

Richard Parmelee
Variance Request
405 Hemlock

2/12/2016



City & Borough of Sitka, Alaska

Selected Parcel: 405 HEMLOCK ID: 13440000

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Richard Parmelee

Variance Request

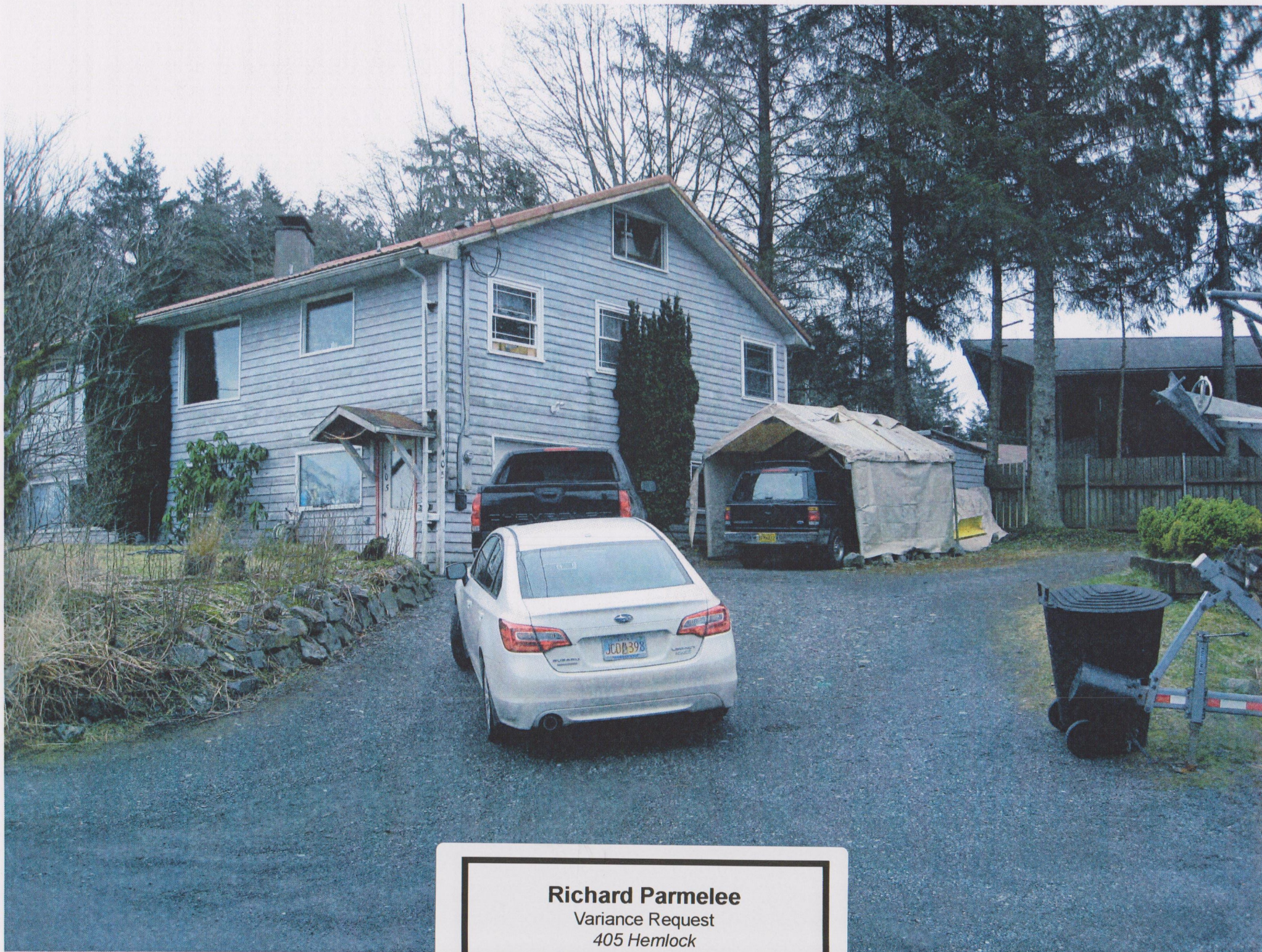
405 Hemlock



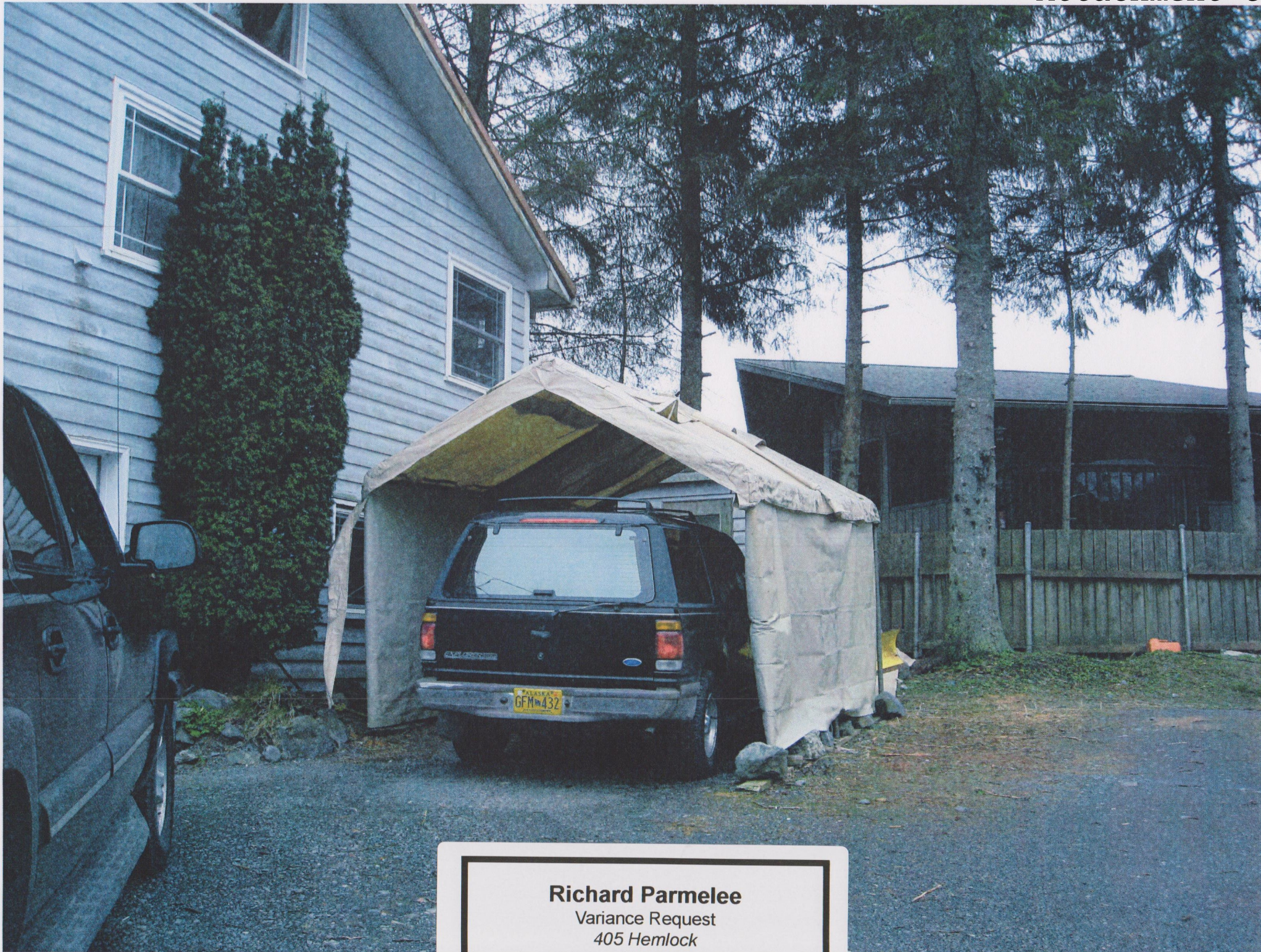
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VARIANCE FEE \$75.00

