



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'ed

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

Providing for today...preparing for tomorrow

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).¹

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.

¹ 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.²

- 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.

² § 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: ³

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;

³ § 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



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, 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.

Olbrych
Conditional Use Permit
702 Etolin Street



City & Borough of Sitka, Alaska

Selected Parcel: 702 ETOLIN ID: 11370000

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Olbrych
Conditional Use Permit
702 Etolin Street



City & Borough of Sitka, Alaska

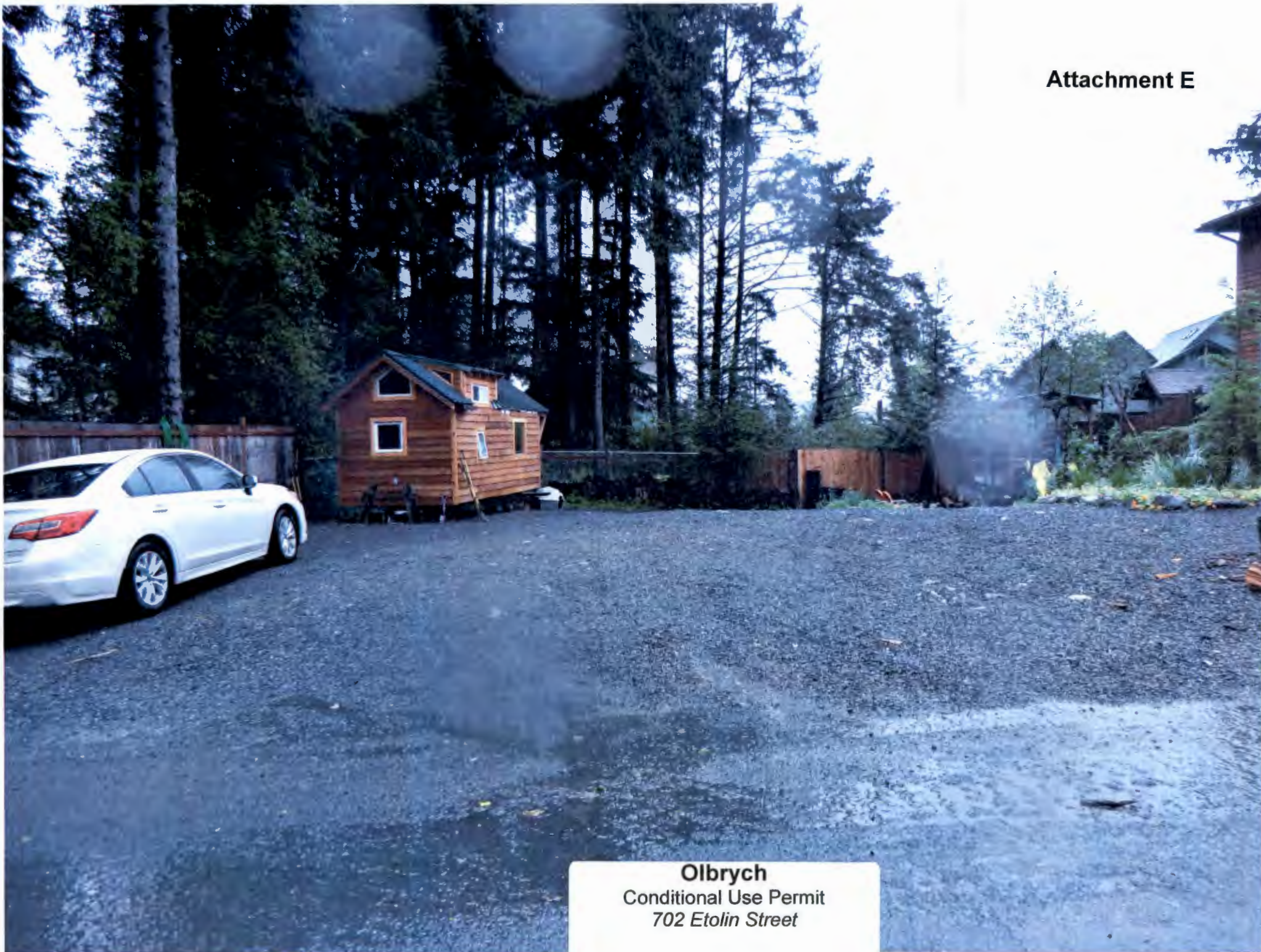
Selected Parcel: 702 ETOLIN ID: 11370000

