



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Date: September 15, 2016

From: PCDD Staff

To: Planning Commission

Re: CU 16-28 Conditional Use Permit for ADU with Variance at 702 Etolin Street

### GENERAL INFORMATION

Applicant: Justin Olbrych  
Property Owner: Justin and Willow Olbrych  
Property Address: 702 Etolin Street  
Legal Description: Pt. Lot 7, Block 13 USS 1474  
Parcel ID Number: 1-1370-000  
Size of Existing Lot: 5400 square feet  
Zoning: R-1  
Existing Land Use: Prior SFR was demo'd  
Utilities: Full city services  
Access: Etolin Street  
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**

702 Etolin had a dilapidated home that was demolished last year. The site does have infrastructure that prevents building in the middle. The lot is substandard at 60 feet wide and only 5400 square feet, where code requires 80 feet wide and 8,000 square feet. For 60 foot wide lots, setbacks are 20 (f), 10 (r), and 5 (s).<sup>1</sup>

## **PROJECT DESCRIPTION**

The applicant proposes to build a single family residence at the rear of the property and an accessory dwelling unit (ADU) above a detached garage at the front of the property that require a variance.

### **Zoning Code**

Pursuant to Section 22.20.160, an ADU must seek a CUP if there is a variance on the property. The proposal is connected with V-16-17 that sought a variance from standard lot width, size, and setbacks. Therefore, to move this proposal forward, the ADU would need to be conditionally approved.

#### **C. Accessory Dwelling Unit Requirements.**

1. An ADU is a permitted use, on lots served by a publicly maintained right-of-way in the following residential zoning districts: R-1 and R-2 and related districts exclusive of MH and MHP. An ADU shall not be constructed on lots accessed by access easements. They are also not allowed on lots served by rights-of-way that have not been accepted by the municipality or state of Alaska for maintenance.
2. ADUs are intended for long-term rental use only. Rental of an ADU for a period of less than ninety consecutive days is prohibited. ADUs shall not be used for short-term vacation rentals and/or bed and breakfast purposes.
3. ADUs shall meet all development, design, zoning and building requirements at the time of construction (e.g., setback requirements and lot coverage standards) applicable to the primary dwelling unit, except as otherwise noted.
4. The ADU must be located on the same parcel as the primary dwelling unit.
5. Only one ADU is allowed per parcel.
6. Mobile homes, travel trailers and recreational vehicles shall not be used as an ADU.
7. ADUs shall only be located on a parcel in conjunction with a single-family dwelling unit. ADUs shall not be located on parcels that contain a duplex and shall not be located on parcels that contain two or more dwelling units.
8. ADUs shall be designed so that the appearance of the structure maintains, to the greatest extent possible, the appearance of a single-family property.
9. If a separate external entrance for the ADU is necessary, where possible, it shall be located on the side or rear of the structure. On a corner lot, where there are two entrances visible from either street, where possible, solid screening is required to screen at least one of the entrances from the street.
10. Exterior stairs shall be located in the side or rear yard wherever possible and must comply with setback and building code requirements.
11. The maximum size of an ADU shall be eight hundred square feet.
12. The following parking requirements are applicable for ADUs:
  - a. As part of the application submittal process, the applicant shall submit a parking plan delineating parking space(s) for the ADU and the primary dwelling unit.
  - b. Where parking is located in any portion of the interior side and/or rear setbacks solid screening is required from adjoining properties.

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<sup>1</sup> Development Standards Table 22.20-1  
CUP 16-28 Staff Report for September 20, 2016

c. On-street parking is prohibited.

d. If additional parking is necessary, new parking space(s) shall utilize existing curb cuts.

13. All subdivisions of lots containing ADUs are prohibited unless all minimum lot sizes (exclusive of access easements), setbacks, lot coverage, and other requirements in the zoning and subdivision codes are met.

14. Variances are prohibited on any lot containing an ADU including, but not limited to, variances for setbacks, lot coverage, building height, and off-street parking requirements.

D. Conditional use permits may be sought if the above requirements cannot be met. Conditional use permit must be in conformance with Chapter 22.24.

(Ord. 15-08 § 4 (part), 2015; Ord. 13-14A § 4 (part), 2013.)

## ANALYSIS

### **1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.<sup>2</sup>**

**a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:** An additional dwelling unit could generate additional traffic and parking demand.

**b. Amount of noise to be generated and its impacts on surrounding land use:** An additional dwelling unit could generate additional noise.

**c. Odors to be generated by the use and their impacts:** No additional odors.

**d. Hours of operation:** Year-round residential use.

**e. Location along a major or collector street:** Off of a smaller Etolin Street.

**f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario:** No concerns.

**g. Effects on vehicular and pedestrian safety:** Not identified.

**h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site:** Same ability as if home was built in center of lot.

**i. Logic of the internal traffic layout:** Parking is available through middle of lot and in garage.

**j. Effects of signage on nearby uses:** No proposed signage.

**k. Presence of existing or proposed buffers on the site or immediately adjacent the site:** Setbacks are reduced, which impacts buffers.

**l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan:** Conforms to Comprehensive Plan: SGC identifies that ADUs are consistent with Comprehensive Plan sections 2.2.15, 2.2.16, 2.4.8A, 2.5.1B, 2.5.11, and 2.10.3B, which all encourage a mix of single family and multi-family housing types to encourage access to affordable housing options, which small homes and accessory dwelling units would encourage.

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<sup>2</sup> § 22.24.010.E

CUP 16-28 Staff Report for September 20, 2016

**m. Other criteria that surface through public comments or planning commission review:** William and Nancy Yaw Davis are opposed to the proposal due to concerns about existing shed and fence encroaching their property.

## **FINDINGS**

**C. Required Findings for Conditional Use Permits. The planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:**<sup>3</sup>

1. The city may use design standards and other elements in this code to modify the proposal.

A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:

- a. Be detrimental to the public health, safety, and general welfare;
- b. Adversely affect the established character of the surrounding vicinity; nor
- c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation.
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.

The city may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit. The city may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit. In considering the granting of a conditional use, the assembly and planning commission shall satisfy themselves that the general criteria set forth for uses specified in this chapter will be met. The city may consider any or all criteria listed and may base conditions or safeguards upon them. The assembly and planning commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest. The general approval criteria are as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures;

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<sup>3</sup> § 22.30.160.C – Required Findings for Conditional Use Permits  
CUP 16-28 Staff Report for September 20, 2016

4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts.

