



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:

Home owner wishes to build a
garage with 2nd floor apartment over it.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Rebecca Himschoot

PROPERTY OWNER ADDRESS: 1507 Davidoff St.

STREET ADDRESS OF PROPERTY: 1507 Davidoff St.

APPLICANT'S NAME: Peter Weiland

MAILING ADDRESS: 625 Decruft St. Sitka AK 99835

EMAIL ADDRESS: Weilandconstruction @ GCI.NET DAYTIME PHONE: 907-966-3315

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.

Rebecca Himschoot
Rebecca Himschoot (Apr 13, 2024 17:35 AKDT)

Owner

13/04/24

Date

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.

Peter Weiland
Applicant (If different than owner)

4/11/24
Date

Last Name

Date Submitted

Project Address






General Applicant Himschoot

Final Audit Report

2024-04-14

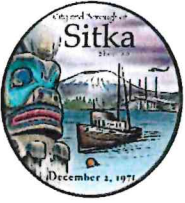
Created:	2024-04-12
By:	Erika Knox (weilandconstruction@gci.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMJ5DgRT7BFutDwF7hklUgDPvHnyuuU20

"General Applicant Himschoot" History

-  Document created by Erika Knox (weilandconstruction@gci.net)
2024-04-12 - 4:56:45 PM GMT- IP address: 24.237.119.187
-  Document emailed to Rebecca Himschoot (rhimschoot@hotmail.com) for signature
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-  Document e-signed by Rebecca Himschoot (rhimschoot@hotmail.com)
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-  Agreement completed.
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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: Provide Rebecca with a place to stay
when she's not traveling
- Location along a major or collector street: street is not a thru
Road
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
normal traffic for the addition of one car
and normal amount of extra visitors
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: lot is large and has off street parking
in the front of the property just off the road.
- Effects on vehicular and pedestrian safety: no adverse effect
no obstructions to line of site
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: no adverse effect
- Describe the parking plan & layout: 6 spots (3 spots in a
gravel area adjacent to road) (1 carport) (2 in driveway)
- Proposed signage: no new signs

- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

There is a fence between lots on the
upland side of property

- Amount of noise to be generated and its impacts on neighbors: no extra noise

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

- Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)

REQUIRED FINDINGS (SGC 22.30.160(C):

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:

Initial

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 <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> 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 <u>conditional use</u> 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 <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	

ANY ADDITIONAL COMMENTS _____

Applicant

Date

Last Name

Date Submitted

Project Address