

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: January 6, 2017
From: PCDD Staff
To: Planning Commission
Re: V 16-26 Variance for ADU at 312 Eliason Loop

GENERAL INFORMATION

Applicant: Mike and Taylor Vieira
Property Owner: Mike and Taylor Vieira
Property Address: 312 Eliason Loop
Legal Description: Lot 2 Block 6 Hillside Subdivision
Parcel ID Number: 30647029
Size of Existing Lot: 12,484 square feet
Zoning: R-1
Existing Land Use: Single family
Utilities: Full city services
Access: Eliason Loop
Surrounding Land Use: Residential, Undeveloped

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Flood Zone Map
Attachment E: Parcel Pictures
Attachment F: Subdivision Plat
Attachment G: Site Plan/Floor Plan Proposal
Attachment H: Application

Attachment I: Comments
Attachment J: Mailing List
Attachment K: Proof of Payment
Attachment L: Proof of Ownership

BACKGROUND

312 Eliason Loop was created through the Hillside Subdivision. The lot currently has a single-family home. Surrounding properties are residential and undeveloped.

PROJECT DESCRIPTION

The variance request is for the reduction of the front setback from 20 feet to 12 feet for the construction of an accessory dwelling unit. Accessory dwelling units require conditional use permits if variances are required. The proposed accessory dwelling unit would be on the downhill front of the property. The ADU will be a maximum of 800 square feet. Exact plans have not been submitted, as the owner must excavate before he can see what is buildable.

ANALYSIS

Project / Site: The lot has two front setbacks and steep topography, both which constrain development. The current home is on the uphill front of the property. The property is 12,484 square feet. The unit would be used to house long-term residents.

Zone: R-1: Intent. This zone is intended to provide for primarily for single-family and duplex residences at moderate densities.¹

Traffic: No concerns for traffic.

Parking: There is enough space for parking with two spaces required per single-family dwelling unit.² For 2 dwelling units, 4 spaces would be required.

Noise: Minimal noise concerns beyond the construction period.

Public Health or Safety: No concerns for public health and safety.

Habitat: No concerns for habitat.

Property Value or Neighborhood Harmony: An accessory dwelling unit structure would be an improvement to the property. The adjacent neighbor has concerns about proximity, and other existing structures that encroach into their property.

Conformity with Comprehensive Plan: The proposed variance for the reduction of the front setback from 20 feet to 12 feet conforms to the Comprehensive Plan Section 2.4.19(A) by considering all the relevant factors for applying a variance.

¹ Section 22.16.040—R-1 District

² Section 22.20.100.G.1—Off-Street Parking Requirements
V 16-26 Variance Staff Report for January 17, 2017

Further, SGC Section 22.24.020 established the process for variances to provide a means of altering specific code sections when the strict application of those would deprive a property of privileges enjoyed by others due to special features or constraints unique to the property. Further, when the required findings have been met, such a variance may be granted to preserve the spirit of the code and promote substantial justice so long as public welfare and safety are secured.

FINDINGS³

D. Required Findings for Variances.

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, *specifically, the steep topography limits development within setbacks;*
 - b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, *because the allowable use of an accessory dwelling unit is constrained by steep topography;*
 - c) That 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, *specifically, that the proposed structure would be in line with character of the neighborhood;* and
 - d) That the granting of such will not adversely affect the Comprehensive Plan: *specifically, the proposed variance for the reduction of the front setback from 20 feet to 12 feet conforms to the Comprehensive Plan Section 2.4.19(A) by considering all the relevant factors for applying a variance.*

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and suggested findings, and grant the variance for the reduction of the front setback from 20 feet to 12 feet for the construction of an accessory dwelling unit

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to approve a variance request for 312 Eliason Loop, subject to conditions of approval. The request is for the reduction in the front setback from 20 feet to 12 feet for the construction of an accessory dwelling unit. The property is also known as Lot 2 Block 6 Hillside Subdivision. The request is filed by Mike and Taylor Vieira. The owners of record are Mike and Taylor Vieira.
 - i. Applicant specifically acknowledges and shall follow all applicable development standards and zoning regulations such as required parking and height limits for structures (25 feet or the height of the principal structure, whichever is less);

³ Section 22.30.160(D)(1)—Required Findings for Major Variances
V 16-26 Variance Staff Report for January 17, 2017

- ii. ADU shall be no greater than 800 square feet, comply with setbacks as proposed on site and approved by variance, and shall meet all applicable building codes regarding dwelling units.

ROWHEAD
ESTATES
3-0482-000
3-0482-001
3-0482-002

LANCE DRIVE

VITSKARI STREET

KIKSADI COURT

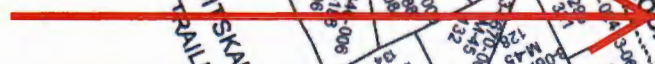
ELIASON LOOP

VERSA PLACE

NANCY COURT

CHIRIKOV DRIVE

3-0710-000
US\$ 2078
1813

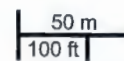




City & Borough of Sitka, Alaska

Selected Parcel: 312 ELIASON ID: 30647029

Printed 12/28/2016 from <http://www.mainstreetmaps.com/ak/jitka/internal.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

Selected Parcel: 312 ELIASON ID: 30647029

Printed 12/28/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.







CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 5-11-06 OWNER: Clark W. Wingard
President of Wingard Development, Inc.

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF MAY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY QUALIFIED AND SWORN, PERSONALLY APPEARED Clark W. Wingard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND DATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 7-1-07

CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED BY THE TAXPAYER IN THE NAME OF Wingard Development, Inc.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 2006 WILL BE DUE ON OR BEFORE Aug. 31, 2006.

DATED THIS 11th DAY OF MAY, 2006, AT SITKA, ALASKA.

Richard L. Ford For He
 ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATING BOARD AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 11-06 DATED 5-11-06 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

Eric Russell DISTRICT REGISTAR, SITKA, ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 11-06 PAGE 10 DATED 5-11-06 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

5/11/06
 CITY AND BOROUGH CLERK

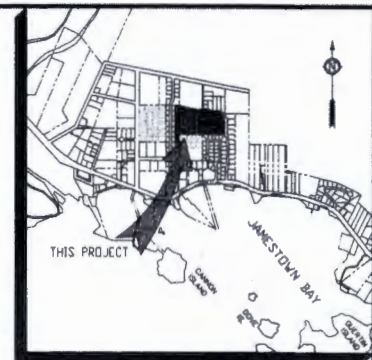
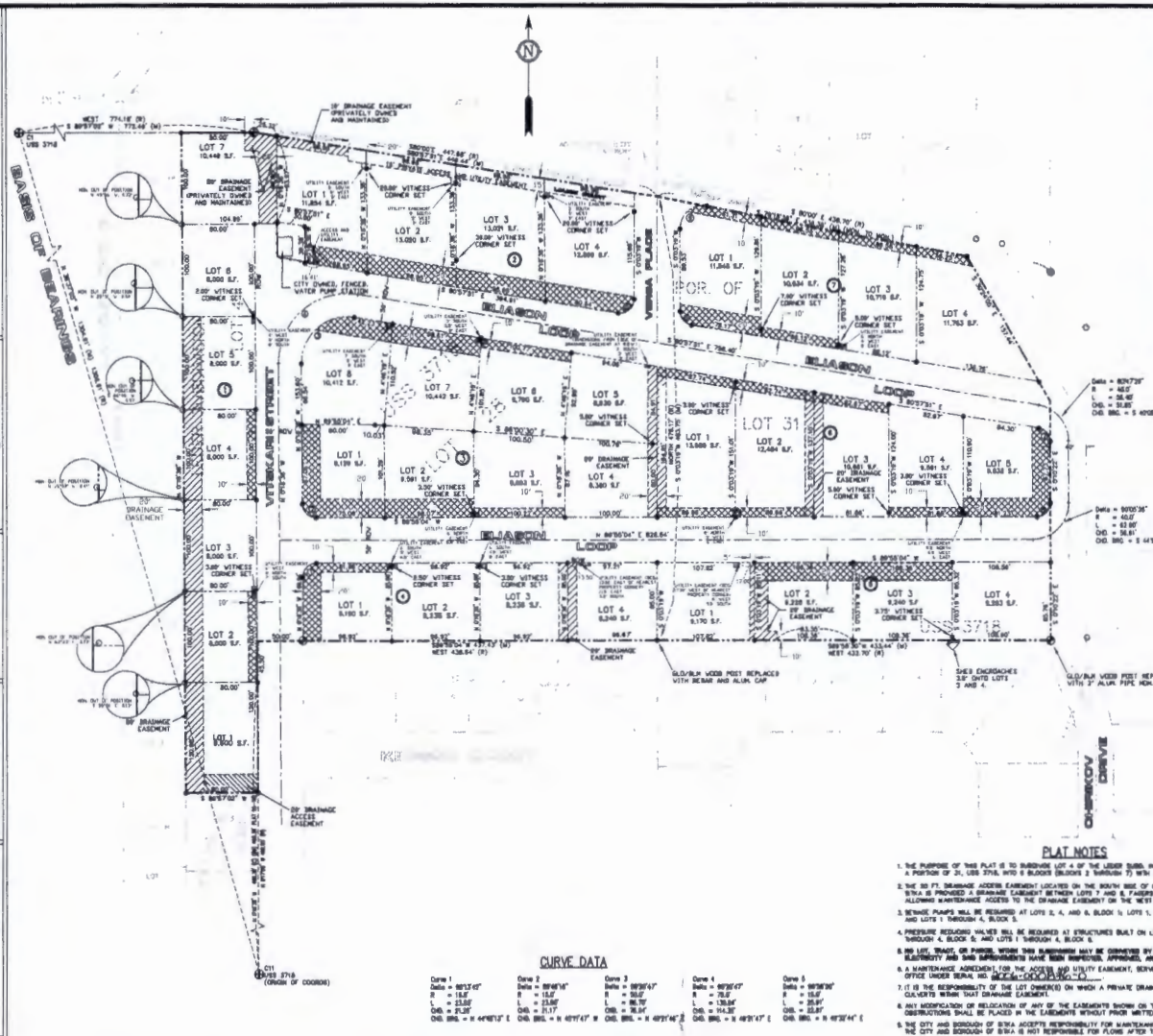
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS OWNED BY THE TAXPAYER IN THE NAME OF Wingard Development, Inc.