**Conclusion on Findings:** That the proposed conditional use as conditioned would not be detrimental to the public's health, safety, or welfare; that the conditions of approval have satisfactorily mitigated any potential harm or impact to the surrounding land uses and properties; and that the required findings have been met as the proposal complies with SGC and Comprehensive Plan sections regarding ADUs and variances, and affordable housing while protecting the character of the neighborhood and the public's health, safety, and welfare.

## **RECOMMENDATION**

It is recommended that the Planning Commission adopt the staffs' analysis and suggested findings, and grant the conditional use permit for the development 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 conditional use permits for accessory dwelling units as discussed in the staff report.
- 2) I move to approve a conditional use permit request for 702 Etolin subject to the attached conditions of approval. The conditional use permit is to grant a detached accessory dwelling unit above a garage that required a variance. The property is also known as Pt. Lot 7, Block 13 USS 1474. The request is filed by Justin Olbrych. The owners of record are Justin and Willow Olbrych.
  - a. Conditions of Approval:
    - i. Applicant specifically acknowledges and shall follow all applicable development standards and zoning regulations such as required parking and height limits for structures;
    - 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;
    - iii. Applicant removes all encroaching structures such as sheds and fences from adjoining property; and
    - iv. Applicant does not impede, damage, or encroach upon any existing or future easements or municipal infrastructure.

## Attachment A



**Olbrych**  
Conditional Use Permit  
702 Etolin Street

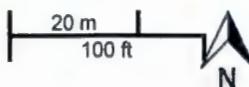
Attachment B



**City & Borough of Sitka, Alaska**

Selected Parcel: 702 ETOLIN ID: 11370000

Printed on 8/31/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://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.

**Olbrych**  
Conditional Use Permit  
702 Etolin Street

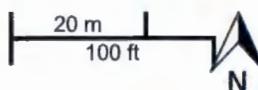
Attachment C



**City & Borough of Sitka, Alaska**

Selected Parcel: 702 ETOLIN ID: 11370000

Printed on 8/31/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

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**Olbrych**  
Conditional Use Permit  
702 Etolin Street

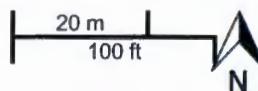
## Attachment D



### City & Borough of Sitka, Alaska

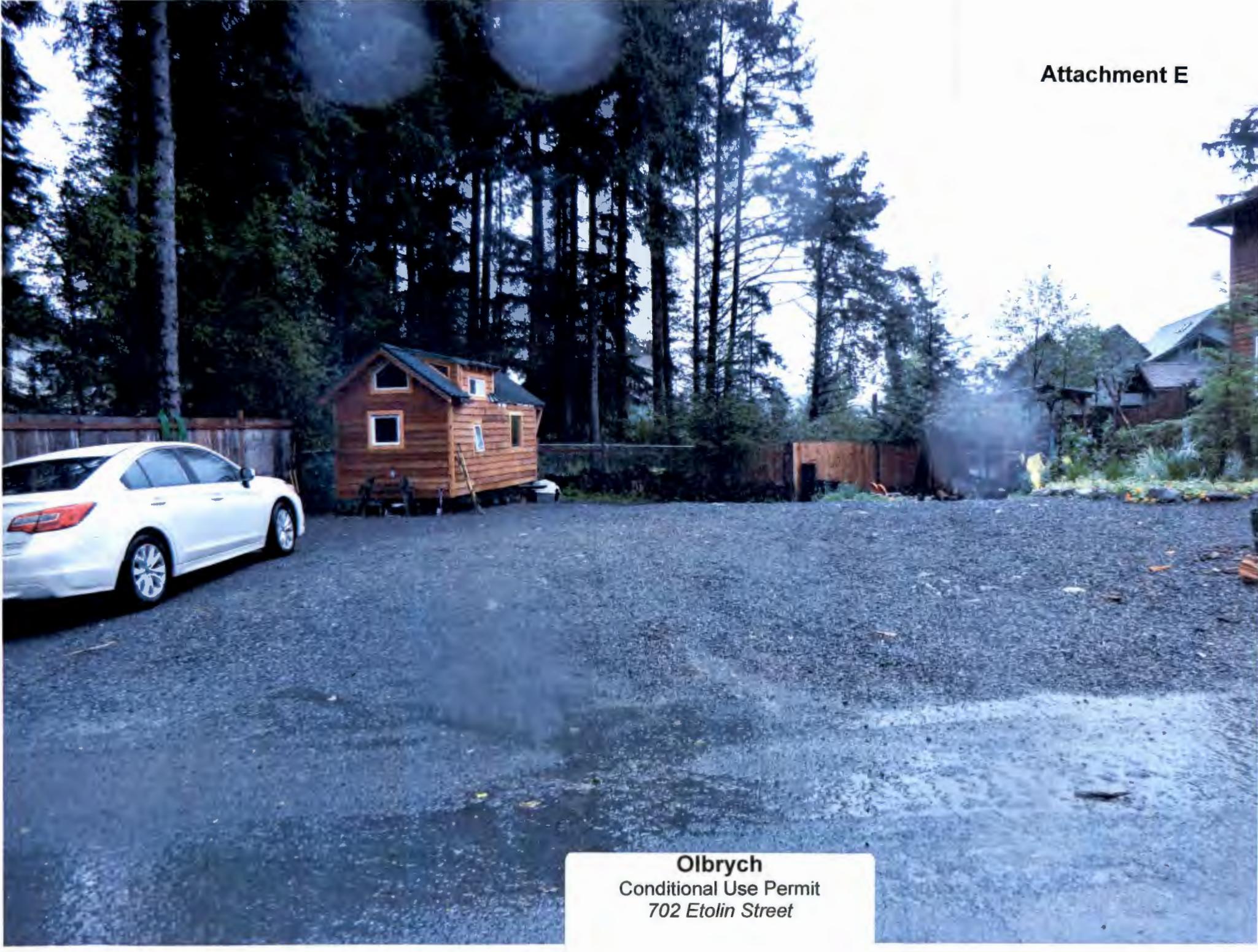
Selected Parcel: 702 ETOLIN ID: 11370000

