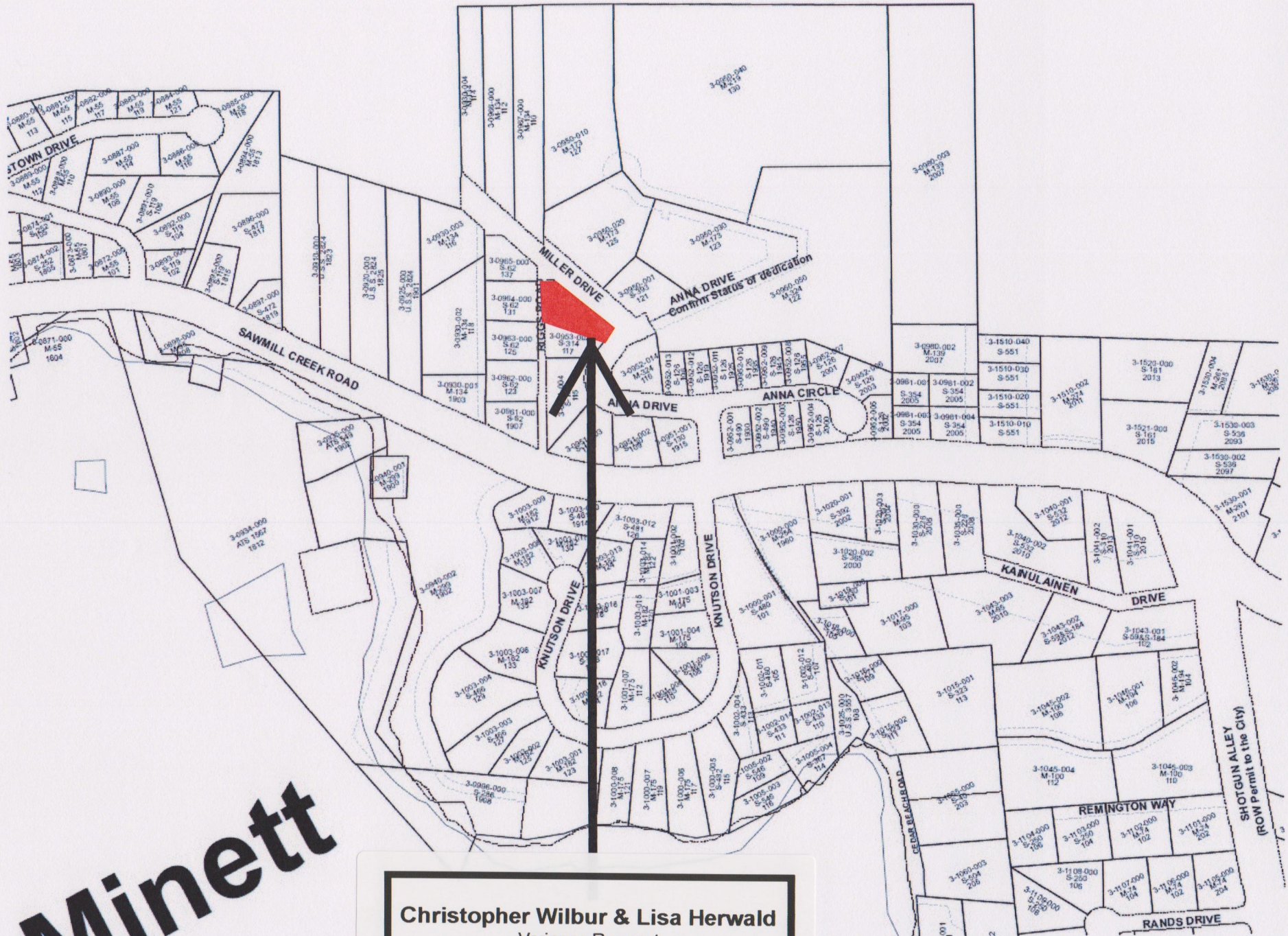




Minett

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive

3/22/2016



City & Borough of Sitka, Alaska

Selected Parcel: 119 ANNA ID: 30953001

Printed on 3/22/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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legal responsibility for the information contained herein.