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



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

Site Map

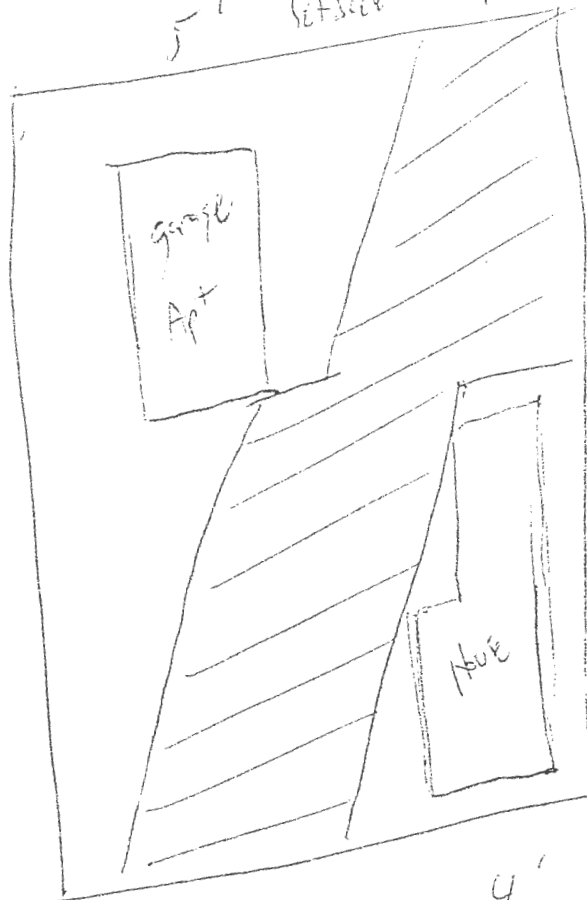


Olbrich
Conditional Use Permit
702 Etolin Street

AMODE

Attachment G

etolin St
5' setback request



plenty of parking

4' setback request

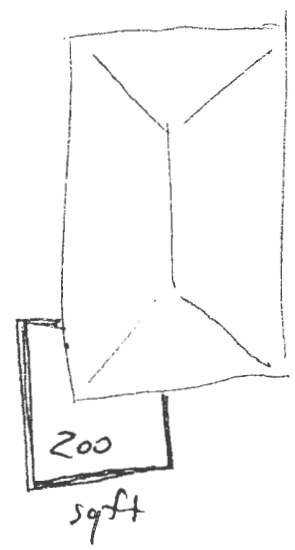
4' setback request

ACU Garage + Apartment

Attachment G

20 x 30
two story
25' tall
