



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:** Site is generally flat with a hillside on the cemetery side of the lot. The site is wooded with some drainages (shown on the plat)

- EXISTING UTILITIES AND UTILITY ROUTES:** water and electricity come from Baranof Street, Sewer line feeds into Hirst St. access, new lot will have all utilities from the Hirst St. Access

- PROPOSED UTILITIES AND UTILITY ROUTES:** New lot will get everything from the Hirst St. One small easement will be necessary for the existing sewer to the existing house

- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Lot 1 will keep the existing driveway from the Baranof St. Side and Lot 2 will keep the existing driveway from the Hirst St. Side.


- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** No existing easement on the property -

- PUBLIC HEALTH, SAFETY, AND WELFARE:** No negative impact will be created on the public with this proposal. This will create an additional buildable lot for the public and create additional housing

- ACCESS TO LIGHT AND AIR:** The lot is heavily wooded but has very little brush and has a secluded feel while still having close proximity to amenities. Both lots will continue to have access to both light and air.

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** The existing lot currently has two separate access
points, making an efficient layout for 2 lots simple and easy. Both lots will still be significant size
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
Lot 1 has one structure (old house) on it already. This structure is about to be demolished
(see Preliminary plat) Lot 2 has no structures, it is a wooded area with access to Hirst
St. and the cemetery road on the back side of the property.
- **EXISTENCE OF ANY ENCROACHMENTS:** No existing encroachments noted - see preliminary plat
- **AVAILABILITY OF REQUIRED PARKING:** Both lots will be significantly larger than the minimum lot size
and both will have direct access to City Streets making parking on both lots a non issue.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** There may be a Sanitary Sewer
Easement required through Lot 2 for the benefit of Lot 1 required (depending on where the
Existing Clean out is located, an agreement will be created between the two lot if necessary.

ANY ADDITIONAL COMMENTS _____


Applicant

4-30-21
Date



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: Subdivide Lot 1 Shaffer/Rezek Lot Line Adjustment into two large

lots.

PROPERTY INFORMATION:

CURRENT ZONING: R2 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: David Thomas

PROPERTY OWNER ADDRESS: 1513 Davidoff St.

STREET ADDRESS OF PROPERTY: 601 Baranof Street

APPLICANT'S NAME: David Thomas

MAILING ADDRESS: 1513 Davidoff St.

EMAIL ADDRESS: aknortherner@gmail.com DAYTIME PHONE: 907-738-1697

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.)

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

4-30-21

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

Last Name

Date Submitted

Project Address