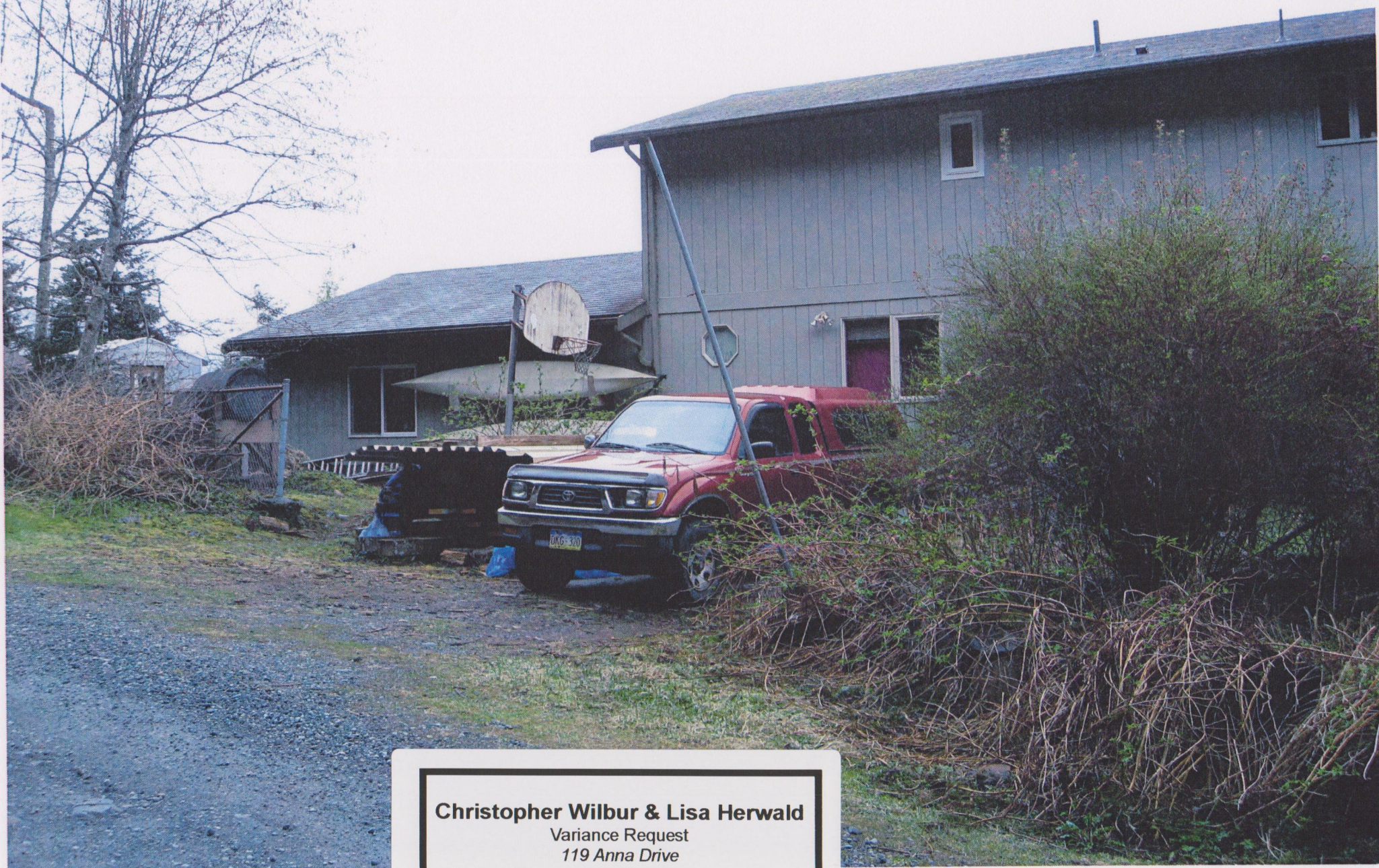
Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive



Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive



Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive



Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
SHORT-TERM RENTAL AND BED & BREAKFAST

Conditional Use Permit FEE \$100.00

plus current city sales tax

APPLICANT'S NAME: Christopher Wilbur Lisa (Lily) Herwald
 PHONE NUMBER: 907 738 0560 J
 MAILING ADDRESS: 49 Anna Dr. Sitka

OWNER'S NAME: SAME AS ABOVE RECEIVED MAR 22 2016
 (If different from applicant)
 PHONE NUMBER: _____
 MAILING ADDRESS: _____

PROJECT ADDRESS: _____
 LEGAL DESCRIPTION Lot: One (1) Block: Plat No. 86-26
 Subdivision: Sunnyside Estates
 U.S. Survey: _____ Zoning Classification: RX R-2

☐ List specific request: Short term rental of apartment Parcel ID #: 30953001

☐ State all reasons for justifying request: allow space flexibility for visiting children, friends & family. Option of using it for storage and use as living space during maintenance & remodelling projects. Privacy during holidays. Just short term rental NOT B&B. Increase family income.

☐ List all features and details of request: Currently (January 2016) renting as long term rental - typically for travelling doctors & RNs staying for several month stints through SEARHC. Want ability for 3+ day rental period options as advertised through international traveller sights. Believe we can increase our family revenue & subsequently bed tax revenue.