ALL OWNERS OF RECORDS; AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LIENS ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11th DAY OF MAY, 2006, AT SITKA, ALASKA.

Richard L. Ford FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



- VICINITY MAP**
 SCALE 1"=1,000'
- LEGEND**
- ① OLD/ALUM PRIMARY BEAMS CAP (RECOVERED)
 - ② OLD/ALUM IRON PIPE REMAINS OF BEAMS CAP (DECKED)
 - ③ ALUMINUM PIPE VOUCHER
 - ④ SECONDARY VOUCHER (RECOVERED)
 - ⑤ RECOVERED DATA
 - ⑥ CORRUPTED DATA
 - ⑦ RECOVERED DATA
 - ⑧ SLOPE EASEMENT
- UTILITY EASEMENT (NOTES: RECOVERED AND RECOVERED ARE PARALLEL TO PROPERTY CORNER (DULY OWNED NOTES))
- CHALK LINE FENCE

O'NEILL
 SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99535
 PHONE: (907) 747-4700
 FAX: (907) 747-7590
 EMAIL: onell@onell.net

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED: P. O'NEILL
 DRAWN: CLARK W. WINGARD
 CHECKED: CLARK W. WINGARD
 DATE OF PLATING: 11-06-06
 SCALE: 1"=100'
 DRAWING NAME: 30205-16-00
 PROJECT NO: 30205-16-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN CONDUCTING THIS SURVEY I HAVE OBSERVED THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

5/11/06
 DATE

Patrick J. O'Neill, L.S.
 PATRICK J. O'NEILL, L.S. 6204

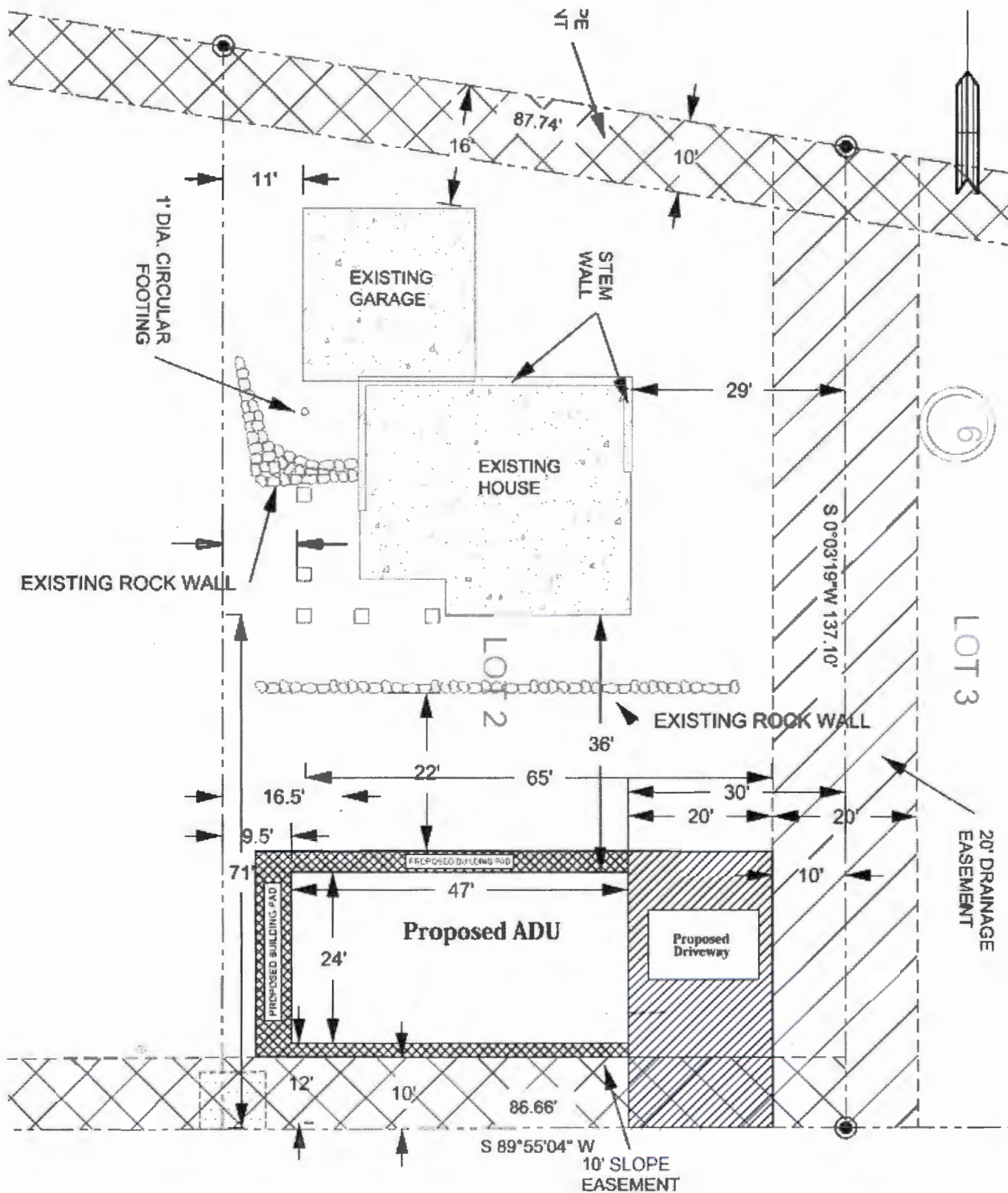
HILLSIDE SUBDIVISION

LOT 28 AND A PORTION OF LOT 31, USS 3718, AND LOT 4, LEADER SUBDIVISION

CLIENT: HAWKEYE, LLC

Michael & Taylor Vieira
312 Eliason Loop
Proposed ADU Variance Request
December 27, 2016

