

Variance Request
224 Marine Street

4/6/2016



City & Borough of Sitka, Alaska

Selected Parcel: 224 MARINE ID: 10637000

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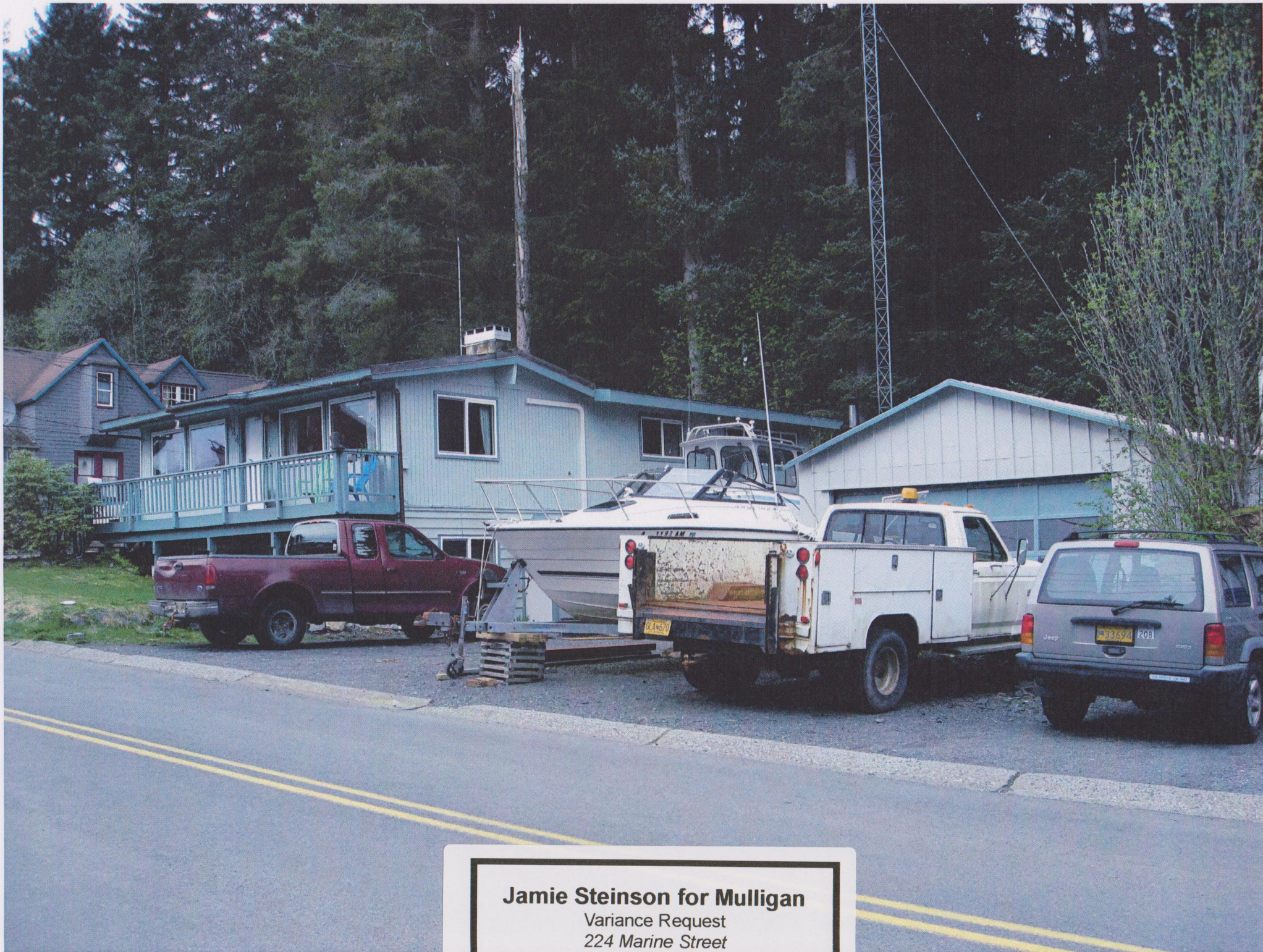