Plus current city sales tax

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
VARIANCE APPLICATION

**In the event all requested
information is not provided, the
application may not be
processed.**

APPLICANT'S NAME: RICHARD + MARJORIE ParmeleePHONE NUMBER: 907-747-3461 / 738-0606MAILING ADDRESS: 405 Hemlock

RECEIVED FEB 10 2016

OWNER'S NAME: RICHARD + MARJORIE Parmelee

(If different from applicant)

PHONE NUMBER: SAMEMAILING ADDRESS: SAMEPROJECT ADDRESS: SAMELEGAL DESCRIPTION: Lot: 11 Block: Subdivision: TOWER HEIGHTS

SPECIFIC REQUEST:

(e.g. Reduction of front setback to 15' for a porch)

Reduction of side set back for the purpose of
a carport

REASON REQUEST IS BEING SUBMITTED:

(e.g. Existing porch is too small to provide adequate access)

There is an old canvas cover that needs to go away.
The area is to be leveled and a simple carport
Attached to house for my wifes car and be
more pleasing to the eye.

DIMENSIONS OF NEW CONSTRUCTION:

(Width, Length, Height above grade)

13' Wide X 16' Long - Sloped 10' + 0.7' 1' Tails
Tails 2' from Property Line

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☐ REASON PROJECT CANNOT BE BUILT WITHIN EXISTING SETBACKS:

(List alternatives that would comply with setbacks and why they are unworkable)

There are no Alternatives - Back corner of House is 16' from property line - Carport needs to be min. 13' to pull car in and out.

☐ UNUSUAL CHARACTERISTICS OF THE PARCEL:

(e.g. Lot Shape, Topography, Streams)

none

☐ HARDSHIPS THAT WILL BE CAUSED IF THE REQUEST IS NOT GRANTED:

Keep ugly CANVAS cover for neighbors to look at.

☐ DESCRIBE ANY FUTURE CONDITIONAL USE REQUESTS THAT MAY BE APPLIED FOR IN THE

(e.g. Bed and Breakfast)

NO -

ARE THE CONDITIONS THAT REQUIRE THE VARIANCE CAUSED BY THE APPLICANT?

☐

Yes

☐

An easy to read plot plan drawn to scale, MUST be attached to this application and contain the following:

1. Existing and proposed structures with their drives, dimensions and property offsets.
2. Roadway pavements, sidewalks and existing grading on the property and immediately adjacent to it.
3. Roadway frontage and parcel area.
4. Location of all physical features on the parcel such as drainage, hills or rock out croppings, and tide.
5. Location and specifications of all water, sewer, electrical, cable, and telephone infrastructure on the property and immediately adjacent to the property. The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

****A sample plot plan follows on the next page for your reference.****

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after the Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

Signature of APPLICANT:

Richard Parmelee

Date:

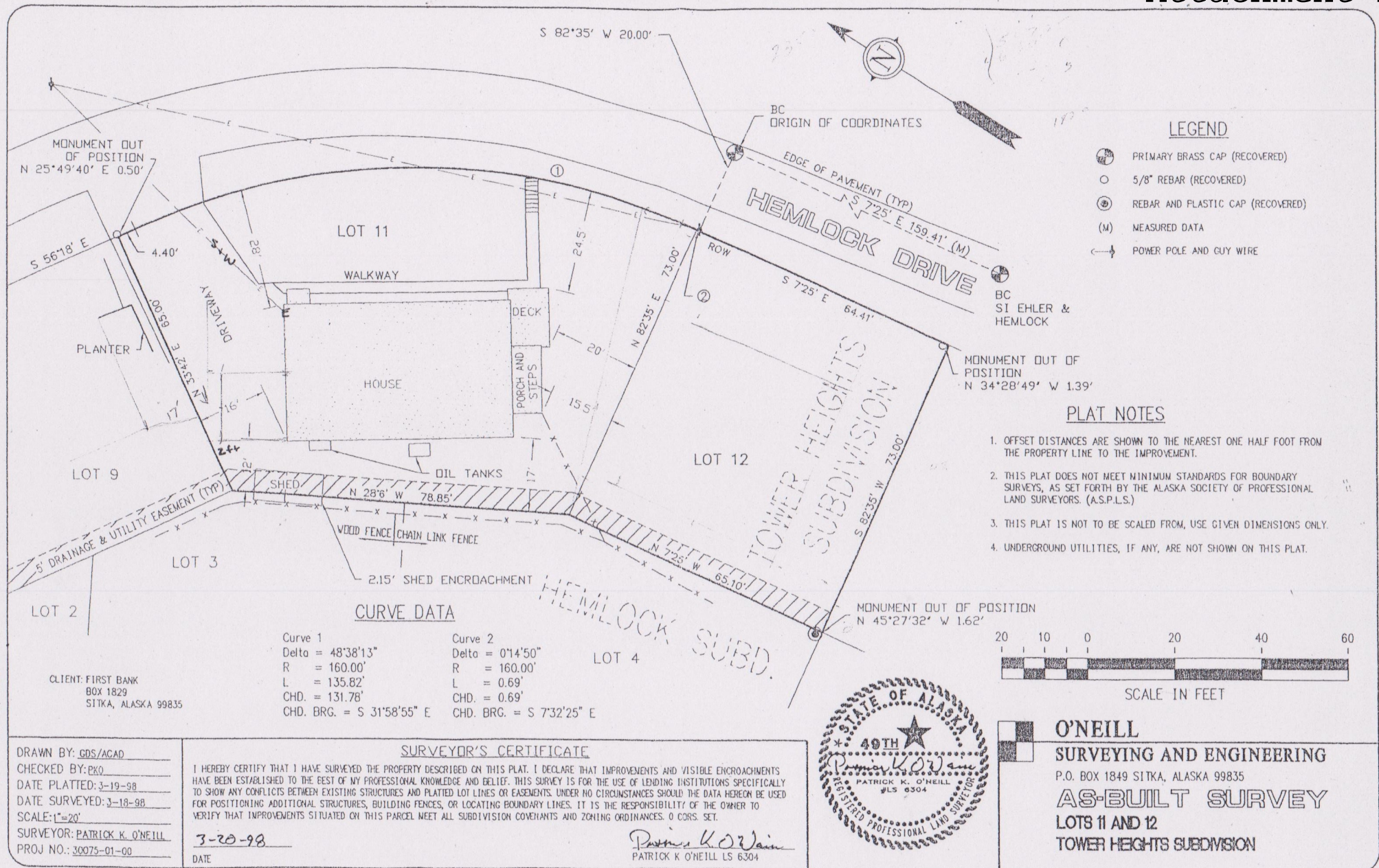
2/10/16

Signature of OWNER:

