



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:

Assembly approved vacation of Neva Street. This replat will show the ownership of the land after vacation

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: Christine Harrington Investment Use Florence Welsh

PROPERTY OWNER ADDRESS: PO Box 1328 Sitka

STREET ADDRESS OF PROPERTY: Neva St. - Davidoff to Edgewood

APPLICANT'S NAME: Christine Harrington

MAILING ADDRESS: PO Box 1328

EMAIL ADDRESS: _____ DAYTIME PHONE: 907-747-560

Christine@akcpu1.com

738-9393

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.

CHL/HL
Owner

9.19.24
Date

Alanna Walsh, Joint owner
Owner

9-24-24
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

Harrington
Last Name

Date Submitted

New St.
Davidoff to
Edgecumbe Dr.
Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

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- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
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Cheryl H. L.
Owner

9.19.24
Date

Kim Cahill ON BEHALF OF
CLAYTON INVESTMENT CO
LLC
Owner

9-23-24
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

Harrington
Last Name

Date Submitted

New St.
Davidoff to
Edgecumbe Dr.
Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

☐

MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT

☐

MINOR SUBDIVISION/HYBRID SUBDIVISION

☒

SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT

☐

BOUNDARY LINE ADJUSTMENT

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

• SITE/DIMENSIONS/TOPOGRAPHY: _____

Newa St. from Dawidoff
to Edgumbe Dr.

• EXISTING UTILITIES AND UTILITY ROUTES: _____

Utility easement - no utilities

• PROPOSED UTILITIES AND UTILITY ROUTES: _____

n/a

• ACCESS, ROADS, TRANSPORTATION, AND MOBILITY: _____

driveways

• IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS: _____

none

• PUBLIC HEALTH, SAFETY, AND WELFARE: _____

none

• ACCESS TO LIGHT AND AIR: _____

none

• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: _____

none

• DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:

none

• EXISTENCE OF ANY ENCROACHMENTS: _____

none

• AVAILABILITY OF REQUIRED PARKING: _____

n/a

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: _____

none

ANY ADDITIONAL COMMENTS _____

CT 142

Applicant

9.19.24

Date

Harrington

Last Name

Date Submitted

Newa St.
Davidoff to
Edgemoor Dr.

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
- ☐ MINOR SUBDIVISION/HYBRID SUBDIVISION
- ☒ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
- ☐ BOUNDARY LINE ADJUSTMENT

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

- **SITE/DIMENSIONS/TOPOGRAPHY:** Four properties (Lots 5, 6, 7 & 8 block 6) bordered by
Edgecumbe Dr. Neva St. and Davidoff St. to be reconfigured/replatted as shown on
attached plans.
- **EXISTING UTILITIES AND UTILITY ROUTES:** Currently only lot 5 has utilities off of Edgecumbe Dr.
per plan.
- **PROPOSED UTILITIES AND UTILITY ROUTES:** Existing workshop power shall be taken off of lot 5
and moved onto former power pole on lot 6--per plan.
- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** A new shared driveway shall be constructed
off of Edgecumbe Dr. to service Lots 5 and 6. Merged lots ~~7~~ & ~~8~~ shall use existing Neva Drive.
- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** No existing easements
- **PUBLIC HEALTH, SAFETY, AND WELFARE:** New driveway entrance at top of Edgecombe Dr. crest
will be safer access than steeper Davidoff. More housing potential is a good thing.
- **ACCESS TO LIGHT AND AIR:** Self-evident.

CALVIN

Last Name

10-10-2024

Date Submitted

214 NEVA ST

Project Address

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** New configuration reflects the highest and best use of all properties w/ safeguards to protect views from existing and future structures.
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
Existing three story residential house and existing workshop--proximity to existing and propose property lines as shown on attached replat plan.
- **EXISTENCE OF ANY ENCROACHMENTS:** None known
- **AVAILABILITY OF REQUIRED PARKING:** All lots greatly exceed min lot size requirements. Abundant existing parking.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** 1) shared driveway lots 5 & 6.
2) 30' view corridor bldg restriction on merged lots 7 & 8. 3) Access/ADU height limit lot 5
4) 10' City utility easement along NW property lines.

ANY ADDITIONAL COMMENTS Concurrent with this replat proposal is the ongoing process of adjacent Neva St. being vacated. Proposed replat assumes Neva St. will be vacated in accordance with plans and applications submitted and approved or pending approval and transfer of ownership to adjacent property owners.

Kris Calvin et al.
Applicant

10-10-2024
Date

For
Calvin Investment Co. LLC

Calvin
Last Name

10-10-2024
Date Submitted

214 NEVA ST.
Project Address