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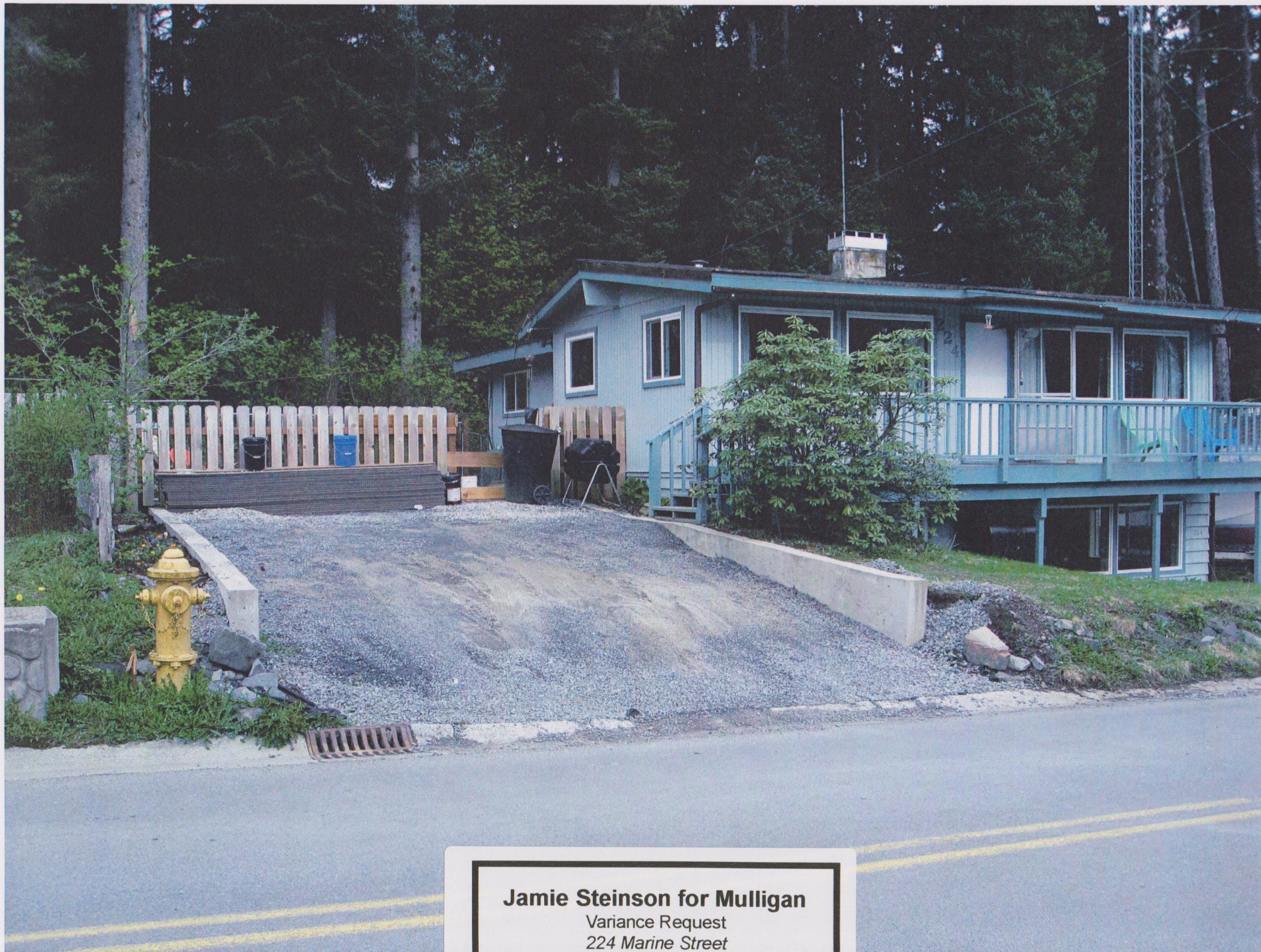
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Jamie Steinson for Mulligan

