

# 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:** Seeking approval for increased lot coverage, increased density and reduced parking of 1 space (5 proposed, 6 required). Seeking approval for existing structure to be approved as a triplex which it has been for a number of years.

### PROPERTY INFORMATION:

CURRENT ZONING: R2 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): \_\_\_\_\_

### APPLICANT INFORMATION:

PROPERTY OWNER: Patrick and Kristen Wilkinson

PROPERTY OWNER ADDRESS: 456 Manzanita Dr., Los Osos, CA 93402

STREET ADDRESS OF PROPERTY: 408 Lake Street, Sitka

APPLICANT'S NAME: Tripp Larose

MAILING ADDRESS: 2174 HPR Sitka Alaska 99835

EMAIL ADDRESS: tripplarose@gmail.com DAYTIME PHONE: 907-738-3271

Wilkinson / Larose

6/25/2024

408 Lake Street

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:

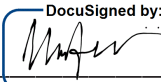
- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

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

Patrick Wilkinson

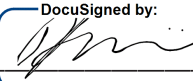
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6/25/2024

Owner

Date

Kristen Wilkinson

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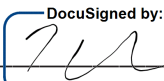
6/25/2024

Owner

Date

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Tripp Larose

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6/25/2024

Applicant (If different than owner)

Date

Wilkinson / Larose

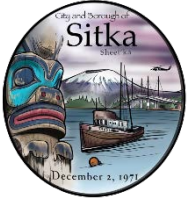
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# CITY AND BOROUGH OF SITKA

## 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.

The property is currently a triplex, however, the city shows it as a duplex. Seeking approval for the property as it currently stands.

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

- TRAFFIC N/A
- PARKING Seeking a reduction of required parking of 1 spaces. Property currently has a shared parking agreement with 410 Lake Street, if staff deems necessary.
- NOISE N/A
- PUBLIC HEALTH AND SAFETY N/A
- HABITAT N/A
- PROPERTY VALUE/NEIGHBORHOOD HARMONY Increased property value
- COMPREHENSIVE PLAN N/A

Wilkinson / Larose

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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:*

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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:*

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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*

**Minor Zoning Variance** (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

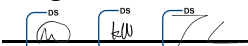
a. *The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. My request should be considered a minor zoning variance because:* ~~We are not changing the structure at all~~

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b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:* ~~It allows the property to operate as it currently is built out~~

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c. *The granting of the variance is not injurious to nearby properties or improvements.*

Initial Here 

**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:** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. **Initial Here** \_\_\_\_\_

**ANY ADDITIONAL COMMENTS** We would like the variance to solidify the property as a triplex.

We plan on leasing out the units as long term rentals.

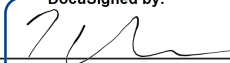
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Tripp Larose

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