☐ State the schedule and timing of request: wednesday, March 16, 2016

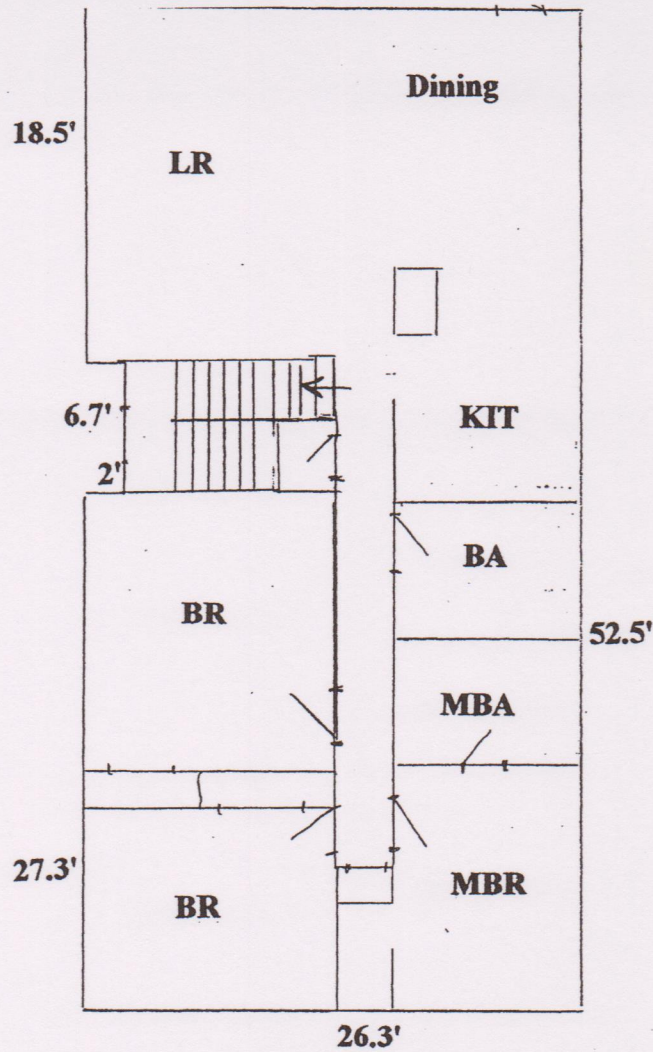
Please attach drawings, maps, and additional narrative as appropriate.

The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT: [Signature] Date: 03/16/16
 SIGNATURE OF OWNER: [Signature] Date: 03/16/16
 (If different from the applicant)

**Approval will be based on plans submitted
 or approved by the Planning Commission or Assembly**

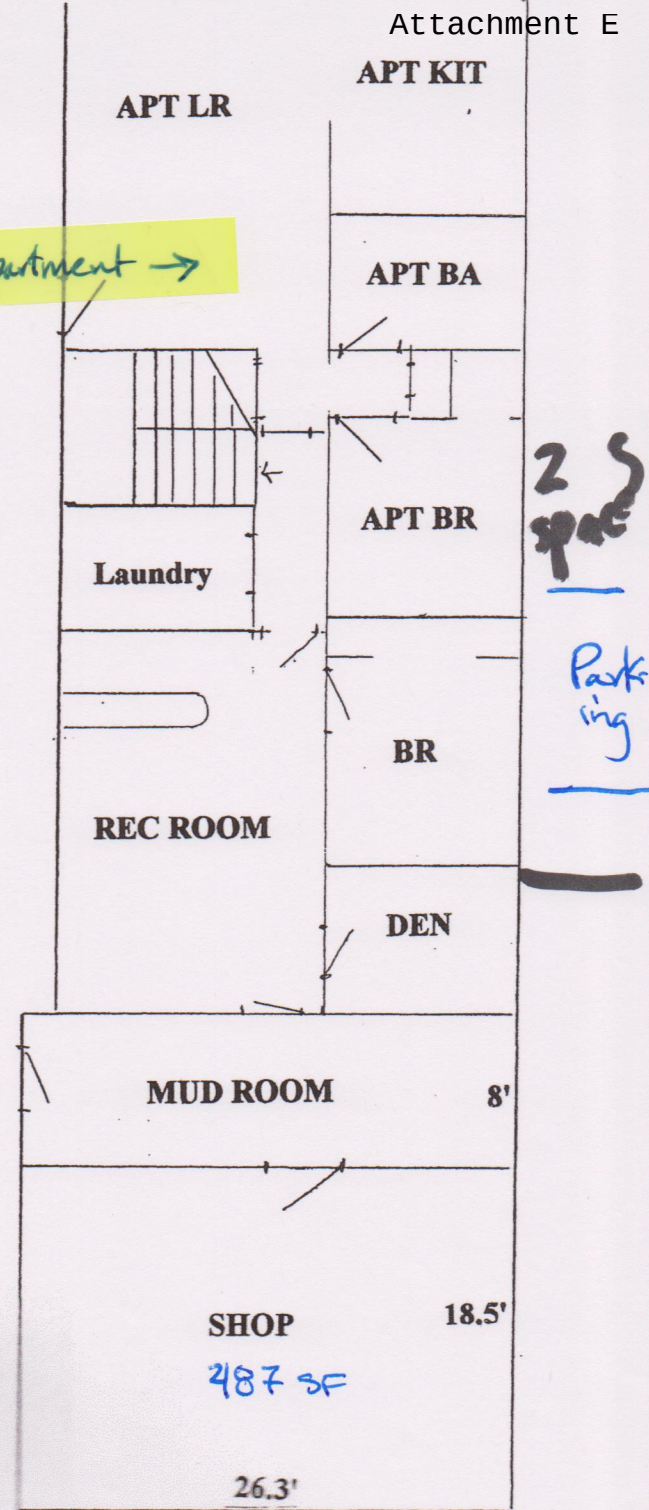


Sketch is not to scale

$$\begin{array}{rcl}
 \text{Upper Floor} & & \\
 26.3 \times 52.5 & = & 1,380.75 \\
 \text{Less } 2 \times 6.7 & = & 13.40 \\
 \hline
 & & 1,367.35
 \end{array}$$

