



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.

IN ORDER TO MEET THE COMPREHENSIVE PLAN GOALS OF THE CITY, MORE HOUSING STOCK IS NEEDED. TERRAIN IS

RESTRICTIVE TO INCREASING THE ACCESS WIDTH TO THE EXISTING PROPOSED LOTS. A VARIANCE IS NEEDED TO INCREASE THE NUMBER OF LOTS ACCESSED FROM THE EXISTING DRIVE FROM 4 TO 5 LOTS.

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

- TRAFFIC** THE EXISTING ROAD IS WELL BUILT, 30 FEET IN WIDTH AND CURRENTLY SERVES 4 DEVELOPED LOTS.
THE ADDITION OF ONE MORE LOT TO THE EXISTING ROADWAY WILL INCREASE TRAFFIC BY ONE HOUSEHOLD, BUT MINIMALLY.
- PARKING** EACH LOT IN THIS AREA IS WELL OVER THE MINIMUM SIZE RESTRICTION FOR SUBDIVISION AND HAS AMPLE PARKING WITHIN THE LOT. THE ADDITION OF ONE MORE LOT ACCESSING THE DRIVE WILL NOT ALTER THE EXISTING PARKING FOR ANY OTHER LOT.
- NOISE** THE AREA OF THESE LOTS IS OFF THE BUSY HIGHWAY AND ACCESSED FROM A QUIET INFREQUENTLY USED BY VEHICULAR TRAFFIC R.O.W.. NOISE FROM VEHICLES IS NOT CURRENTLY AN ISSUE NOR SHOULD THE ADDITION OF ONE LOT CREATE A NOISE ISSUE.
- PUBLIC HEALTH AND SAFETY** BEING THAT ADDITIONAL DEVELOPMENT OF PRIVATELY OWNED LANDS IS A CRITICAL PART OF THE COMPREHENSIVE PLAN THE ADDITION OF THIS LOT WILL ONLY FURTHER ENHANCE THE OVERALL GOALS OF CITY IN REGARD TO PUBLIC HEALTH AND SAFETY.
- HABITAT** THE LOTS ARE SEMI DEVELOPED WITH PADS AND UTILITIES. TREES HAVE BEEN SPARED WHERE EVER THEY COULD BE AND IT IS THE GOAL OF THE OWNER TO PRESERVE THEM FURTHER BY UTILIZING THE EXISTING ACCESS AND EXPANDING IT.
- PROPERTY VALUE/NEIGHBORHOOD HARMONY** THE LOTS IN THIS AREA ARE SUBSTANTIAL IN SIZE, AND SURROUNDED BY UNDEVELOPED PROPERTIES TO THE NORTHEAST. THE AREA CURRENTLY HAS HIGHER END HOMES AND THE ADDITION OF TWO NEW PROPERTIES WILL NOT DECREASE THE HOME VALUES IN THE NEIGHBORHOOD.
- COMPREHENSIVE PLAN** HOUSING IN SITKA IS THE BIGGEST SOURCE OF HARDSHIP FOR THE PEOPLE OF OUR COMMUNITY. OPENING UP THE OPTIONS FOR DEVELOPMENT AND ALLOWING IT TO TAKE PLACE WILL ONLY HELP THE SITUATION NOT HINDER IT.

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:*

WE ARE ONLY REQUESTING THAT ONE ADDITIONAL LOT BE ADDED TO THE ACCESS EASEMENT AS EXISTING

b. *The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables:*

c. *The granting of the variance is not injurious to nearby properties or improvements.*

Initial Here M.T.

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 _____

THE TOPOGRAPHY OF LOT 1 JPJL SUBDIVISION IS CONDUSIVE TO BEING SPLIT INTO TWO LOTS, ACCESS TO ALL OF THESE PROPERTIES IS UNATTAINABLE DIRECTLY OFF OF HPR AND LOT 3 WESTWOODBURY SUBDIDIVISION IS OWNED BY PRIVATE PARTIES, IN ADDITION TO A RAVINE ON THE NORTHEAST EDGE OF LOT 5 TISHER SUBDVIISON AND LOT 3 WEST WOODBURY MAKING EXPANSION OF THE CURRENT ACCESS AT THAT POINT UNREALISTIC.THERE IS ONLY ONE ACCESS POINT TO THESE TWO LOTS THAT MAKES SENSE IN THIS TERRAIN

Michael Tisher
Applicant

3-8-2022
Date