Printed on 8/31/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



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**Olbrych**  
Conditional Use Permit  
702 *Etolin Street*



**Attachment E**

**Olbrych**  
Conditional Use Permit  
702 Etolin Street



**Olbrych**  
Conditional Use Permit  
*702 Etolin Street*



**Olbrych**  
Conditional Use Permit  
702 Etolin Street



**Olbrych**  
Conditional Use Permit  
702 Etolin Street

## Attachment F

## Site Map

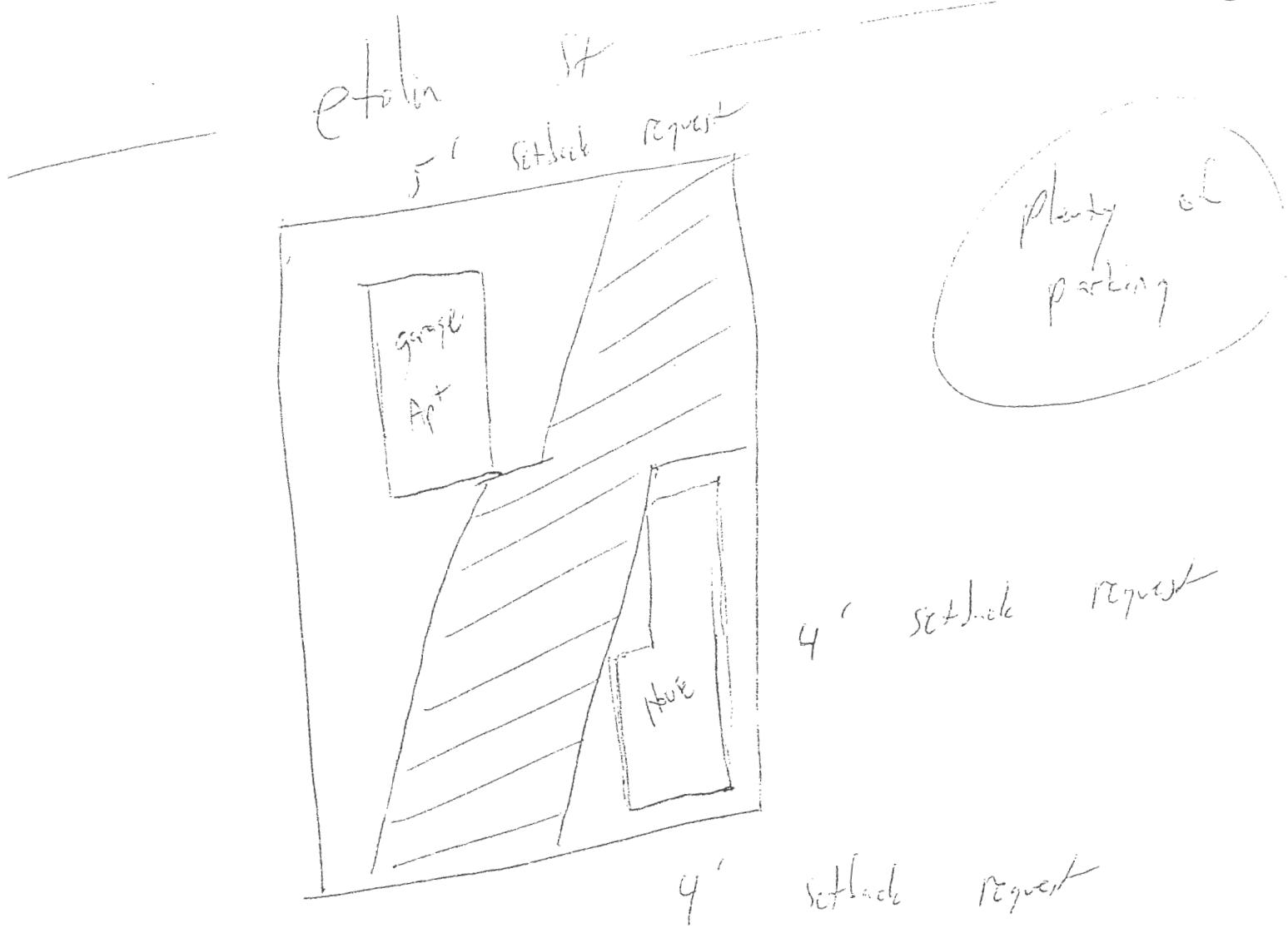


**Olbrych**  
Conditional Use Permit  
702 Etolin Street

ANODE

### Form

Attachment G



**Oibrych**  
Conditional Use Permit  
702 Etolin Street

ACU Garage + Apartment

**Attachment G**

20' x 30'

two story

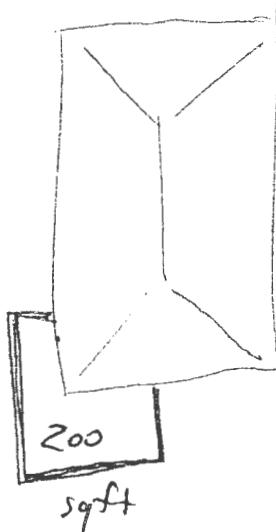
800 sq ft 2'

25' tall

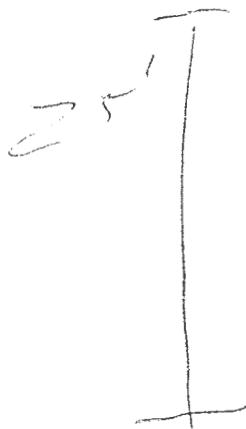
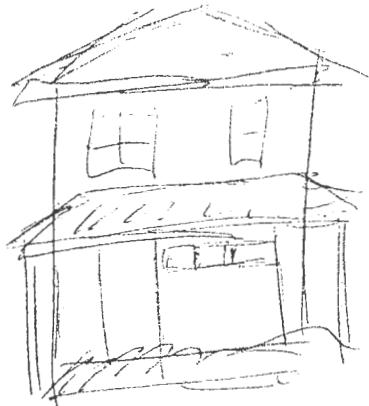
800 sq ft A