$$\begin{array}{rcl}
 \text{First Floor} & & \\
 60.5 \times 24.3 & = & 1,470.15 \\
 + 2 \times 8 & = & 16.00 \\
 \hline
 & & 1,486.15
 \end{array}$$

$$\text{Total GLA} = 2,853 \text{ SF}$$



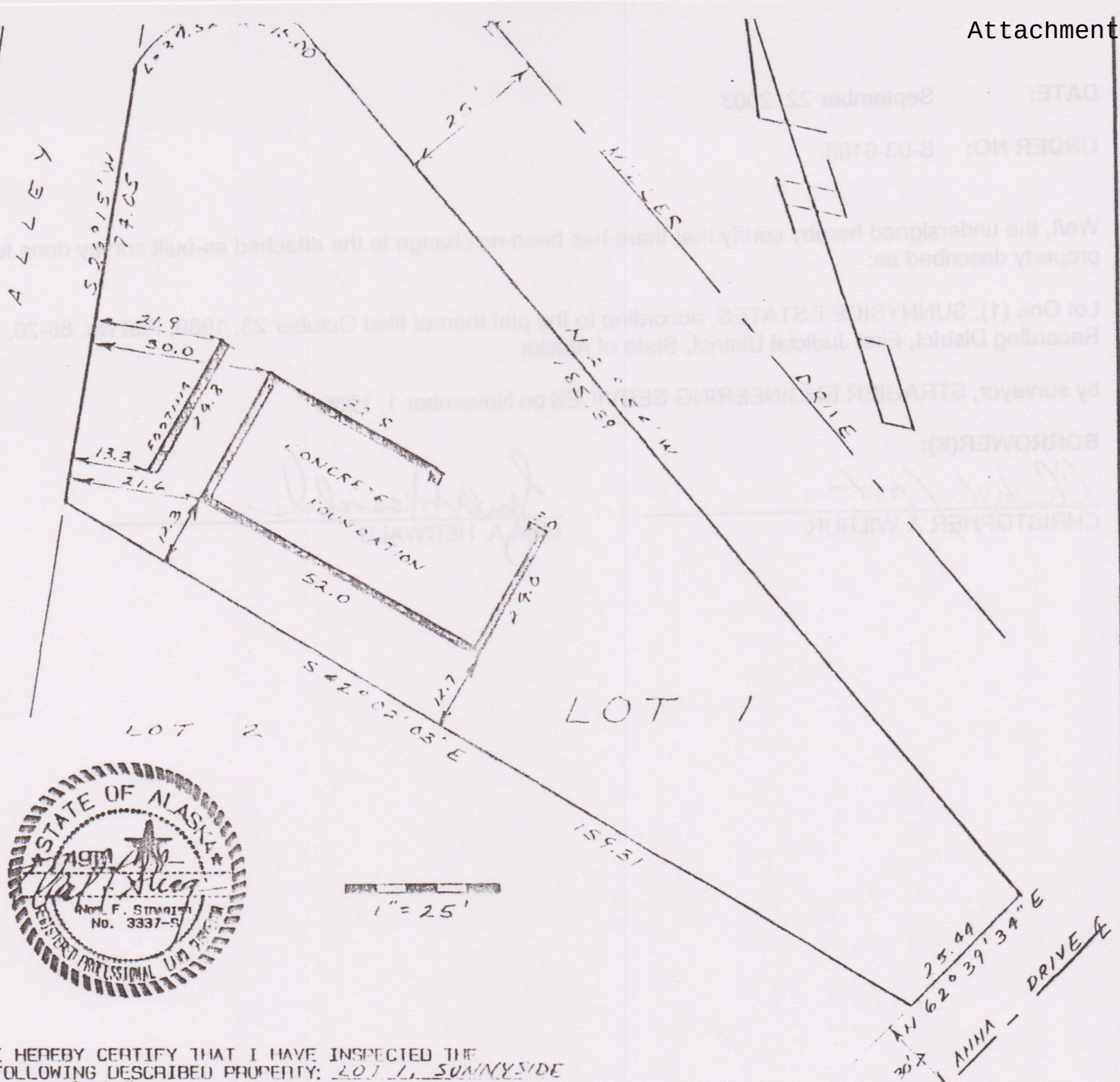
Parking

Shop = 487 SF

Parking

Christopher Wilbur & Lisa Herwald

Variance Request
119 Anna Drive



1" = 25'

I HEREBY CERTIFY THAT I HAVE INSPECTED THE FOLLOWING DESCRIBED PROPERTY: LOT 1, SUNNYSIDE ESTATES SITKA RECORDING DISTRICT, ALASKA, AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCROACH ON THE PROPERTY ADJACENT THERETO, THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCROACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANS-MISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

DATED AT SITKA, ALASKA THIS 30 DAY OF Nov, 1986

Chas. F. Stragier
SURVEYOR

AS-BUILT PLOT PLAN	
LOT 1 SUNNYSIDE ESTATES	
PREPARED FOR: STEVE SHAITER 1718 EDGECUMBE DR SITKA, ALASKA 99835	
PREPARED BY: DATE: Nov. 1986	STRAGIER ENGINEERING SERVICES 504 DeGROFF SITKA, AK 99835 (907) 747-5833

