



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: Use of Duplex Apartment as VRBO

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): no change

CURRENT LAND USE(S): Home and Rental PROPOSED LAND USES (if changing): no change

APPLICANT INFORMATION:

PROPERTY OWNER: Senolden Norwood & Petra Lechner

PROPERTY OWNER ADDRESS: 1711 Edgecumbe Drive Apt A

STREET ADDRESS OF PROPERTY: 1711 Edgecumbe Drive Apt-B

APPLICANT'S NAME: Senolden Norwood & Petra Lechner

MAILING ADDRESS: 1711 Edgecumbe Drive Apt-A Sitka AK 99835

EMAIL ADDRESS: senolden.norwood1@gmail.com DAYTIME PHONE: 720-799-4477

Norwood & Lechner

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: _____

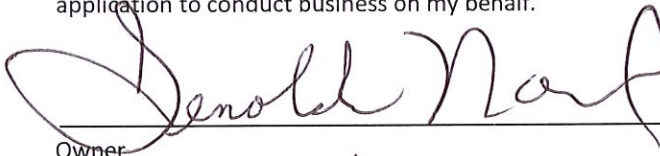
For Marijuana Enterprise Conditional Use Permits Only:

- ☐ 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.


Owner

7/25/23
Date

Petra Lechner
Owner

7/25/23
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

Norwood & Lechner

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR SHORT-TERM RENTALS AND B&B'S

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

- Hours of operation & quiet hours: 10pm-7am
- Number of guests: 1-4 at most
- Location along a major or collector street: Edgecumbe & Charteris
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses: 1 rental no impact on surrounding property
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: none
- Effects on vehicular and pedestrian safety: no change, pedestrian side walk is accross on mountainside of Edgecumbe no walk way on ocean side
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: easy access
- Describe the parking plan & layout: 4 car carport with addition vehicle or boat parking space
- Proposed signage: none

Norwood & Lechner

Last Name

Date Submitted

Project Address

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

Rock barrier on east side of lot and garage building of neighbor on west /north side of property

- Amount of noise to be generated and its impacts on neighbors: little to none

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

no odor, security camera installed 3 more will be installed
waste pick up is Thursdays

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

Owner/Self on site management

Norwood & Lechner

Last Name

Date Submitted

Project Address

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;	SN
b. Adversely affect the established character of the surrounding vicinity; nor	SN
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.	SN
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.	SN
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	SN
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.	SN
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.	SN
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.	SN

ANY ADDITIONAL COMMENTS _____

 Sandra Lechner

Applicant

7/25/23

Date

Norwood & Lechner

Last Name

Date Submitted

Project Address