5/12 rat pitch

1

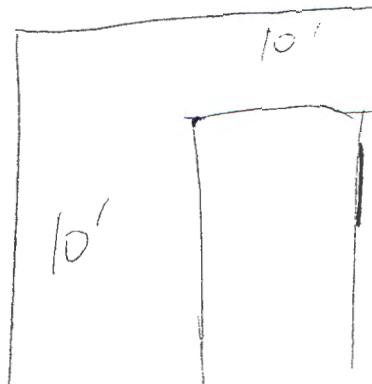


with in setback

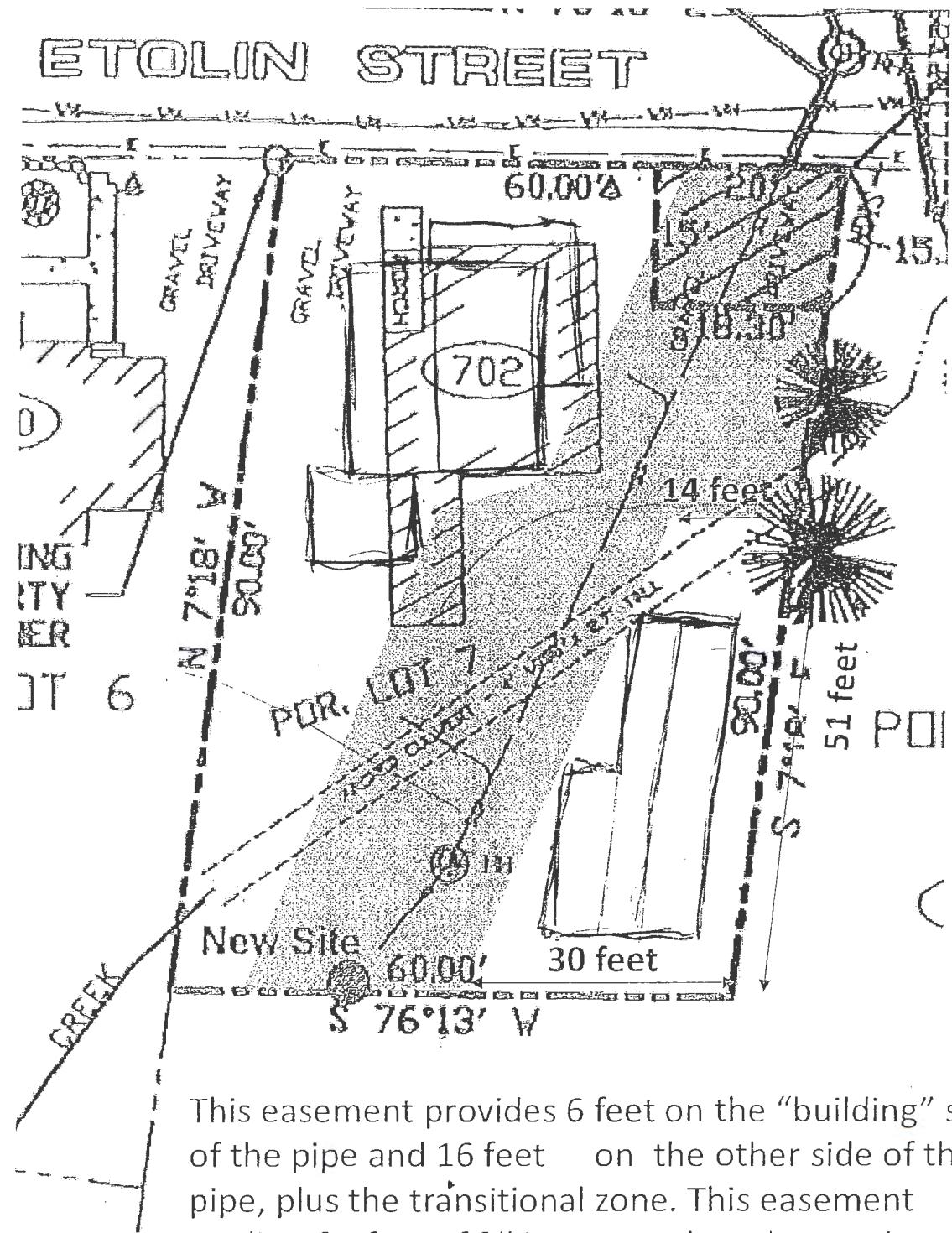


etlin

~~Single family house~~



Garage  
+  
Apt



This easement provides 6 feet on the "building" side of the pipe and 16 feet on the other side of the pipe, plus the transitional zone. This easement applies if 2 feet of fill is removed on the southern half of the property. Approximate area = 2220 SF.

**Olbrych**  
 Conditional Use Permit  
 702 Etolin Street

141

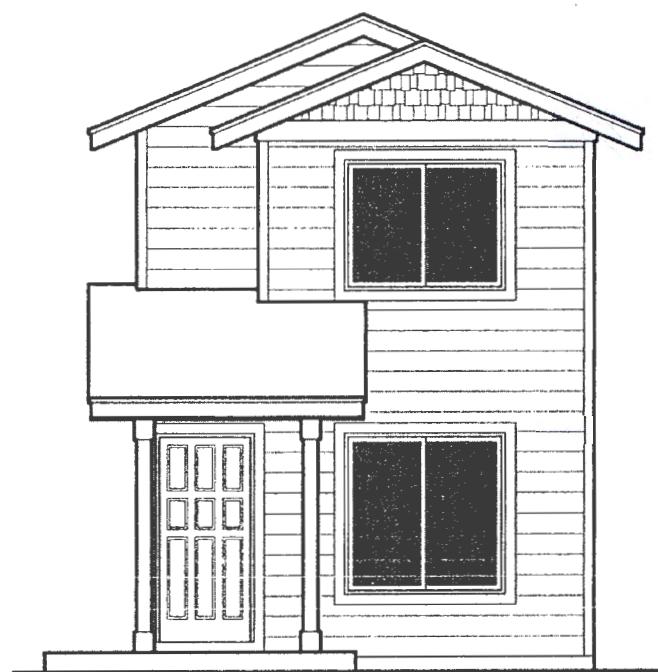
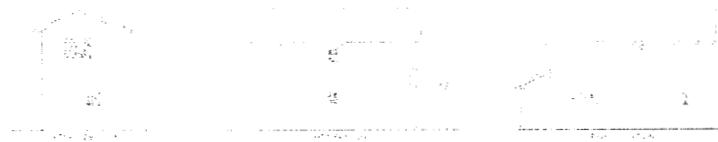
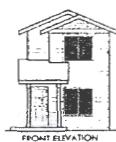
[MENU](#)