5/12 rct pitch

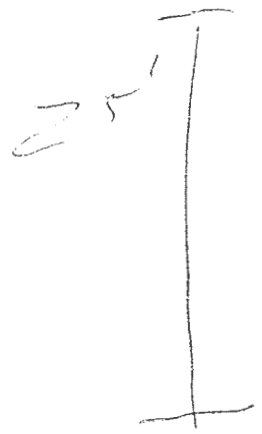
800 sq ft g
800 sq ft A
1



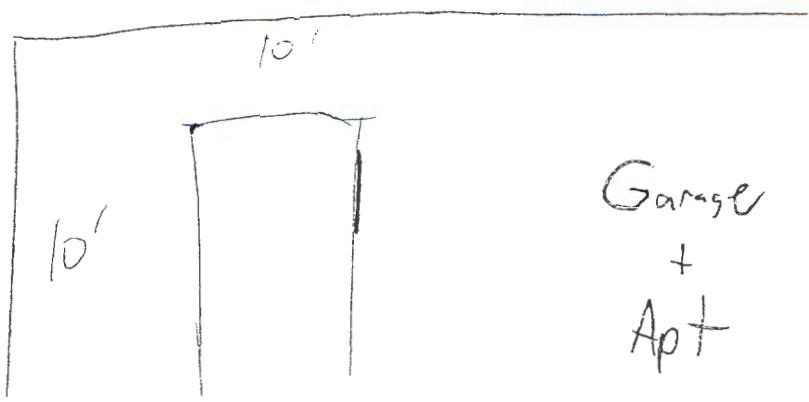
with in setback

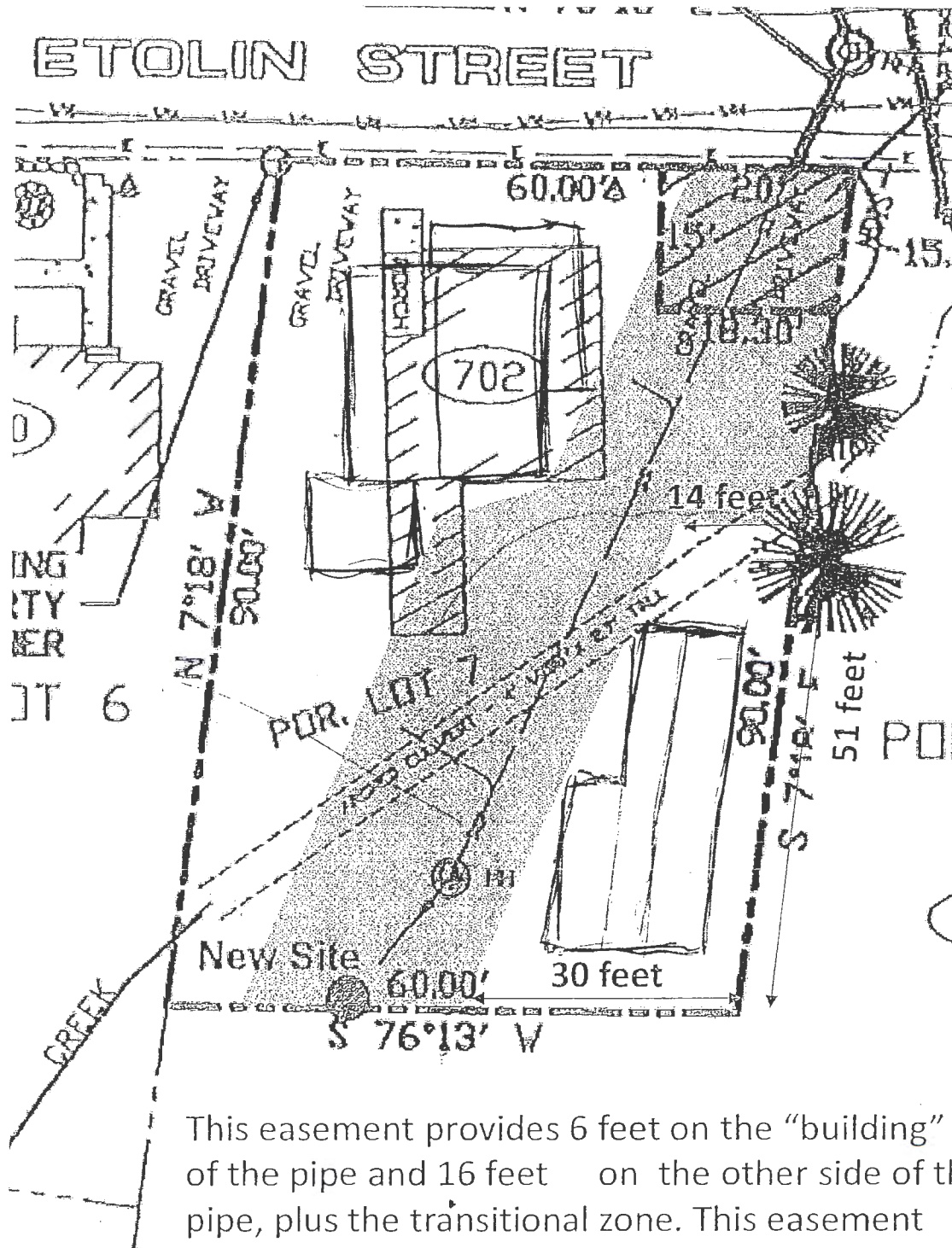


etlin



~~Single Family House~~





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

1991



[MENU](#)

Plan Number

[GO](#)

[Row Homes \(/plans/type/4\)](#)

[Duplex Plans \(/plans/type/3\)](#)

[House Plans \(/plans/type/1\)](#)