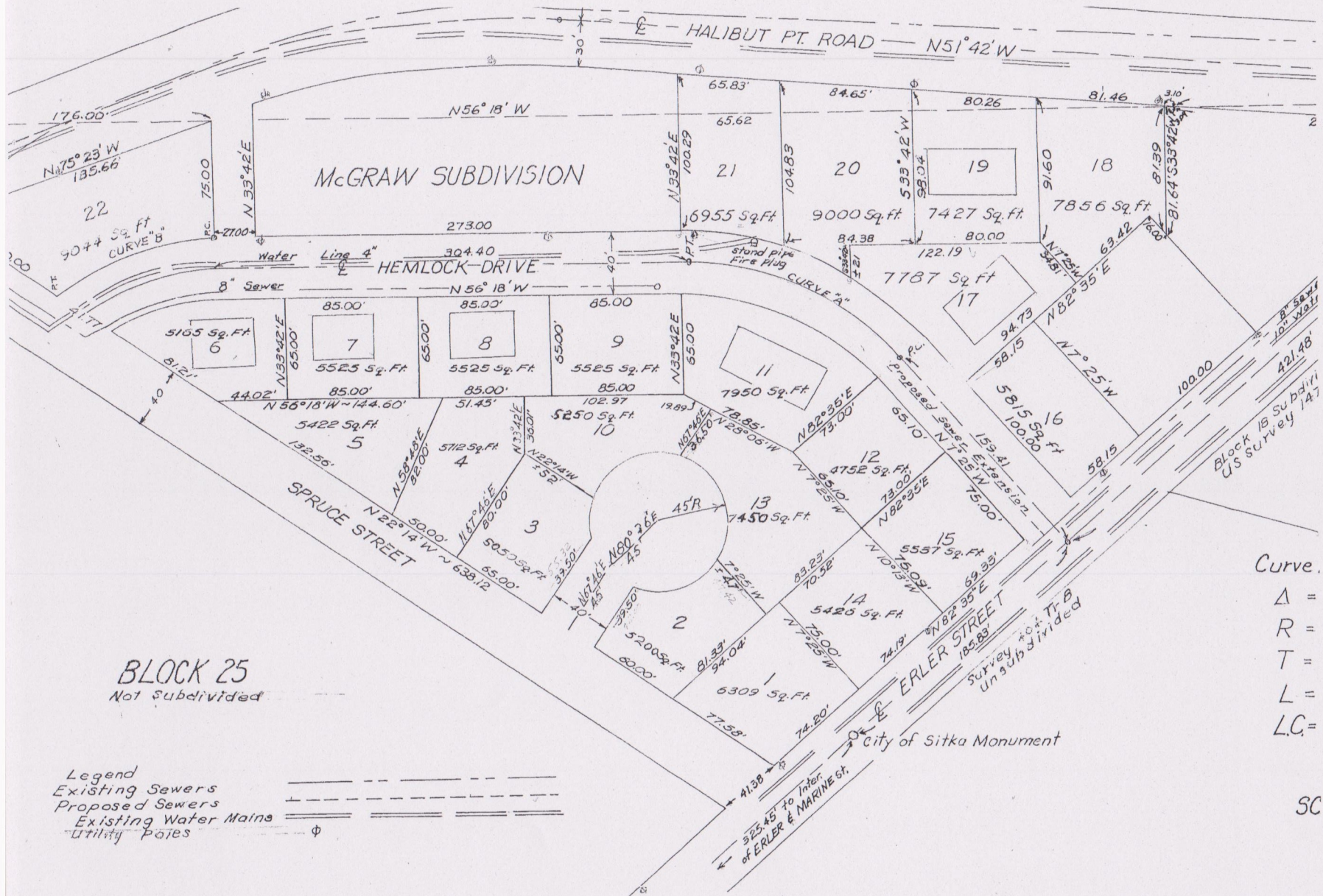
(If different from the Applicant)

Date:

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405 Hemlock

30075-01
MAR 19, 1998 * 09:47:04

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City & Borough of Sitka, Alaska