Proposed Site Plan – 312 Eliason Loop





312 Eliason Loop – looking up from lower road

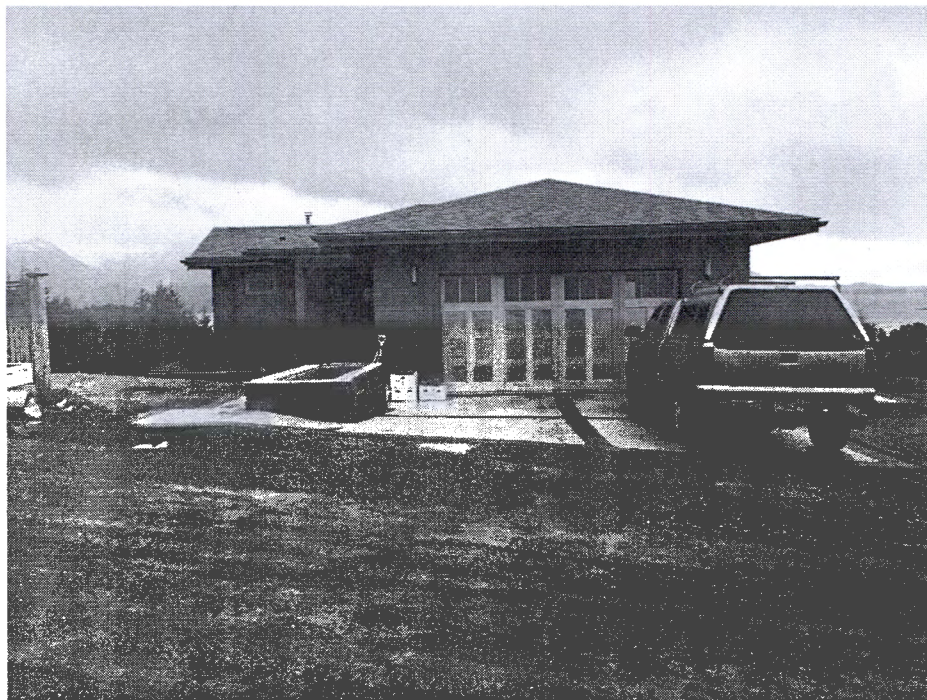


Approximate rendering of proposed ADU – plans not yet finalized

Michael & Taylor Vieira
312 Eliason Loop
Request for Variance to Reduce Front Setback for Construction of ADU
December 27th, 2016

We reside in a single family home located at 312 Eliason Loop. The lot sits between the lower loop and upper loop and therefore has two front setback restrictions of 20' each. We would like to build an Accessory Dwelling Unit (ADU) on the downhill portion of the lot and are requesting a variance to reduce the front setback from 20' to 12' for its construction.

The ADU will be a one-bedroom unit of approximately 780 square feet to be used as a long term rental, accessed from the lower road. The ADU will have an approximately 20' x 25' driveway providing two parking spaces as shown on the attached site plan. The ADU will be a single story structure with an approximate grade to ridge height of 15 feet. The existing single family home is accessed from the uphill road. The home has a two car garage with two parking spaces in the driveway.