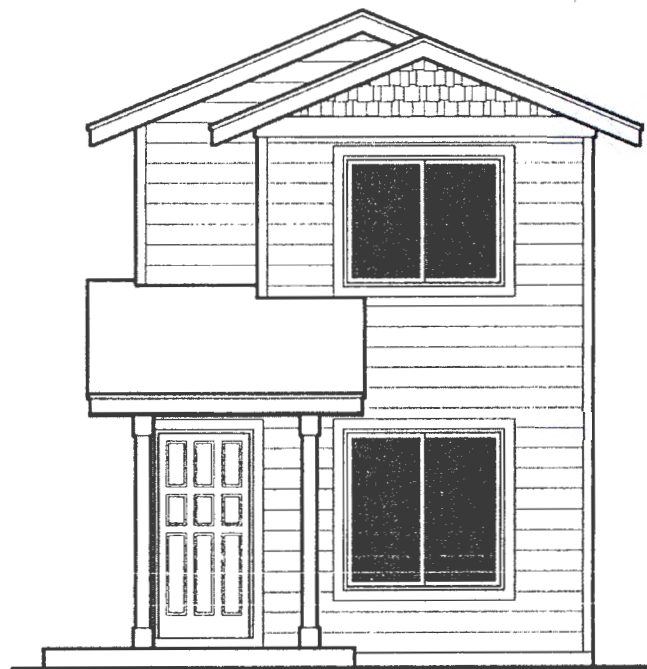
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[Remodel Design \(/remodel_design\)](#)

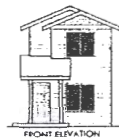
[About Us \(/company\)](#)

[Builders \(/builders\)](#)

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



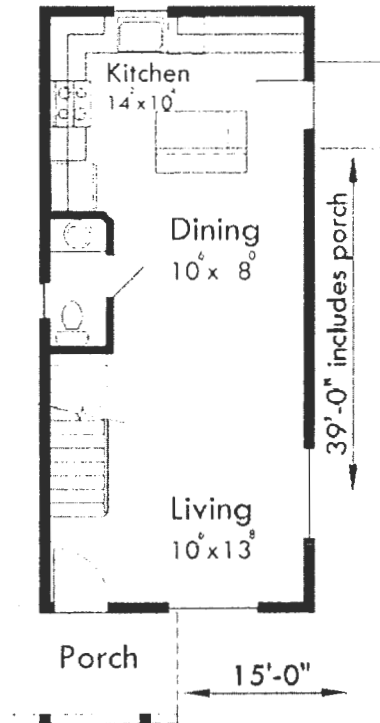
FRONT ELEVATION



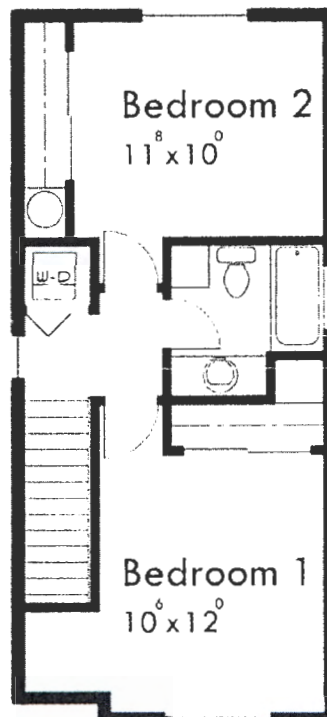
Olbrych
Conditional Use Permit
702 Etolin Street



