

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.



Owner

2/13/24

Date

Owner

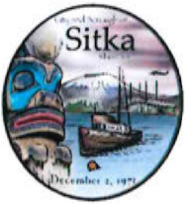
Date

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Applicant (If different than owner)

Date

| | | |
|-----------|----------------|-----------------|
| Last Name | Date Submitted | Project Address |
|-----------|----------------|-----------------|



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

APPLICATION FOR

- ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS
- ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS
- PLATTING VARIANCE – WHEN SUBDIVIDING

RATIONALE - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

THE TOPOGRAPHY OF THE PROPERTY DOES NOT OFFER MUCH USABLE SPACE.

POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- TRAFFIC NO ADDITIONAL TRAFFIC.
- PARKING NO PARKING SPACES WILL BE GAINED OR LOST.
- NOISE NO ADDITIONAL NOISE WILL BE PRESENT.
- PUBLIC HEALTH AND SAFETY NO ADDED RISK TO HEALTH AND SAFETY.
- HABITAT THERE WILL BE NO CHANGE TO THE EXISTING HABITAT.
- PROPERTY VALUE/NEIGHBORHOOD HARMONY NO SIGNIFICANT PROPERTY VALUE CHANGE IS EXPECTED. THE SHED WILL IMPROVE HARMONY IN THE AREA.
- COMPREHENSIVE PLAN BUILT A FIRE WOOD SHED PARALLEL TO PROPERTY LINE. IT WILL PROVIDE WOOD STORAGE, AND ACT AS A FENCE.

REQUIRED FINDINGS (Choose **ONE** applicable type and explain how your project meets these criterion):

Major Zoning Variance (Sitka General Code 22.30.160(D)1)

Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:

a. That there are special circumstances to the intended use that do not apply generally to the other properties. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner. **Explain the special circumstances:**

b. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity. **Explain the use/ enjoyment this variance enables:** _____

c. The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure. **Initial Here** _____

Minor Zoning Variance (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

a. The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions. **My request should be considered a minor zoning variance because:** IT IS A SHED, NOT POWERED OR

HABITABLE. IT IS A SMALL STRUCTURE.

b. The granting of the variance furthers an appropriate use of the property. **Explain the use or enjoyment this variance enables:** IT WILL ACT AS A MUCH NEEDED FENCE. IT
WILL ALLOW ME TO STORE WOOD OUT OF THE RAIN.

c. The granting of the variance is not injurious to nearby properties or improvements.
Initial Here _____


Platting Variance (Sitka General Code 21.48.010)

a. A variance from the requirements of this title may be granted only if the planning commission finds that the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property. Explain the conditions of the lot that warrant a variance: _____

b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here _____

ANY ADDITIONAL COMMENTS A FENCE IS NEEDED IN THIS AREA. THIS

SHED WILL BE VISUALLY PLEASING AND ACT AS A FENCE.



Applicant

2/13/26

Date

Lawrie

Last Name

2/13/26

Date Submitted

339 Wortman Loop

Project Address