Plan Number

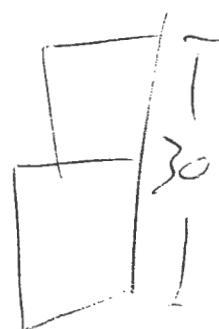
GO

[Row Homes \(/plans/type/4\)](#)[Duplex Plans \(/plans/type/3\)](#)[House Plans \(/plans/type/1\)](#)[Garage Plans \(/plans/type/5\)](#)[Remodel Design \(/remodel\\_design\)](#)[About Us \(/company\)](#)[Builders \(/builders\)](#)

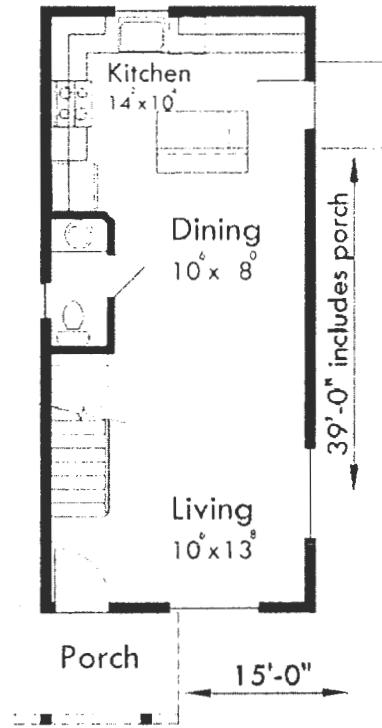
Narrow lot house plans, 2 bedroom house plans, 2 story house plans, small house plans, 1flr, 10124b

**FRONT ELEVATION**

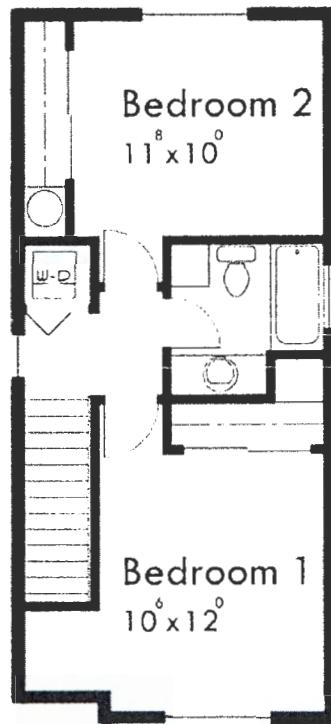
**Olbrych**  
Conditional Use Permit  
702 Etolin Street