Main Floor Plan



Upper Floor Plan

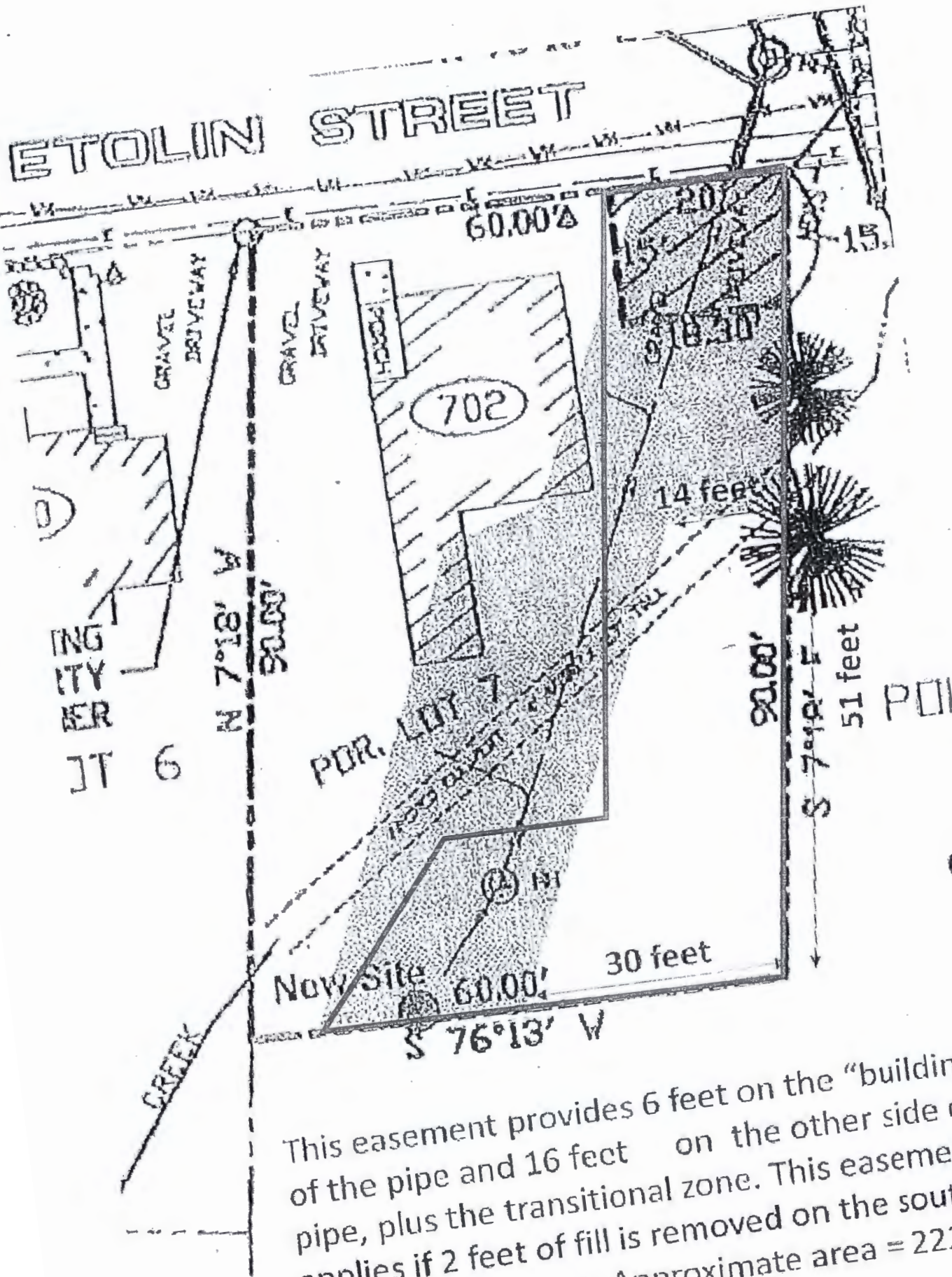


Plan 10124

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

Olbrych
Conditional Use Permit
702 Etolin Street

ETOLIN STREET



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



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPART
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 Ollych

PROPERTY OWNER ADDRESS: 700 Etlin St

STREET ADDRESS OF PROPERTY: 702 Etlin St

APPLICANT'S NAME: Justin Ollych

MAILING ADDRESS: 700 Etlin St

EMAIL ADDRESS: Justin.Ollych@school.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			

Olbrych
Conditional Use Permit
702 Etlin 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

Oilbrych
Conditional Use Permit
702 Etolin Street

Bought the property last year with a dealer
house on it. Demo permit was granted, then a
grading permit was not due to a sewerline, which
we did not know existed. It's not recorded. So
to make best of the situation, 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 ADU. We presently live next
door and will owner build, keeping in mind
the aesthetics of the neighborhood. We're asking
for a reduction in setbacks mostly for the
eaves, keeping the walls 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

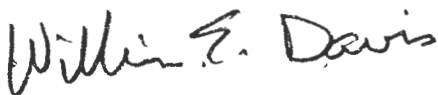
Planning Commission
City and Borough of Sitka
100 Lincoln St
Sitka, Alaska 99835

Dear Friends,

Accompanying please find my comments on Items M and N on next Tuesday, September 20th'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 20TH 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.S.
