



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
PLAT APPLICATION

RECEIVED JUL - 2 2018

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:** The two lots at the bottom of shotgun(213 and 215) alley currently total 61,603 square feet, and each one has one house. Our plan is to redraw boundary lines to create two new additional lots where smaller homes will be placed within the existing landscape. Historically both new lots had residential living cottages that have been removed 15 to 20 years years ago.
- **EXISTING UTILITIES AND UTILITY ROUTES:** Transformer adjacent to 213 and another transformer between 215 and 213. The sewage pipe is underground on the beach adjacent to both lots - on the water side of 213 and 215 Shotgun Alley
- **PROPOSED UTILITIES AND UTILITY ROUTES:** electrical/water and waste water; Lot 1 is next to road and lot 2 the connection would tie parallel to the existing hook ups
- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** walking access for lot 2 with 2 spots in the common parking area of 213 and 215 shotgun alley. For lot 1 parking access also in common parking area and near the fire hydrant in the right of way on Shotgun Alley
- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** A formal easement would be created for walk in lot and no impact for lot 1 subdivision.
- **PUBLIC HEALTH, SAFETY, AND WELFARE:** no impact
- **ACCESS TO LIGHT AND AIR:** no impact

Lubin and Busch

215 and 213 Shotgun Alley

Last Name

Date Submitted

Project Address

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** a beautiful subdivision for two family houses and two small homes

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

There are currently two houses - one on 213 Shotgun Alley and one on 215 Shotgun Alley.

There is a garden shed and another "beaver" shed on the property. We have a parking area with a small covered car port.

- **EXISTENCE OF ANY ENCROACHMENTS:** 213 shotgun house is 75 feet from state right of way rather than 80 feet.

- **AVAILABILITY OF REQUIRED PARKING:** yes described above

- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** proposed easment agreement:
A small walking path to access lot 2A new lot.

ANY ADDITIONAL COMMENTS We have enough property to configure four lots of 15,000 square feet each


Lisa Busch and Davey Lubin

Applicant

6/25/18
Date

Busch and Lubin

213 and 215 Shotgun Alley

Last Name

Date Submitted

Project Address