



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: To form a 5 lot hybrid minor subdivision of lot 3 Somer
Subdivision (445 Kramer Ave.)

PROPERTY INFORMATION:
 CURRENT ZONING: PUD PROPOSED ZONING (if applicable): _____
 CURRENT LAND USE(S): Vacant PROPOSED LAND USES (if changing): Residential

APPLICANT INFORMATION:
 PROPERTY OWNER: Sound Development LLC
 PROPERTY OWNER ADDRESS: 106 Granite Creek Road
 STREET ADDRESS OF PROPERTY: 445 Kramer Ave.
 APPLICANT'S NAME: Todd Fleming
 MAILING ADDRESS: 106 Granite Creek Road
 EMAIL ADDRESS: tflemingak@gmail.com DAYTIME PHONE: 907.747.3355

<u>Fleming</u>	<u>12-19-24</u>	<u>445 Kramer Ave.</u>
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: _____

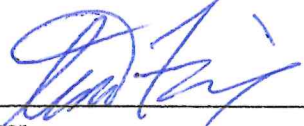
For Marijuana Enterprise Conditional Use Permits Only:

- 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

12-19-24

 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.

 Applicant (If different than owner)

 Date

Fleming	12-19-24	445 Kramer Ave.
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CITY AND BOROUGH OF SITKA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 SUPPLEMENTAL APPLICATION FORM
 PLAT APPLICATION

APPLICATION FOR

- MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT
- MINOR SUBDIVISION/HYBRID SUBDIVISION
- SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT
- BOUNDARY LINE ADJUSTMENT

ANALYSIS: (Please address each item in regard to your proposal)

- **SITE/DIMENSIONS/TOPOGRAPHY:** Lot 3, Somer Subdivision, 40,375 sf, fairly flat

- **EXISTING UTILITIES AND UTILITY ROUTES:** Utilities are or will be in Krammer avenue

- **PROPOSED UTILITIES AND UTILITY ROUTES:** routes for new utilities will be within an utility and access easement

- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Access to the lots will be off of Kramer Ave. and I way of new easement

- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** no

- **PUBLIC HEALTH, SAFETY, AND WELFARE:** no

- **ACCESS TO LIGHT AND AIR:** yes

Fleming

12-18-24

445 Kramer Ave.

Last Name

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- ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: yes

- DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
none

- EXISTENCE OF ANY ENCROACHMENTS: A tarp structure partially across the back lot line

- AVAILABILITY OF REQUIRED PARKING: yes

- SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: shared access and utility easement

ANY ADDITIONAL COMMENTS _____

Applicant

Date

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12-18-24

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