Christopher Wilbur & Lisa Herwald

Variance Request
119 Anna Drive

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 86-26 DATED AUG 5 1986 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

10-1-86 Not Undersoon
DATE CHAIRMAN

ATTEST:
Clandia A. Johnson
SECRETARY

SEAL:

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE DATED 10-7-86 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

10-7-86
DATE MAYOR

ATTEST:
Dolores Ingwersen
CLERK



THE NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF Sept. 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED John C. Miller & Katherine A. Miller TO ME KNOWN TO BE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR IN FIRST MENTIONED, THIS HEREIN WRITTEN
Notary Public in and for the State of Alaska
MY COMMISSION EXPIRES 7-1-87

CERTIFICATE

STATE OF ALASKA
1ST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:

John C. Miller & Katherine A. Miller
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 1986 WILL BE DUE ON OR BEFORE 10-1-86.

DATED THIS 7th DAY OF October, 1986
AT SITKA, ALASKA
Steve Ruten
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADAPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 7-26-85
OWNER John C. Miller & Katherine A. Miller

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING FINANCE DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF:

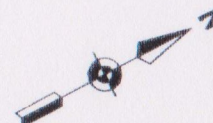
John C. Miller & Katherine A. Miller
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 23rd DAY OF October, 1986
AT SITKA, ALASKA
John D. McBratney
FINANCE DIRECTOR, CITY AND BOROUGH OF SITKA

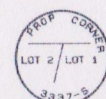
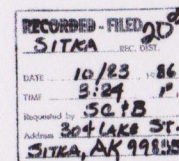
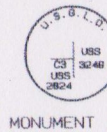
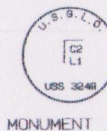
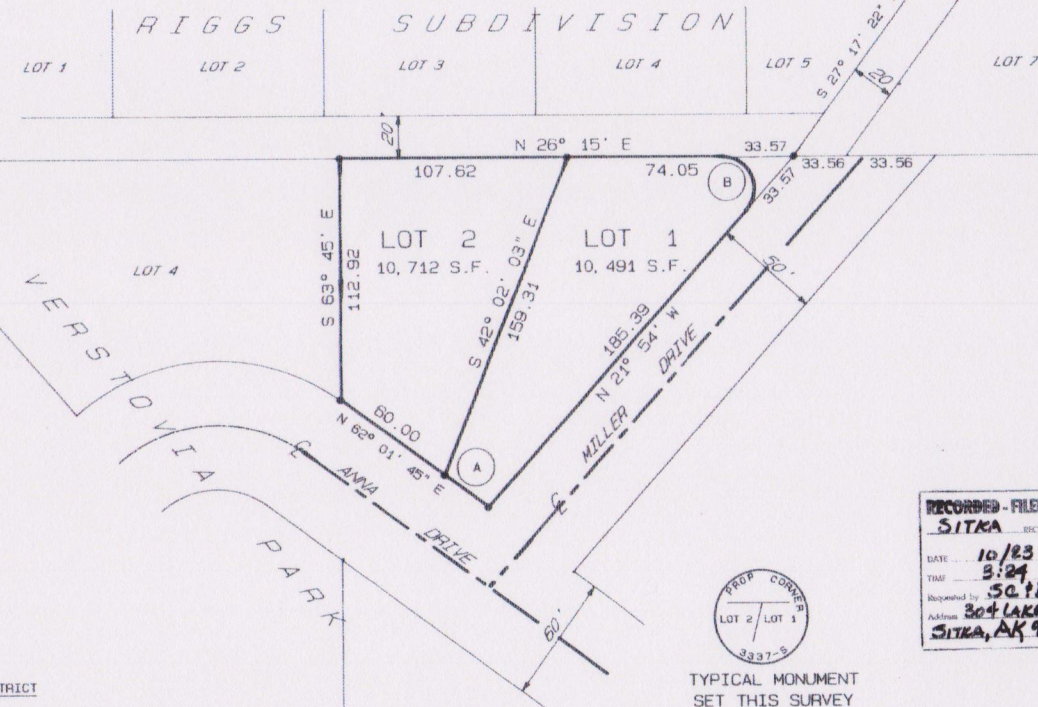
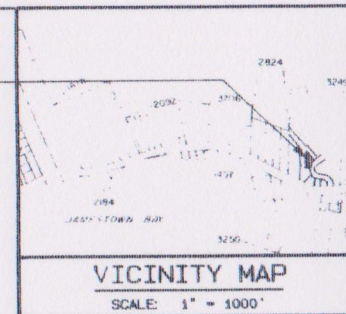
LEGEND

- U.S.G.L.O. MONUMENT RECOVERED THIS SURVEY
- 5/8" REBAR WITH "SURV-CAP" SET THIS SURVEY

A CURVE DATA	B CURVE DATA
$\Delta = 1^{\circ} 16' 04''$	$\Delta = 13^{\circ} 51' 02''$
L = 25.44'	L = 34.52'
T = 12.72'	T = 33.57'
R = 1150'	R = 15.00'
C = 25.44'	C = 27.39'