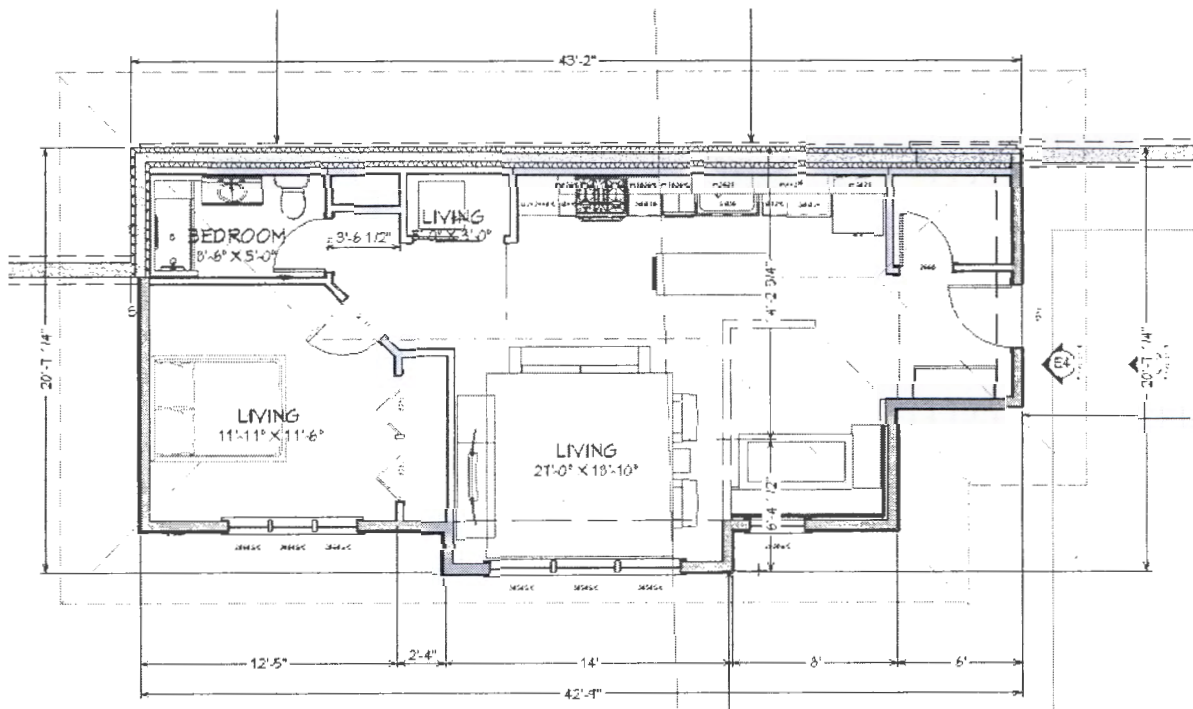


312 Eliason Loop – from the uphill road

The lot has a significant downhill slope. Our request for a variance is made in an effort to limit disturbance of the hillside as much as possible, reduce the retaining efforts needed and minimize the costs associated with constructing on a hillside. When building the ADU, the entirety of the cut along the width of our lot will need to have some type of retaining structure built to meet grading requirements and keep the hillside intact. We plan to construct the back wall of the ADU using Insulated Concrete Forms (ICF) to retain that portion of the slope and use rock walls built to ARC standards to retain the other portions of the slope. The further we have to build from the lower road, the higher the vertical retainage of the hillside must be. In addition, any increased distance that we can provide between structures will help to maintain the appearance of separate homes and with that the character of the neighborhood.