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405 Hemlock

Parcel ID: 10715001
 ORTHODOX CHURCH OF AMERICA
 ORTHODOX CHURCH OF AMERICA
 P.O. BOX 210569
 ANCHORAGE AK 99521

Parcel ID: 13405000
 JOHN/KRISTY TOTTEN
 TOTTEN, JOHN, W./KRISTY, L.
 P.O. BOX 6009
 SITKA AK 99835-6009

Parcel ID: 13410000
 JIMMY/KARIN MULLINS
 MULLINS, JIMMY, A./KARIN, P.
 309 ERLER ST, #A
 SITKA AK 99835

Parcel ID: 13412000
 ANN WALTER
 WALTER, ANN, FORSYTHE
 2008 HALIBUT POINT RD
 SITKA AK 99835

Parcel ID: 13415000
 GARY SMITH
 SMITH, GARY
 105 SAND DOLLAR DR
 SITKA AK 99835

Parcel ID: 13417000
 JAMES FLOOD
 FLOOD, JAMES, H.
 1720 LARCH ST, #2
 KODIAK AK 99615-7602

Parcel ID: 13420000
 MARIE MCGRAW
 MCGRAW, MARIE
 P.O. BOX 718
 SITKA AK 99835-0718

Parcel ID: 13422000
 GARY SMITH
 SMITH, GARY
 105 SAND DOLLAR DR
 SITKA AK 99835

Parcel ID: 13430000
 STEVEN/AMELIA GAGE
 GAGE, STEVEN, J./AMELIA, J.
 409 HEMLOCK ST
 SITKA AK 99835

Parcel ID: 13432000
 WILLIAM/CARIN ADICKES
 ADICKES, WILLIAM/CARIN
 1401 EDGE CUMBE DR
 SITKA AK 99835

Parcel ID: 13440000
 RICHARD/MARJORI PARMELEE
 PARMELEE, RICHARD/MARJORIE
 405 HEMLOCK ST.
 SITKA AK 99835

Parcel ID: 13455000
 DAN/SUSIE NICOLAS
 NICOLAS, DAN, J./SUSIE, B.
 303 ERLER ST
 SITKA AK 99835

Parcel ID: 13460000
 DANIEL/LURA DUNSING TRUST
 DUNSING TRUST, DANIEL, D./LURA
 MAE
 P.O. BOX 12
 SITKA AK 99835-0012

Parcel ID: 13465000
 MOHAMMED/SHAHID LODHI
 LODHI, MOHAMMED & SHAHIDA
 400 HEMLOCK DR.
 SITKA AK 99835

Parcel ID: 13470000
 ALTON/JOELLIN CROPLEY
 CROPLEY, ALTON/JOELLIN
 406 HEMLOCK ST
 SITKA AK 99835

Parcel ID: 13475000
 ALPS FEDERAL CREDIT UNION
 ALPS FEDERAL CREDIT UNION
 401 HALIBUT POINT RD
 SITKA AK 99835

Parcel ID: 13480000
 TIMOTHY RILEY
 RILEY, TIMOTHY, W.
 1220 GLACIER AVE, #C-310
 JUNEAU AK 99801-1501

Parcel ID: 13490000
 ALTON/JOELLIN CROPLEY
 CROPLEY, ALTON & JOELLIN
 406 HEMLOCK ST
 SITKA AK 99835

Parcel ID: 13505000
 WADE/LAURIE PORTER
 PORTER, LAWRENCE/WADE/LAURIE
 271 SUMAC DR
 WAPATO WA 98951

Parcel ID: 13510000
 STEVEN/AMELIA GAGE
 GAGE, STEVEN & AMELIA
 409 HEMLOCK ST
 SITKA AK 99835

Parcel ID: 13515000
 LARRY/JULIANA FITZSIMMONS
 FITZSIMMONS, LARRY/JULIANA
 408 HEMLOCK DR.
 SITKA AK 99835

P&Z Mailing
 April 8, 2016

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 SITKA AK 99835

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 ALTON/JOELLIN CROPLEY
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 JUNEAU AK 99801-1501

Parcel ID: 13490000
 ALTON/JOELLIN CROPLEY
 CROPLEY, ALTON & JOEL
 406 HEMLOCK ST
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Parcel ID: 13505000
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 WAPATO WA 98951

Parcel ID: 13510000
 STEVEN/AMELIA GAGE
 GAGE, STEVEN & AMELIA
 409 HEMLOCK ST
 SITKA AK 99835

Parcel ID: 13515000
 LARRY/JULIANA FITZSIMM
 FITZSIMMONS, LARRY/JULI
 408 HEMLOCK DR.
 SITKA AK 99835

P&Z Mailing
 March 4, 2016

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CITY & BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, AK 998357540

Merchant ID: 000000002754907
Term ID: 04090014
409200114885

Sale

MC

XXXXXXXXXXXX4718

Entry Method: Swiped

Apprvd: Online Batch#: 000038

02/10/16 14:59:58

Inv #: 000028 Appr Code: 790210

Total: \$ 75.00

Customer Copy

/10/2016
00040922
Counter
PARMELEE

75.00

75.00

75.00

75.00

75.00

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 2/10/16

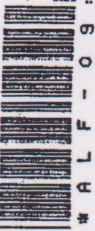
To: Richard Parmelee

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

Variance.....	<u>75.00</u>
Conditional Use Permit.....	
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..... <u>tax exempt</u>	<u>3.15</u>
TOTAL.....	<u>75.00</u>

Thank you

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Variance Request
405 Hemlock



2003-000916-0

Recording Dist: 103 - Sitka
4/17/2003 3:55 PM Pages: 1 of 1A
L
A
S
K
AQUITCLAIM DEED *cc*

The Grantor:

Marjorie A. Parmelee of
 * 405 Hemlock Dr
 Sitka, AK 99835
 whether one or more, in consideration of _____ Ten _____ dollars
 (\$ 10.00), and other good and valuable consideration, in hand paid, conveys
 and quitclaims to:

* Richard J. Parmelee and Marjorie A. Parmelee
 husband and wife, tenants by the entirety with
 rights to survivorship.

return to 405 Hemlock Dr, Sitka
 Grantee, whether one or more, all interest which the Grantor has, if any, in the following
 real property:

Lots Eleven (11) and Twelve (12), TOWER HEIGHTS SUBDIVISION, of Block 24,
 Sitka Townsite, U.S. Survey 1474, Tract A, according to the plat thereof
 recorded October 31, 1958 in Book 13, page 117. Sitka Recording District
 First Judicial District, State of Alaska.

Situate in the Sitka Recording District of the 1st Judicial District of
 the State of Alaska.

Marjorie A. Parmelee
 GRANTOR

GRANTOR (If Applicable)

STATE OF ALASKA)

)ss.

First JUDICIAL DISTRICT)

I CERTIFY that Marjorie A. Parmelee and (if Applicable),
 _____ did appear before me and sign the
 above Quitclaim Deed freely and voluntarily for the state purposes and reasons set forth
 therein on this 17th day of April, 2003.

Shirley Rodenick

Notary Public in the State of Alaska

My Commission Expires 7-1-2003

Richard Parmelee

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Variance Request 16-95 405 Hemlock:

Response From Adjacent Neighbor: William F Adickes Jr. (Current Owner) in consultation with Mr. Mike Sullivan (New owner as of 1 May 2016, current tenant of 407B Hemlock)

I am opposed to the request for a variance of the setback between 405 and 407 Hemlock to 2 ft.

Two days prior to receiving notice of this request I and Mr. Mike Sullivan signed a purchase agreement on the house at 407. Mr. Sullivan should be the new owner by 1 May 2015.

I propose that the board reject this request and ask Mr Parmelee to meet with Mr Sullivan and work out an mutually agreeable solution that will still allow the construction of a carport while permitting continued access by vehicle to the rear of 407 Hemlock including the wheelchair ramp. They should then make a joint request of the Planning Commission. If I had not sold the house I would simply want to be able to drive a normal width vehicle to the back corner as has always been possible in the past, to my knowledge.

This variance request, as is, will negatively impact the owner of 407 Hemlock by denying them the ability to get a vehicle to the rear parking, service, handicapped, and roof access area, where future construction is also being considered. Handicap accessibility to the side entrance to the house is a key feature of this duplex. This is why we have preserved the wheelchair ramp leading to the primary entrance to the upstairs unit. In addition I have always asked upper unit tenants to avoid using the front entrance to the upper unit because it invades of the privacy of the low unit tenants.

I Would have been happy to discuss a mutually agreeable solution with Parmelees prior to this request, at this point however I will not commit the new owner to an agreement made by me.

I Would not have insisted on a 10 ft setback..... (not sure why it the city says it is 8ft... I was told by city planning a few months ago that it was 10ft when I went in to discuss a bedroom and bath extension to the upper unit adjacent to the same property line in question. Was there an earlier variance?) The joint use of the driveway is a longstanding and mutually beneficial arrangement. I am sure there is a way that a carport can be built without cost to the owner of 407. The two parties should explore those possibilities and present a mutually agreed upon solution to the planning Dept. Perhaps a combination of setback adjustment and minor excavation at 407 will work but Two ft from the property line is simply too close. If the setback reduction is granted I believe Mr Parmelee should at least pay for any excavation needed to restore the ability to drive to the side entrance and rear of the house at 407.

If the variance request upsets the existing sales contract on the property, it will force me to back out of a contract in Juneau that I will most likely have entered before the 15th of March (I am headed there on the 10th). In this event there will be real costs involved to the disruption of two real estate transactions. I would sure like to avoid that, and I think we can while still permitting the construction of a carport for the Parelees. Lets work together.....

Thanks, Sincerely,

William F Adickes Jr. (current owner of 407 Hemlock) 907- 747- 1078