THIS PLAT



TYPICAL MONUMENT
SET THIS SURVEY

PLAT 86-26

SUNNYSIDE ESTATES

A SUBDIVISION OF
LOT 1 & 2, TRACT B, USS 3249

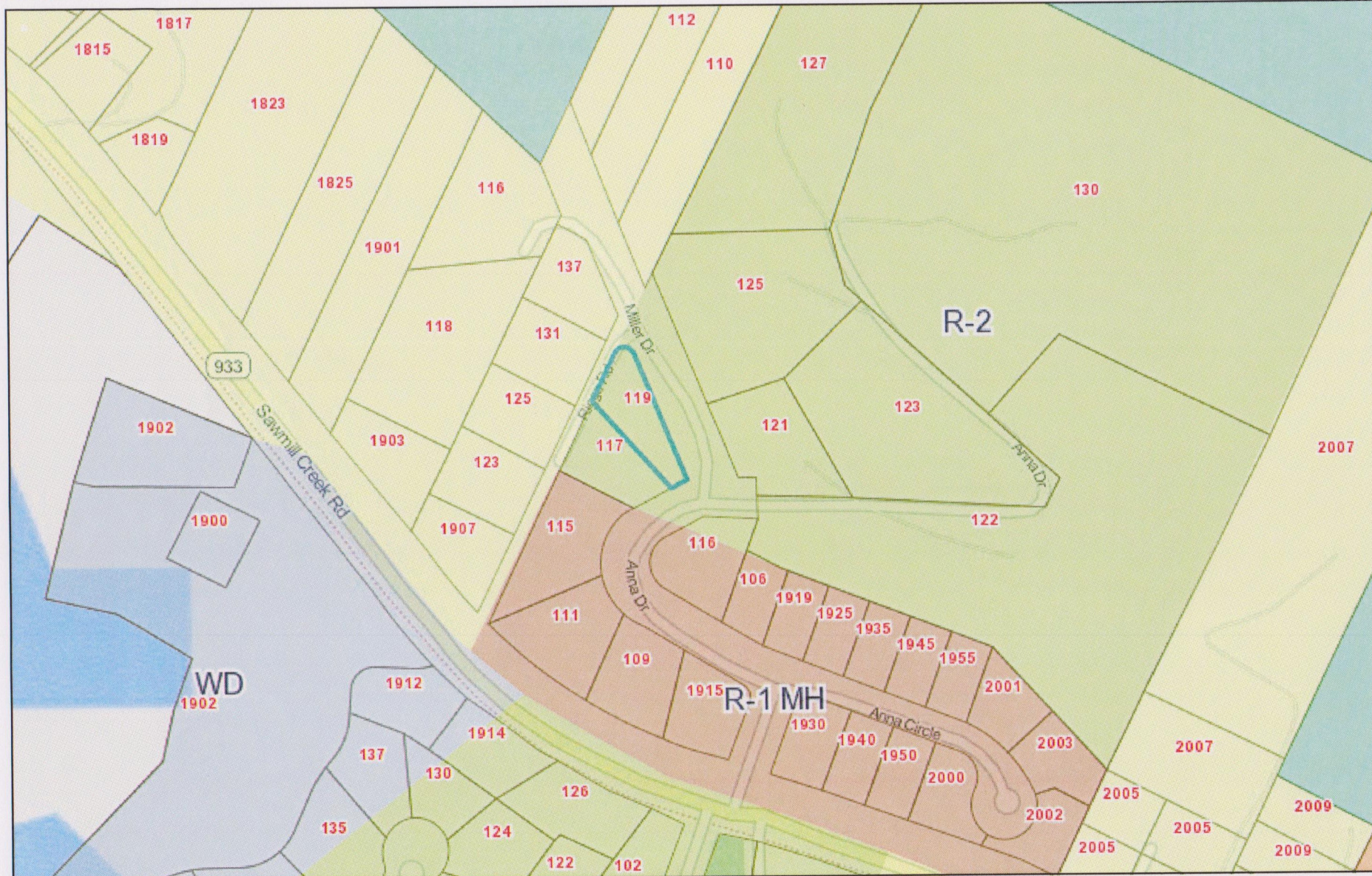
SCALE: 1" = 40'
DATE: SEPT. 1986
DRAWN BY: CAJ
PREPARED FOR: MR. JOHN MILLER
P.O. BOX 856
SITKA, AK. 99835

STRAGIER ENGINEERING
SERVICES, INC.