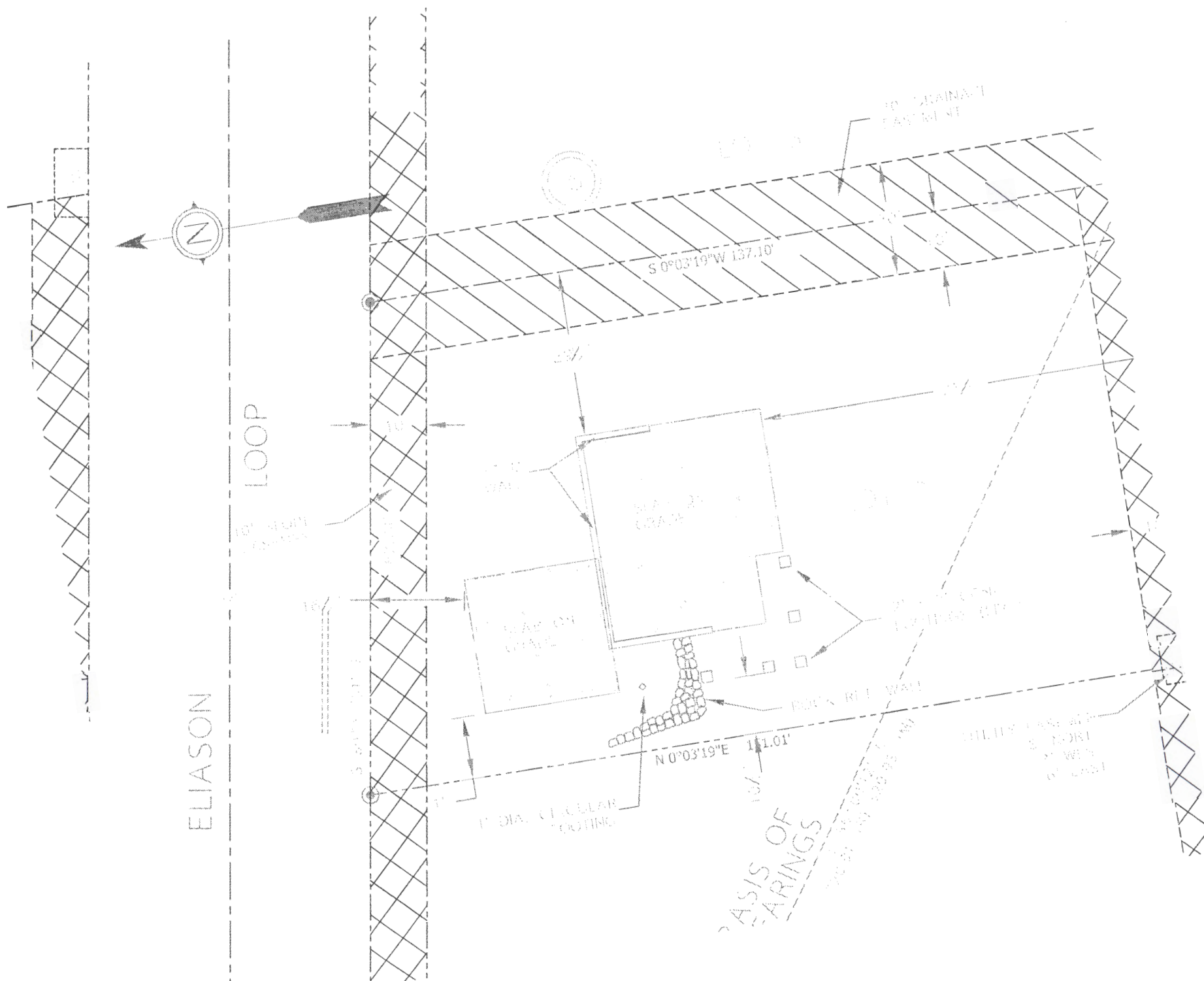


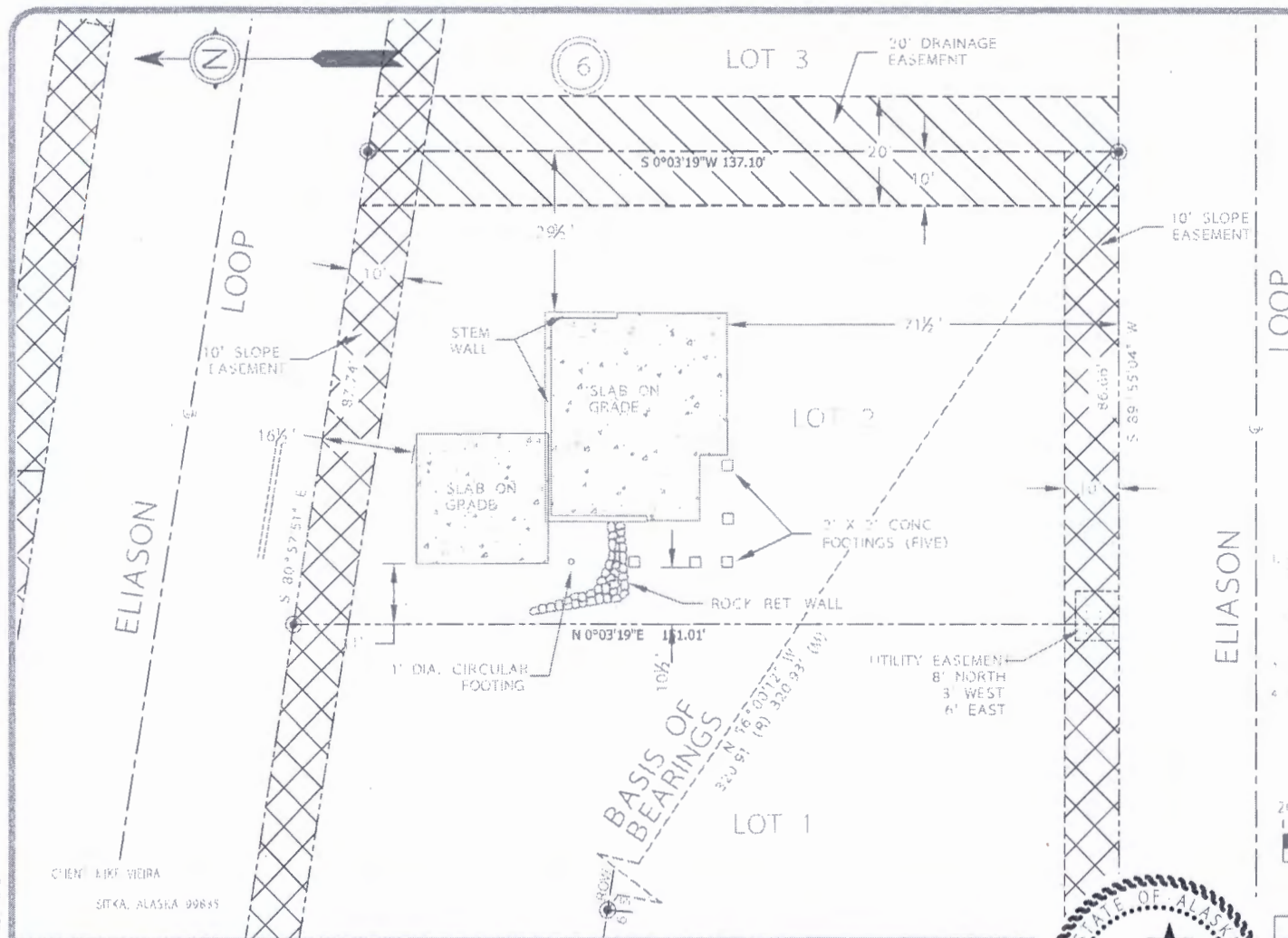
312 Eliason Loop – lower undeveloped portion of lot. Looking downhill from single family residence deck.



Proposed footprint of ADU – plan set has not been finalized, building permit has not been applied for at this point pending results of grading

The ADU is proposed to have an approximate footprint of 43' long by approximately 24' deep, including roof eaves. The floor plan above is a developing plan, please pay no attention room labels. We are working with a draftsman to finalize the plan based on site prep developments and the outcome of this variance request. The ADU's driveway will be to the right of the building and will be approximately 25' x 20' providing parking space off road for two vehicles – please see attached proposed site plan.





LOT 2, BLOCK 6,
HILLSIDE SUBDIVISION

DRAWN BY: KQ/ALAS
CHECKED BY: P40
DATE PLATTED: 4/16/11
DATE SURVEYED: 6/16/11
SCALE: 1" = 200'
SURVEYOR: PATRICK K. O'NEILL
PROJ NO: 30584-14-02



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) 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/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Request of change of front setback
from 20' to 12' for construction of ADU at 312 Ellison
Loop.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): No change

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

APPLICANT INFORMATION:

PROPERTY OWNER: Michael & Taylor Vieira

PROPERTY OWNER ADDRESS: 312 Ellison Lp.

