties to the east than with the SFLD properties to the west.
- 8) One lot was eliminated from my original subdivision when it was purchased by my neighbor and attached to their lot. This reduced the number of lots from the original subdivision from four to three and eliminated access to that lot from Shotgun Alley.

Thank you for your consideration.

Barth Hamberg