## Main Floor Plan



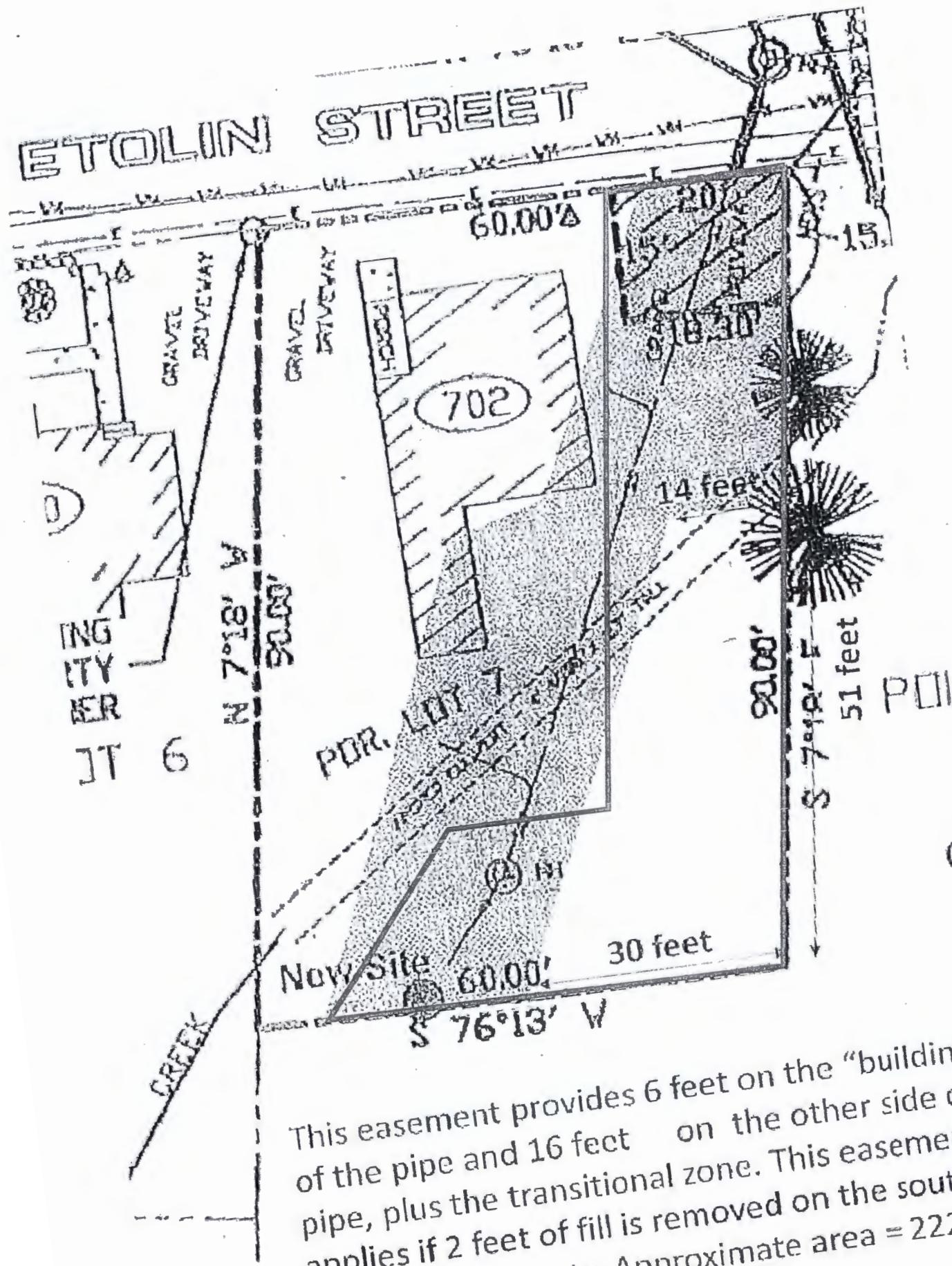
## Upper Floor Plan



Plan 10124

Total sq. ft.: 952  
Upper Floor sq. ft: 457

**Olbrych**  
Conditional Use Permit  
702 Etolin Street



§ 76-13 W

This easement provides 6 feet on the "building" side of the pipe and 16 feet on the other side of the pipe, plus the transitional zone. This easement applies if 2 feet of fill is removed on the southern half of the property. Approximate area = 2220 SF.

**Olbrzych**  
Conditional Use Permit  
702 Etolin Street



**CITY AND BOROUGH OF SITKA**  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
GENERAL APPLICATION FORM

**Attachment H**

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:** Build small house less than 1000 sq  
plus shop/garage with apartment - ADU

**PROPERTY INFORMATION:**

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): \_\_\_\_\_

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

**APPLICANT INFORMATION:**

PROPERTY OWNER: Justin + Willow Olbrych

PROPERTY OWNER ADDRESS: 700 Eolin St

STREET ADDRESS OF PROPERTY: 702 Eolin St

APPLICANT'S NAME: Justin Olbrych

MAILING ADDRESS: 700 Eolin St

EMAIL ADDRESS: Justin.Olbrych@yahoo.com DAYTIME PHONE: 738-7082

**PROPERTY LEGAL DESCRIPTION:**

TAX ID: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: \_\_\_\_\_

**OFFICE USE ONLY**

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		<b>Olbrych</b> Conditional Use Permit 702 Eolin Street	

## **REQUIRED SUPPLEMENTAL INFORMATION:**

### For All Applications:

- Completed application form
- Narrative
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Proof of filing fee payment
- Proof of ownership
- Copy of current plat

### For Conditional Use Permit:

- Parking Plan
- Interior Layout

### For Plat/Subdivision:

- Three (3) copies of concept plat
- Plat Certificate from a title company
- Topographic information
- Proof of Flagging

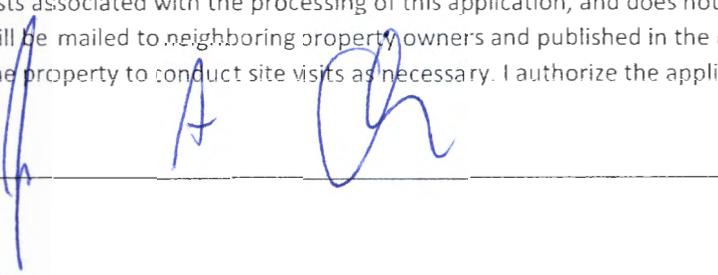
### If Pertinent to Application:

- Landscape Plan
- Drainage and Utility Plan

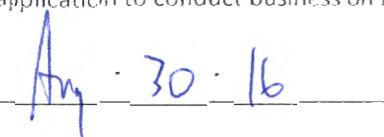
## **CERTIFICATION:**

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 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.

Owner



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

Bought the property last year with a derelict house on it. Demo permit was granted, the zoning permit was not, due to a sewerline, which we did not know existed. It's not recorded. So to make best of the scenario, two small structures on either side of the sewerline is our only option. The house will be very narrow, but at two stories, it will come in around 900-1000 sq ft. A garage/shop with an apartment on top will be an ADV. We privately live next door and will own build, keeping in mind the aesthetics of the neighborhood. We're asking for a reduction in setbacks mostly for the garage, keeping the walk of the house five feet from property line. Thank you.

## Attachment I

RECEIVED SEP 15 2016

701 Lincoln St.  
Sitka, Alaska  
995835-7649

September 15, 2016

Planning Commission  
City and Borough of Sitka  
100 Lincoln St  
Sitka, Alaska 99835

Dear Friends,

Accompanying please find my comments on Items M and N on next Tuesday, September 20<sup>th</sup>'s Agenda.

Thank you for your careful consideration of these observations.

Sincerely,



William E. Davis

WED/g  
Encl.

**Olbrych**  
Conditional Use Permit  
702 Etolin Street

## COMMENTS FOR SEPTEMBER 20<sup>TH</sup> 2016 PLANNING COMMISSION MEETING

I am writing about Items M and N of the Commission's agenda of September 20, 2016. I am an adjacent property owner.

I wish to protest the granting of the variances and want more details about the conditional use permit.

### **Variance request**

No needs exist for reducing the set backs established by existing code. This is especially true for the requested rear set back from 10 to four feet. Please see Item A under comments below for my reasons.

### **Conditional use permit**

The nature of the accessory dwelling is unclear. A pencil sketch with the agenda suggests two buildings – an apartment/garage and a house. Can this lot accommodate both?

### **Comments**

A. A fence runs along the back of our lot at 701 Lincoln. I understand it is not up to code (too high) and possibly infringes on our property line. Abutting this fence is a shed which allegedly was built without City and Borough approval. I worry that similar infringements will happen along the rest of the property lines if the normal set backs are reduced.

#### **B. Easements**

A City sewer line runs under this property. One of the plats we have shows a man hole to access the sewer. A culvert also carries Dog Creek under the subject property. It was extended by the property owner in May of 2012. I was told the C & B of Sitka has an easement for the culvert; does this include the extension? Is there one for the sewer? Will the buildings miss them?