STREET ADDRESS OF PROPERTY: 312 Ellison Lp.

APPLICANT'S NAME: Michael & Taylor Vieira

MAILING ADDRESS: 312 Ellison Lp.

EMAIL ADDRESS: Vieira.mike@gmail.com DAYTIME PHONE: 738-2205

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 2 BLOCK: 70 TRACT: _____

SUBDIVISION: Hillside US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

Parcel ID: 30645001
CHARLTON CAPITAL MANAGEMENT
CHARLTON CAPITAL MANAGEMENT
4307 E. SOUTH SHORE DR. SOUTH
ERIE PA 16511

Parcel ID: 30646003
ANDREW/KATHRYN EGGEN
EGGEN, ANDREW/KATHRYN
105 KIKSADI CT
SITKA AK 99835

Parcel ID: 30646004
JAMES/PAMELA MOORE LIVING
TRUST
MOORE, PAMELA & JAMES
P.O. BOX 770
HAINES AK 99827-0770

Parcel ID: 30646005
DAVID/KATHERINE INGALLINERA
INGALLINERA, DAVID, J./KATHERINE,
L.
108 KIKSADI CT
SITKA AK 99835

Parcel ID: 30647010
JACOB/KATELYN YLITALO
YLITALO, JACOB & KATELYN
403 LOUISE CT
SITKA AK 99835

Parcel ID: 30647013
JOHN/JENNIFER DAVIS
DAVIS, JOHN/JENNIFER
336 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647015
WILLIAM/CAROL HUGHES
HUGHES, WILLIAM, A./CAROL, A.
332 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647016
WINGERT DEVELOPMENT, INC.
WINGERT DEVELOPEMENT, INC.
4810 PT FOSDICK DR NW, PMB 20
GIG HARBOR WA 98335

Parcel ID: 30647017
ERNEST/PAULA SCOTT
SCOTT, ERNEST/PAULA
7395 ROUNDUP LANE NW
SILVERDALE WA 98383

Parcel ID: 30647018
KRISTOPHER/ERICA PEARSON
PEARSON, KRISTOPHER/ERICA
P.O. BOX 2421
SITKA AK 99835-2421

Parcel ID: 30647021
BRENT/KARIN CUNNINGHAM
CUNNINGHAM, BRENT/KARIN
337 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647022
BLAKE HAGERMAN
HAGERMAN, BLAKE
~~P.O. BOX 388~~
SITKA AK 99835-0338

Parcel ID: 30647023
DUSTIN WARD
WARD, DUSTIN
P.O. BOX 2165
SITKA AK 99835-2165

Parcel ID: 30647024
WINGERT DEVELOPMENT, INC.
WINGERT DEVELOPEMENT, INC.
~~4810 PT FOSDICK DR NW, PMB 20~~
GIG HARBOR WA 98335

Parcel ID: 30647025
WINGERT DEVELOPMENT, INC.
WINGERT DEVELOPEMENT, INC.
~~4810 PT FOSDICK DR NW, PMB 20~~
GIG HARBOR WA 98335

Parcel ID: 30647026
WINGERT DEVELOPMENT, INC.
WINGERT DEVELOPEMENT, INC.
~~4810 PT FOSDICK DR NW, PMB 20~~
GIG HARBOR WA 98335

Parcel ID: 30647027
WINGERT DEVELOPMENT, INC.
WINGERT DEVELOPEMENT, INC.
~~4810 PT FOSDICK DR NW, PMB 20~~
GIG HARBOR WA 98335

Parcel ID: 30647028
CHARLTON CAPITAL MANAGEMENT,
LP
~~CHARLTON CAPITAL MANAGEMENT,~~
LP.
4307 E. SOUTH SHORE DR
ERIE PA 16511

Parcel ID: 30647029
MIKE/TAYLOR VIEIRA
VIEIRA, MIKE & TAYLOR
312 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647030
DAVID/KELLEY TRINCHERO
TRINCHERO, DAVID & KELLEY
P.O. BOX 177
ROSEBURG OR 97470-0177

Parcel ID: 30647031
DAVID/KELLEY TRINCHERO
TRINCHERO, DAVID & KELLEY
P.O. BOX 177
ROSEBURG OR 97470-0177

Parcel ID: 30647032
DAVID/KELLEY TRINCHERO
TRINCHERO, DAVID & KELLEY
P.O. BOX 177
ROSEBURG OR 97470-0177

Parcel ID: 30647035
HAL/CARRIE SPACKMAN
SPACKMAN, HAL & CARRIE
P.O. BOX 874
SITKA AK 99835-0874

Parcel ID: 30647036
MANDIE SMITH
SMITH, MANDIE, L.
315 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647110
PATRICK/TAMARA O'NEILL
O'NEILL, PATRICK/TAMARA
2309 MERCANTER DR
SITKA AK 99835