3007 ST. SITKA, ALASKA 99835
356 KETCHIKAN, ALASKA 99901

* STRAGIER, P.E., R.L.S., PRESIDENT

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive



City & Borough of Sitka, Alaska

Selected Parcel: 119 ANNA ID: 30953001

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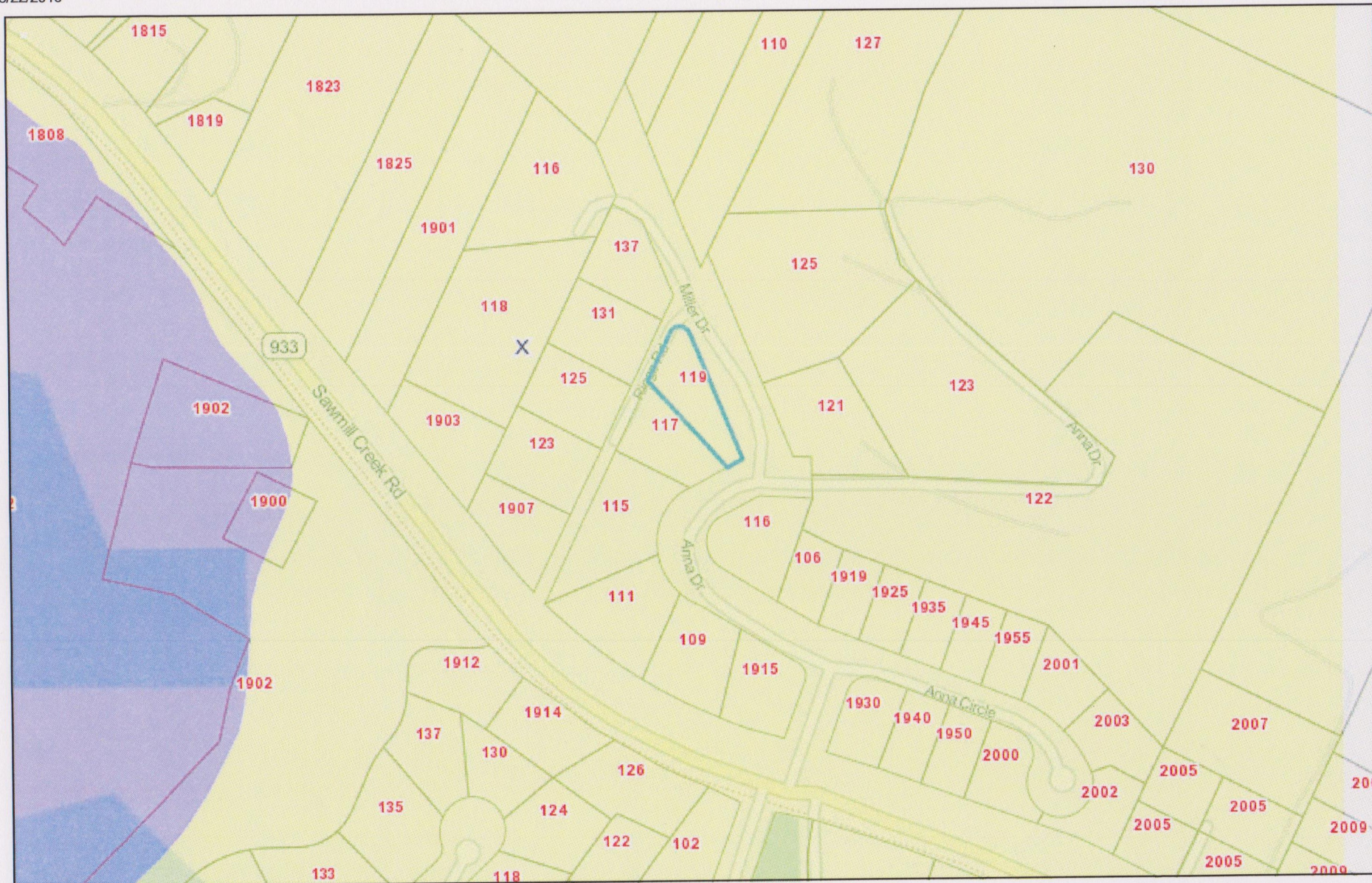
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Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive



City & Borough of Sitka, Alaska

Selected Parcel: 119 ANNA ID: 30953001

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to legal responsibility for the information contained herein.

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive

Parcel ID: 18590000
U.S. FOREST SERVICE
U.S. FOREST SERVICE
208 SIGINAKA WAY
SITKA AK 99835

Parcel ID: 30930001
MICHAEL ARTHUR
ARTHUR, MICHAEL, L.
P.O. BOX 2006
SITKA AK 99835-2006

Parcel ID: 30930002
ROY/RONDA ANDERSON REVOCABLE
TRUST
ANDERSON TRUST, ROY, T./RONDA, L.
118 MILLER DR
SITKA AK 99835

Parcel ID: 30930003
ROY/RONDA ANDERSON REVOCABLE
TRUST
ANDERSON TRUST, ROY, T./RONDA, L.
118 MILLER DR
SITKA AK 99835

Parcel ID: 30930004
RICHARD WEIN
WEIN, RICHARD, JAN
P.O. BOX 2424
SITKA AK 99835-2424

Parcel ID: 30950001
DAVID HUNT
HUNT, DAVID, J.
P.O. BOX 1774
SITKA AK 99835-1774

Parcel ID: 30950010
RICHARD WEIN
WEIN, RICHARD, JAN
P.O. BOX 2424
SITKA AK 99835-2424

Parcel ID: 30950020
SHANE/KATRINA SARSLAND/CANTERA
SARSLAND, SHANE/CANTERA,
KATRINA
3322 S. TONGASS HWY
KETCHIKAN AK 99901