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: 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: 11400000
STANLEY/KATHRYN JOHNSON
JOHNSON, STANLEY/KATHRYN
108 SEAVIEW HEIGHTS
SITKA AK 99835

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
CAMAS WA 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: 11740000
TIMOTHY/TERRY PIKE
PIKE, TIMOTHY, L./TERRY
706 BIORKA ST
SITKA AK 99835

Parcel ID: 11740002
TIMOTHY/TERRY PIKE
PIKE, TIMOTHY/TERRY
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 504

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

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

CITY OF SITKA

CITY OF ALASKA 99835

PLAN - Planning Permits/Zoning	100.00
STL - Sales Tax 3rd quarter	6.00
Receipt Total	106.00
Total Other	106.00
Total Remitted	106.00
Total Received	106.00

Inv #: 000101

Total: \$ 106.00

20-3201.002

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
TOTAL.....		106.00

Thank you

Olbych
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°13' 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.

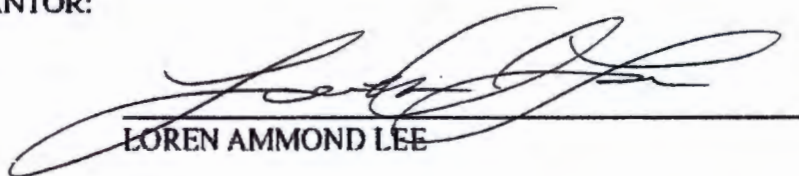
WARRANTY DEED
A-43504108\Warranty Deed

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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:

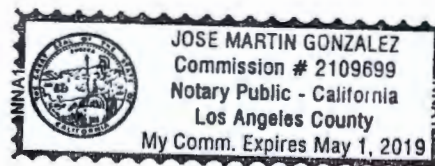


Signature of Notary Public

Place Notary Seal Above

WARRANTY DEED
A-43504108\Warranty Deed

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Olbrych
Conditional Use Permit
702 Etolin Street



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2015-001088-0