William E. Davis  
September 15, 2016

**Olbrych**  
Conditional Use Permit  
702 Etolin Street

# Attachment J

Parcel ID: 11329000  
ALICE/ADAM NUNES/MCLEOD  
NUNES, ALICE & MCLEOD, ADAM  
P.O. BOX 6537  
SITKA AK 99835-6537

Parcel ID: 11325000  
RICHARD CURRAN  
CURRAN, RICHARD, J.  
P.O. BOX 1336  
SITKA AK 99835-1336

Parcel ID: 11340000  
SUSAN KRUG  
KRUG, SUSAN  
2013 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 11345000  
EPISCOPAL CHURCH  
PASTOR'S RESIDENCE  
EPISCOPAL CHURCH  
611 LINCOLN ST  
SITKA AK 99835

Parcel ID: 11360000  
THELMA HERMAN  
HERMAN, THELMA  
614 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11365000  
JUSTIN/WILLOW OLBRYCH/MOORE-  
OLBRYCH  
OLBRYCH, JUSTIN & MOORE-OLBRYCH,  
W.  
700 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11370000  
JUSTIN/WILLOW OLBRYCH/MOORE-  
OLBRYCH  
OLBRYCH, JUSTIN & MOORE-OLBRYCH,  
W.  
700 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11400000  
STANLEY/KATHRYN JOHNSON  
JOHNSON, STANLEY/KATHRYN  
108 SEAVIEW HEIGHTS  
SITKA AK 99835

Parcel ID: 11380000  
WILLIAM/NANCY DAVIS JOINT  
REVOCABLE TRUST  
DAVIS, WILLIAM & YAW-DAVIS,  
NANCY  
P.O. BOX 6494  
SITKA AK 99835-6494

Parcel ID: 11390000  
EARL NIESEN  
NIESEN, EARL, J.  
P.O. BOX 551  
REEDSPORT OR 97467-0551

Parcel ID: 11405000  
BRIDGET/THEODOR  
KAUFFMAN/LAUFENBERG  
KAUFFMAN, BRIDGET/LAUFENBERG,  
THEODORE  
712 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11470000  
BENJAMIN/AMY JOHNSON  
JOHNSON, BENJAMIN, S./AMY, K.  
110 FINN ALLEY  
SITKA AK 99835

Parcel ID: 11475000  
WAYNE/LYNETTE PATTISON  
C/O CARRIE PATTISON  
PATTISON, WAYNE, L./LYNETTE, M.  
2919 SE 2ND AVE  
CAMAFLWA 98607

Parcel ID: 11485000  
MICHAEL/BETSY TRAINOR  
TRAINOR, MICHAEL, J./BETSY  
105 BARLOW ST.  
SITKA AK 99835

Parcel ID: 11520000  
DAVID HILL  
HILL, DAVID, C.  
105 FINN ALLEY  
SITKA AK 99835

Parcel ID: 11523000  
COLETTE/HANNAH  
NELSON/GUGGENHEIM  
NELSON, COLETTE & GUGGENHEIM,  
HANNAH  
107 FINN ALLEY  
SITKA AK 99835

Parcel ID: 11525000  
MELINDA YOUNG  
YOUNG, MELINDA, A.  
P.O. BOX 330429  
KAHULUI HI 96733

Parcel ID: 11560000  
GARY BAGLEY  
BAGLEY, GARY, E.  
107 GEORGES HIDEAWAY  
SIMPSONVILLE SC 29681

Parcel ID: 11565000  
CURTIS/BARBARA BAIRD  
BAIRD, CURTIS, D./BARBARA, K.  
111 FINN ALLEY  
SITKA AK 99835

Parcel ID: 11580000  
JAYE FORST  
FORST, JAYE, P.  
877 SAWMILL CREEK RD  
SITKA AK 99835

Parcel ID: 11585000  
CORELLA/TIMOTHY BAGGEN/HOLDER  
BAGGEN, CORELLA/HOLDER,  
TIMOTHY  
705 LINCOLN ST  
SITKA AK 99835-7649

Parcel ID: 11600000  
WILLIAM/NANCY DAVIS ANCHORAGE  
RESIDENCE TRUST  
DAVIS, NANCY YAW/WILLIAM  
P.O. BOX 6494  
SITKA AK 99835-6494

Parcel ID: 11605000  
EPISCOPAL CHURCH  
EPISCOPAL CHURCH  
P.O. BOX 1130  
SITKA AK 99835

Parcel ID: 11610000  
EPISCOPAL CHURCH  
EPISCOPAL CHURCH  
611 LINCOLN ST  
SITKA AK 99835

Parcel ID: 11635000  
DIOCESE OF SITKA & ALASKA  
BECCC LEASE  
DIOCESE OF SITKA & AK, ORTHODOX  
CHURCH  
P.O.BOX 210569  
ANCHORAGE AK 99521

Parcel ID: 11700000  
DAVID/RACHEL ADAMS  
ADAMS, DAVID & RACHEL  
210 PARK ST  
SITKA AK 99835

Parcel ID: 11710000  
KERRY/JOHN MCADAMS/RAASCH  
MCADAMS, KERRY/RAASCH, JOHN  
700 BIORKA ST.  
SITKA AK 99835

Parcel ID: 11720000  
ROGER/NANCY BLEIER  
BLEIER, ROGER, W./NANCY JO  
702 BIORKA ST  
SITKA AK 99835

Parcel ID: 11725000  
CAVAN/APRIL  
FITZSIMMONS/HEESACKER  
FITZSIMMONS, CAVAN & HEESACKER,  
APRIL  
P.O. BOX 1221  
SITKA AK 99835-1221

Parcel ID: 11740001  
TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY, L./TERRY  
706 BIORKA ST  
SITKA AK 99835

Parcel ID: 11740002  
TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY/PERRY  
706 BIORKA ST  
SITKA AK 99835

Parcel ID: 11930000  
CHARLES/MELANIE WILBER/KABLER  
WILBER, CHARLES/KABLER, MELANIE  
C.  
705 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11950002  
EUGENE/BARBARA  
SOLOVYOV/KENDALL  
SOLOVYOV, EUGENE/KENDALL,  
BARBARA  
206 PARK ST.  
SITKA AK 99835

Parcel ID: 12022000  
LOUISE/TIMOTHY OLMSTEAD  
OLMSTEAD, LOUISE & TIMOTHY  
211 PARK ST.  
SITKA AK 99835

Parcel ID: 12030000  
ROBERT DENNARD  
DENNARD, ROBERT, A.  
209 PARK ST.  
SITKA AK 99835

Parcel ID: 12085000  
DANIEL/JANET EVANS  
EVANS, DANIEL, R./JANET, L.  
611 ETOLIN ST.  
SITKA AK 99835

Parcel ID: 12105000  
ROBERT MURRAY  
MURRAY, ROBERT, C.  
609 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11910000  
FABIAN/EVENING GRUTTER  
GRUTTER, FABIAN/EVENING STAR  
711 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11940000  
CHARLES/MELANIE WILBER/KABLER  
WILBER, CHARLES/KABLER, MELANIE  
C.  
705 ETOLIN ST  
SITKA AK 99835

