

# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
GENERAL APPLICATION

1/29

- 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 ALLOW FOR VARIANCE OF SETBACK  
ON EAST SIDE OF PROPERTY LINE FOR CARPORT ROOF & GUTTERS  
AND STAIRS/LANDING TO SECOND STORY OF PLANNED  
BUILDING.

**PROPERTY INFORMATION:**

CURRENT ZONING: RZMHP                                      PROPOSED ZONING (if applicable): \_\_\_\_\_  
 CURRENT LAND USE(S): RESIDENTIAL                                      PROPOSED LAND USES (if changing): \_\_\_\_\_

**APPLICANT INFORMATION:**

PROPERTY OWNER: JILL + TAD KISAKA  
 PROPERTY OWNER ADDRESS: PO Box 6398 SITKA, AK 99835  
 STREET ADDRESS OF PROPERTY: 696 INDIAN RIVER RD. SITKA  
 APPLICANT'S NAME: TAD KISAKA  
 MAILING ADDRESS: 696 INDIAN RIVER RD. SITKA, AK 99835  
 EMAIL ADDRESS: tad.kisaka@hotmail.com                                      DAYTIME PHONE: 907-738-2737





**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:**

NATURAL DRAINAGE COURSE (WETLANDS) THAT WE ARE NOT ALLOWED TO DEVELOP.

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:** ALLOWS FOR ACCESS TO DUPLEX

WITH SECOND STORY STAIRS AND A COVERED PARKING AREA.

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** TK

**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:** \_\_\_\_\_

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

**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** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

  
\_\_\_\_\_  
Applicant

1/23/25  
\_\_\_\_\_  
Date

KISAKA  
\_\_\_\_\_  
Last Name

1/23/25  
\_\_\_\_\_  
Date Submitted

696 INDIAN RIVER RD.  
\_\_\_\_\_  
Project Address