



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION FORM

- 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: SUBDIVISION OF LOT 1 JPJL SUBD. INTO TWO LOTS, WITH STIPULATION
THAT THESE TWO NEW LOTS DO NOT BE FURTHER SUBDIVDED IN THE FUTURE

PROPERTY INFORMATION:

CURRENT ZONING: R1-MH PROPOSED ZONING (if applicable):

CURRENT LAND USE(S): VACANT/RESIDENTIAL PROPOSED LAND USES (if changing):

APPLICANT INFORMATION:

PROPERTY OWNER: MICHAEL JON TISHER

PROPERTY OWNER ADDRESS: 304 WORTMAN LOOP

STREET ADDRESS OF PROPERTY: 505 KRAMER AVENUE

APPLICANT'S NAME: MICK TISHER

MAILING ADDRESS: 304 WORTMAN LOOP

EMAIL ADDRESS: MJTISHER@YAHOO.COM DAYTIME PHONE: 907-738-2439

PROPERTY LEGAL DESCRIPTION:

TAX ID: 252000000 LOT: 1 BLOCK: TRACT:

SUBDIVISION: JPJL SUBDIVISION US SURVEY:

Last Name

Date Submitted

Project Address

REQUIRED 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
- ☐ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

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.)

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.

Michael Jon Tisher
Owner

3-18-22
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.

Michael Tisher
Applicant (If different than owner)

3-18-22
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 CBS ORIGINALLY HAD PLANS TO DEVELOP KRAMER AVENUE WITH PUBLIC UTILITIES IN PLACE. DEVELOPMENT OF THOSE UTILITIES IN KRAMER AVENUE BEYOND N. WOODBURY SUBDIVISION WAS HALTED DUE TO INADEQUATE MANHOLE DEPTHS IN THE SEWER LINE. PROPERTY OWNERS BEYOND N. WOODBURY ARE FORCED TO DEVELOP THEIR OWN UTILITIES TO CONTINUE DEVELOPEMNT. AT NO EXPENSE TO THE CITY TISHER EXTENDED THE WATERLINE IN KRAMER AVENUE FOR TISHER SUBD. AND JPJL SUBDIVISION (8 LOTS). HE ALSO INSTALLED SEWER SERVICES CONNECTING TO HALIBUT POINT ROAD PUBLIC UTILITIES. CONSULTING FIRMS ON THE COMPREHENSIVE PLAN HAVE SUGGESTED THIS AS A METHOD FOR PROVIDING UTILITY CONNECTIONS FOR FUTURE DEVELOPMENT ALONG THE BENCHLANDS PROPERTIES.

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

- **TRAFFIC** N/A
- **PARKING** N/A
- **NOISE** N/A
- **PUBLIC HEALTH AND SAFETY** THE UTILITIES LINES AS THEY EXIST ARE NEW, DEVELOPED TO MAJOR SUBDIVISION AND DEC STANDARDS AND WOULD PROVIDE NO RISK TO PUBLIC HEALTH AND SAFETY. IN FACT PROVIDING ADDITIONAL CONNECTIONS TO THE EXISTING UTILITIES LINES SINCE INSTALLED AT THE LARGER CAPACITIES TO BEGIN WITH, ONLY PROVIDES MORE HEALTH AND SAFETY TO ALL THE FUTURE OWNERS ALONG THE ADJACENT PROPERTIES
- **HABITAT** N/A
- **PROPERTY VALUE/NEIGHBORHOOD HARMONY** ANYTIME UTILITY CONNECTIONS ARE PROVIDED TO NEW DEVELOPMENT THE VALUE OF THE PROPERTY BEING SERVICED IS INCREASED. IN ADDITION, SINCE THE LINES WERE INSTALLED AT MAJOR SUBDIVISION WIDTHS/CAPACITY IT DOES NOT HARM THE EXISTING NEIGHBORHOOD IN ANY WAY
- **COMPREHENSIVE PLAN** CONSULTING FIRMS HIRED BY THE CITY TO AID IN THE DEVELOPMENT OF THE COMPREHENSIVE PLAN HAVE SUGGESTED IN THE PAST THAT THE CITY "RESERVE" AREAS BETWEEN KRAMER AVENUE AND HPR TO INSTALL PUBLIC UTILITIES FOR BETTER ACCESS AND EASIER FUTURE DEVELOPMENT OF CITY OWNED PROPERTIES ALONG KRAMER AVENUE, THOUGH THIS IS CURRENTLY A PRIVATE UTILITY

Last Name

Date Submitted

Project Address

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:**

b. The granting of the variance furthers an appropriate use of the property. **Explain the use or enjoyment this variance enables:** THE PROPERTY IS NOT ABLE TO BE SUBDIVDED WITHOUT UTILITIES TO EACH LOT. THE ONLY FEASIBLE LOCATION FOR UTILITIES TO BE INSTALLED WOULD BE TO CONNECT TO EXISTING UTILITY MAINS ALREADY IN PLACE AND ALREADY BUILT TO APPROPRIATE CAPACITY.

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

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** MT

ANY ADDITIONAL COMMENTS _____

Michael Fisher
Applicant

3-8-2022
Date

Last Name

Date Submitted

Project Address