Parcel ID: 30647111
JERROD GALANIN
GALANIN, JERROD, M.
P.O. BOX 1804
SITKA AK 99835-1804

Parcel ID: 30647140
AMY NELSON
NELSON, AMY
334 ELIASON LOOP
SITKA AK 99835

Parcel ID: 30647141
MARY MILLER
MILLER, MARY, A.
P.O. BOX 864
SITKA AK 99835-0864

Parcel ID: 30647330
DAVID/PJ FORD RUPP/SLACK
RUPP, DAVID & SLACK, PJ
P.O. BOX 6281
SITKA AK 99835-6281

Parcel ID: 30647331
CLAYTON/LARISSA NELLIS
NELLIS, CLAYTON/LARISSA
602 VERSA PLACE
SITKA AK 99835

Parcel ID: 30647341
BENJAMIN/EMILY CLARK
CLARK, BENJAMIN & EMILY
309 ELIASON LP
SITKA AK 99835

Parcel ID: 30647342
SEIMEEN BLANCO
BLANCO, SEIMEEN, J.
P.O. BOX 541
SITKA AK 99835-0541

Parcel ID: 30648001
JAMES PENROSE
PENROSE, JAMES, M.
110-A CHIRIKOV ST
SITKA AK 99835

Parcel ID: 30648002
JAMES PENROSE
PENROSE, JAMES, M.
110-A CHIRIKOV ST.
SITKA AK 99835

Parcel ID: 30648003
JON/AMANDA MARTIN/GREARSON
MARTIN, JON & GREARSON, AMANDA
325-B CASCADE ST
SITKA AK 99835

Parcel ID: 30648004
WINGERT DEVELOPMENT, INC
WINGERT DEVELOPEMENT, INC.
4810 PT FOSDICK DR NW, PMB 20
GIG HARBOR WA 98335

Parcel ID: 30648005
JAMES/DIANNE DUNNAVANT
DUNNAVANT, JAMES, J./DIANNE, M.
P.O. BOX 945
SITKA AK 99835-0945

Parcel ID: 30649000
DEANNA SMITH
JOHNSON (SMITH), DEANNA
1196 37TH ST.
SPRINGFIELD OR 97478

Parcel ID: 30670005
MARTY/ELIZABETH MARTIN
REVOCABLE TRUST
MARTIN TRUST, MARTY,
J./ELIZABETH, A.
P.O. BOX 437
SITKA AK 99835-0437

Parcel ID: 30670006
RODRIGO/CAROLIN RACAZA
RACAZA, RODRIGO, B./CAROLINE, R.
132 WOLFF DR.
SITKA AK 99835

Parcel ID: 30670007
DARYL/NATHALIE RICE
RICE, DARYL, D./NATHALIE, P.
P.O. BOX 1775
SITKA AK 99835-1775

Parcel ID: 30670008
ROLAND MEARS
MEARS, ROLAND, R., III
126 WOLFF DR.
SITKA AK 99835

Parcel ID: 30670009
JARED HAZEL
HAZEL, JARED
124 WOLFF DR
SITKA AK 99835

Parcel ID: 30670010
PATRICIA HOWSE
HOWSE, PATRICIA, A.
10650 SE BULL RUN RD
SANDY OR 97055

Parcel ID: 30670011
ERIC MORISKY
MORISKY, ERIC, J.
120-B WOLF DR
SITKA AK 99835

Parcel ID: 30670012
GREGORY BLANKENSHIP
BLANKENSHIP, GREGORY, V.
P.O. BOX 2393
SITKA AK 99835-2393

Parcel ID: 30671001
MICHAEL/ELLEN BAGLEY
BAGLEY, MICHAEL, L./ELLEN, C.
P.O. BOX 94
SITKA AK 99835-0094

Parcel ID: 30671006
SANDRA BEARE-SPENCER
BEARE-SPENCER, SANDRA
P.O. BOX 95
SITKA AK 99835-0095

Parcel ID: 30703000
SUSAN WARNER
WARNER, SUSAN, H.
411 7TH ST
JUNEAU AK 99801

P&Z Mailing
January 6, 2017

PAID
DEC 27 2016
CITY & BOROUGH OF SITKA

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 12/27/14

To: Mike Vieira

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

Variance.....	<u>75.00</u>
Conditional Use Permit.....	<u>100.00</u>
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>8.75</u>
TOTAL.....	<u>183.75</u>

Thank you

cc

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2010-001786-0

Recording Dist: 103 - Sitka

12/30/2010 11:50 AM Pages: 1 of 2



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Mike and Taylor Vieira

Address: 312 Eliason Loop

Sitka, AK 99835

File No.: 0241-1670786 (JRN)

STATUTORY WARRANTY DEED

THE GRANTOR, Alaska **Pacific Bank**, whose mailing address is **2094 Jordan Avenue, Juneau, AK 99801**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Mike Vieira and Taylor Vieira, husband and wife**, residing at **311 Eliason Loop, Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 2, Block 6, HILLSIDE SUBDIVISION, according to Plat 2006-11, Records of the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: December 28th, 2010.

Alaska Pacific Bank

By: Tammi Whistler, Vice
President/Loan Services Manager

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **December 28, 2010**, before me the undersigned Notary Public, personally appeared **Tammi Whistler, Vice President/Loan Services Manager**, known to me and to me known to be the **Alaska Pacific Bank** of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Notary Public in and for Alaska
 My commission expires 2/25/14