Parcel ID: 30950030
DANIEL/KATHLEEN FALVEY/O'GARA
FALVEY, DANIEL/O'GARA, KATHLEEN
123 ANNA DR
SITKA AK 99835

Parcel ID: 30950050
ARNE/TRACIE HARANG
HARANG, ARNE, T./TRACIE
122 ANNA DRIVE
SITKA AK 99835

Parcel ID: 30951001
GLEN TUZON
TUZON, GLEN
1915 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30951002
JOHN TACKITT
TACKITT, JOHN, JAY
109 ANNA DR
SITKA AK 99835

Parcel ID: 30951003
ROY/MARY LEVINE
LEVINE, ROY, W./MARY, E.
P.O. BOX 453
SITKA AK 99835-0453

Parcel ID: 30951004
DANIEL/PATRINA KILKEARY
KILKEARY, DANIEL, J./PATRINA, R.
115 ANNA DR
SITKA AK 99835

Parcel ID: 30952011
BRIAN MORTENSEN
MORTENSEN, BRIAN, W.
1925 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952012
ELVIA TORRES
TORRES, ELVIA, H.
1919 ANNA CIRCLE
SITKA AK 99835

Parcel ID: 30952013
ROBERT/TERISSIA BELL
BELL, ROBERT, J./TERISSIA, L.
106 ANNA DR
SITKA AK 99835

Parcel ID: 30952014
BRIDGET/GREGORY DARR/GEORGE
DARR, BRIDGET & GEORGE, GREGORY
116 ANNA DR
SITKA AK 99835

Parcel ID: 30953001
CHRIS/LISA WILBUR/HERWALD
WILBUR, CHRISTOPHER &
HERWALD, LISA
119 ANNA DR
SITKA AK 99835

Parcel ID: 30953002
KAROLINE BEKERIS
BEKERIS, KAROLINE
117 ANNA DR
SITKA AK 99835

Parcel ID: 30961000
ROBERT/LUCILLE PRIMACIO
PRIMACIO, LUCILLE
1907 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30962000
KENT BARKHAU
BARKHAU, KENT, W.
123 RIGGS RD
SITKA AK 99835

Parcel ID: 30963000
CRAIG/TINA MONACO
MONACO, CRAIG/TINA
P.O. BOX 1603
SITKA AK 99835-1603

Parcel ID: 30964000
JORGEN ELIASON
ELIASON, JORGEN, D.
131 RIGGS RD
SITKA AK 99835

Parcel ID: 30965000
MARK/NANCY GORMAN/KNAPP
GORMAN, MARK, C./KNAPP, NANCY, C.
137 RIGGS RD
SITKA AK 99835

Parcel ID: 30966000
RICHARD WEIN
WEIN, RICHARD, JAN
P.O. BOX 2424
SITKA AK 99835-2424

Parcel ID: 30967000
RICHARD WEIN
WEIN, RICHARD, JAN
P.O. BOX 2424
SITKA AK 99835-2424

P&Z Mailing
April 8, 2016

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 03/22/2016
Receipt: 2016-00047841
Cashier: Front Counter
Received From: LISA HERWALD

PLAN - Planning Permits/Zo	
ning	100.00
100-300-320-3201.002	
ST1 - Sales Tax 1st quarte	
r CY	5.00

Receipt Total	105.00
Total Cash	5.00
Total Check	100.00

Total Remitted	105.00

Total Received	105.00

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive

BOOK 0143 PAGE 464

Filed for Record at Request of:
First American Title of Alaska

AFTER RECORDING MAIL TO:

Name CHRISTOPHER J. WILBUR, LISA A. HERWALD
Address 119 Anna Drive
City, State Zip Sitka, AK 99835

Escrow Number: 200-137

Statutory Warranty Deed

THE GRANTOR DAN R. STOCKEL and GRECHEN K. STOCKEL, husband and wife

whose mailing address is: P.O. Box 830, Sitka, AK 99835

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to CHRISTOPHER J. WILBUR AND LISA A. HERWALD, husband and wife

the following described real estate, situated in the Recording District of Sitka, State of Alaska:

Lot 1, SUNNYSIDE ESTATES, according to the official plat thereof, filed under Plat Number 86-26, Records of the SITKA Recording District, FIRST Judicial District, State of ALASKA.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated this 9th day of October, 2000

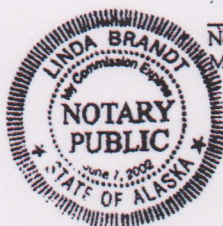
Dan R. Stockel
DAN R. STOCKEL

Grechen K. Stockel
GRECHEN K. STOCKEL

STATE OF ALASKA)
) ss,
First Judicial District)

THIS IS TO CERTIFY that on this 9th day of October, 2000, before me the undersigned Notary Public, personally appeared DAN R. STOCKEL AND GRECHEN K. STOCKEL known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Linda Brandt
Notary Public in and for Alaska
My commission expires: 6/07/2002

RECORDING DISTRICT
SITKA
001589
152
200 OCT 10 P 1:24
REQUESTED BY FAX

Christopher Wilbur & Lisa Herwald
Variance Request
119 Anna Drive