Parcel ID: 11960000  
NANCY/DAVID ANTHONY/SCALCUCCI  
ANTHONY, NANCY & SCALCUCCI,  
DAVID  
200 PARK ST.  
SITKA AK 99835

Parcel ID: 12024000  
CLINTON/MARINA MILLER  
MILLER, CLINTON, O./MARINA  
P.O. BOX 1124  
SITKA AK 99835-1124

Parcel ID: 12075000  
BRANDON/JAMEY MARX  
MARX, BRANDON & JAMEY  
P.O. BOX 6171  
SITKA AK 99835-6171

Parcel ID: 12090000  
DANIEL/JANET EVANS  
EVANS, DANIEL, R./JANET, L.  
611 ETOLIN ST.  
SITKA AK 99835

Parcel ID: 12110000  
ERIC/BRITA SPECK  
SPECK, ERIC & BRITA  
607 ETOLIN ST  
SITKA AK 99835-7639

Parcel ID: 11920000  
ROBERT/AMY BLAIR REVOCABLE  
TRUST  
BLAIR REVOCABLE TRUST,  
ROBERT/AMY  
P.O. BOX 704

Parcel ID: 11950001  
ANN DAGNILLO  
DAGNILLO, ANN, T.  
703 ETOLIN ST  
SITKA AK 99835

Parcel ID: 12020000  
ERIC/ELIZABETH HOLMGREN  
HOLMGREN, ERIC, G./ELIZABETH, B.  
612 BIORKA ST  
SITKA AK 99835

Parcel ID: 12026000  
KERRI/JACOB O'TOOLE/KIRKNESS  
O'TOOLE, KERRI/KIRKNESS, JACOB  
616 BIORKA ST  
SITKA AK 99835

Parcel ID: 12080000  
JOHN BLANKENSHIP  
BLANKENSHIP, JOHN, A.  
P.O. BOX 2765  
SITKA AK 99835-2765

Parcel ID: 12102000  
KATHRYN NEWMAN  
NEWMAN, KATHRYN, E.  
613 OJA ST.  
SITKA AK 99835

Parcel ID: 12135000  
PHYLLIS HACKETT  
HACKETT, PHYLLIS, A.  
707-C LAKE ST  
SITKA AK 99835

**Olbrych**  
Conditional Use Permit  
702 Etolin Street

**P&Z Mailing**  
September 9, 2016

**Attachment K**

City and Borough of Sitka, AK  
100 Lincoln St  
Sitka, AK 99835

Date: 08/30/2016  
Receipt: 2017-00010690  
Cashier: Front Counter  
Received From: JUSTIN OLBRYCH

PLAN - Planning Permits/zo  
ning  
STL - Sales Tax 3rd quarte  
r CY 100.00  
Receipt Total 6.00  
Total Other 106.00  
Total Remitted 106.00  
Total Received 106.00  
Inv #: 000101 106.00  
Total: \$ 106.00  
20-3201.002

OF SITKA

CA ALASKA 99835

8/30/14

**PAID**

AUG 30 2016

CITY & BOROUGH OF SITKA

CUSTOMER COPY

Conditional Use Permit.....	ADU	100.00
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.....		6.00
<b>TOTAL.....</b>		<b>106.00</b>

Thank you

**Olbrzych**  
Conditional Use Permit  
702 Etolin Street



## AFTER RECORDING, RETURN TO:

Justin A. Olbrych  
Willow S. Moore Olbrych  
700 Etolin St.  
Sitka, AK 99835

AETIA 51665

WARRANTY DEED

A.S. 34.15.030

The Grantor, LOREN AMMOND LEE, whose address is 1828 West 41 Drive, Los Angeles, CA 90062-1516, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to JUSTIN A. OLBRYCH and WILLOW S. MOORE-OLBRYCH, husband and wife, as tenants by the entirety with full right of survivorship, Grantees, whose mailing address is 700 Etolin St. Sitka, AK 99835, the following-described real estate:

A fractional portion of Lot Seven (7), Block Thirteen (13), U.S. Survey 1474, Sitka Townsite, Sitka, Recording District, First Judicial District, State of Alaska, more particularly described as follows: Beginning at the northwest corner of said Lot 7 as Corner No. 1 hereof; thence N 76°13' E a distance of 60 feet to Corner No. 2; thence S 07°18' E a distance of 90 feet to Corner No. 3; thence S 76°1' 3' W a distance of 60' to Corner No. 4; thence N 07°18' W a distance of 90 feet to Corner No. 1, the true point of beginning.

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

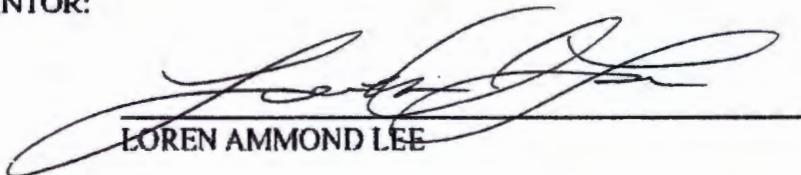
WARRANTY DEED  
A-43504108\Warranty Deed

Page 1

Olbrych  
Conditional Use Permit  
702 Etolin Street

DATED this 3rd day of Sept. 2015.

GRANTOR:



LOREN AMMOND LEE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE §1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )  
On 9-3-15 before me, Jose Martin Gonzalez  
(Notary Public) personally appeared LOREN AMMOND LEE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

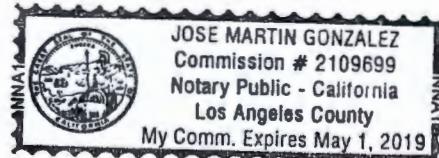
Signature:

~~Signature of Notary Public~~

Place Notary Seal Above

WARRANTY DEED  
A-43504108 Warranty Deed

Page 2



**Olbrych**  
Conditional Use Permit  
702 Etolin Street

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2015-001088-0