Variance Request
224 Marine Street

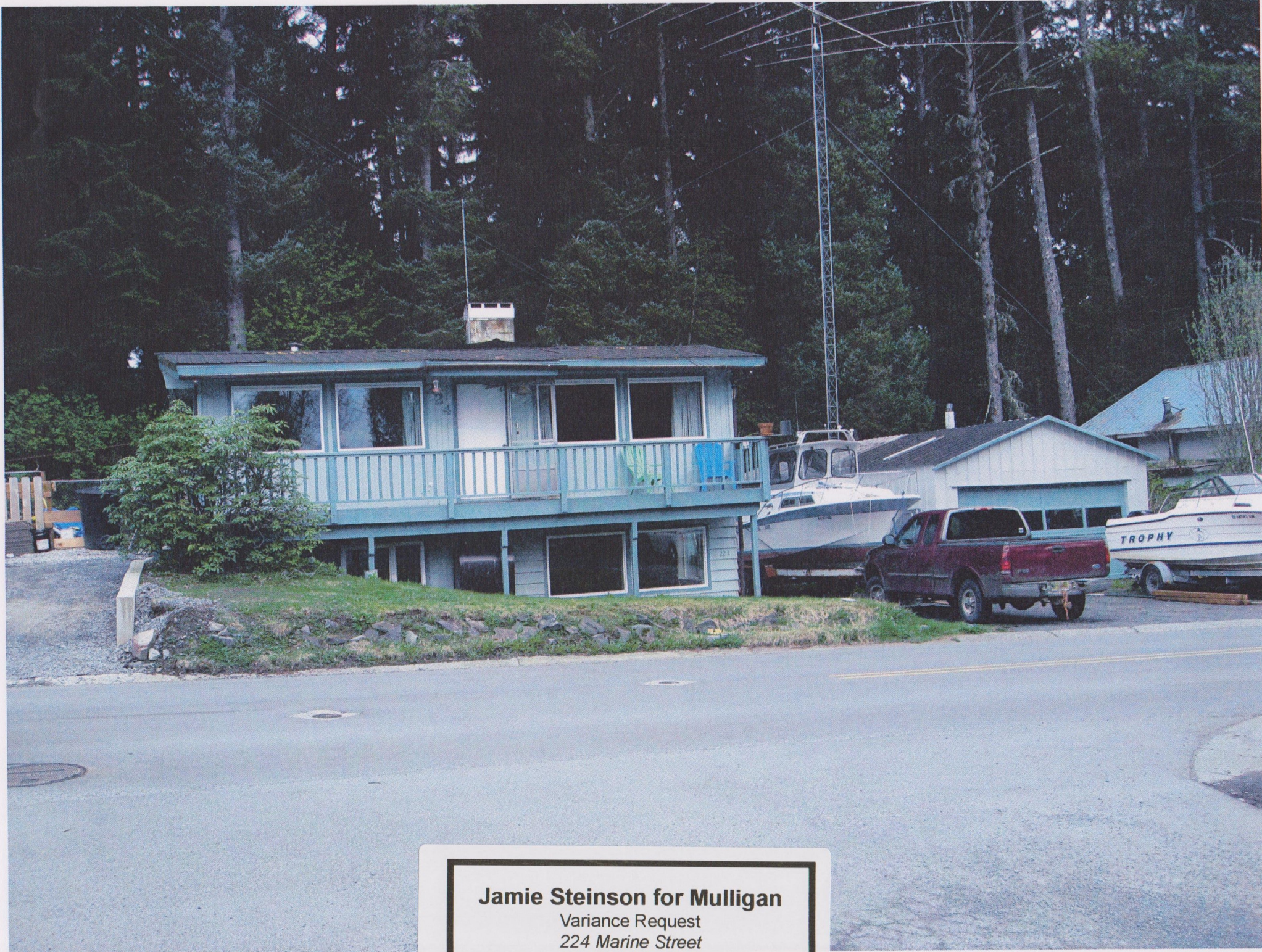


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April 5th
April 19th

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

RECEIVED APR 05 2016

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☒ VARIANCE☐ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT

BRIEF DESCRIPTION OF REQUEST:

Increase buildy lot percentage from
35% to 40% to construct a patio. (at or near grade)

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): N/ACURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): N/A

APPLICANT INFORMATION:

PROPERTY OWNER: GARY & PHYLISS MULLIGANPROPERTY OWNER ADDRESS: 224 MARINE STSTREET ADDRESS OF PROPERTY: 224 MARINE STAPPLICANT'S NAME: JAMES STEINSONMAILING ADDRESS: Po Box 1303EMAIL ADDRESS: jamine@sitkaish.com DAYTIME PHONE: 907 738 4011

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-0637-000 LOT: 1 BLOCK: _____ TRACT: _____SUBDIVISION: Golden S/D US SURVEY: _____

OFFICE USE ONLY

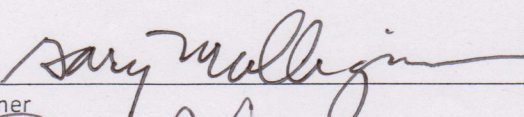
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

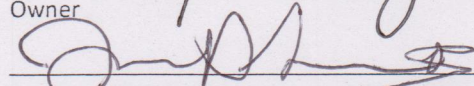
REQUIRED SUPPLEMENTAL INFORMATION:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☐ Parking Plan (For Conditional Use Permit)
- ☐ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

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 further authorize municipal staff to access the property to conduct site visits as necessary.

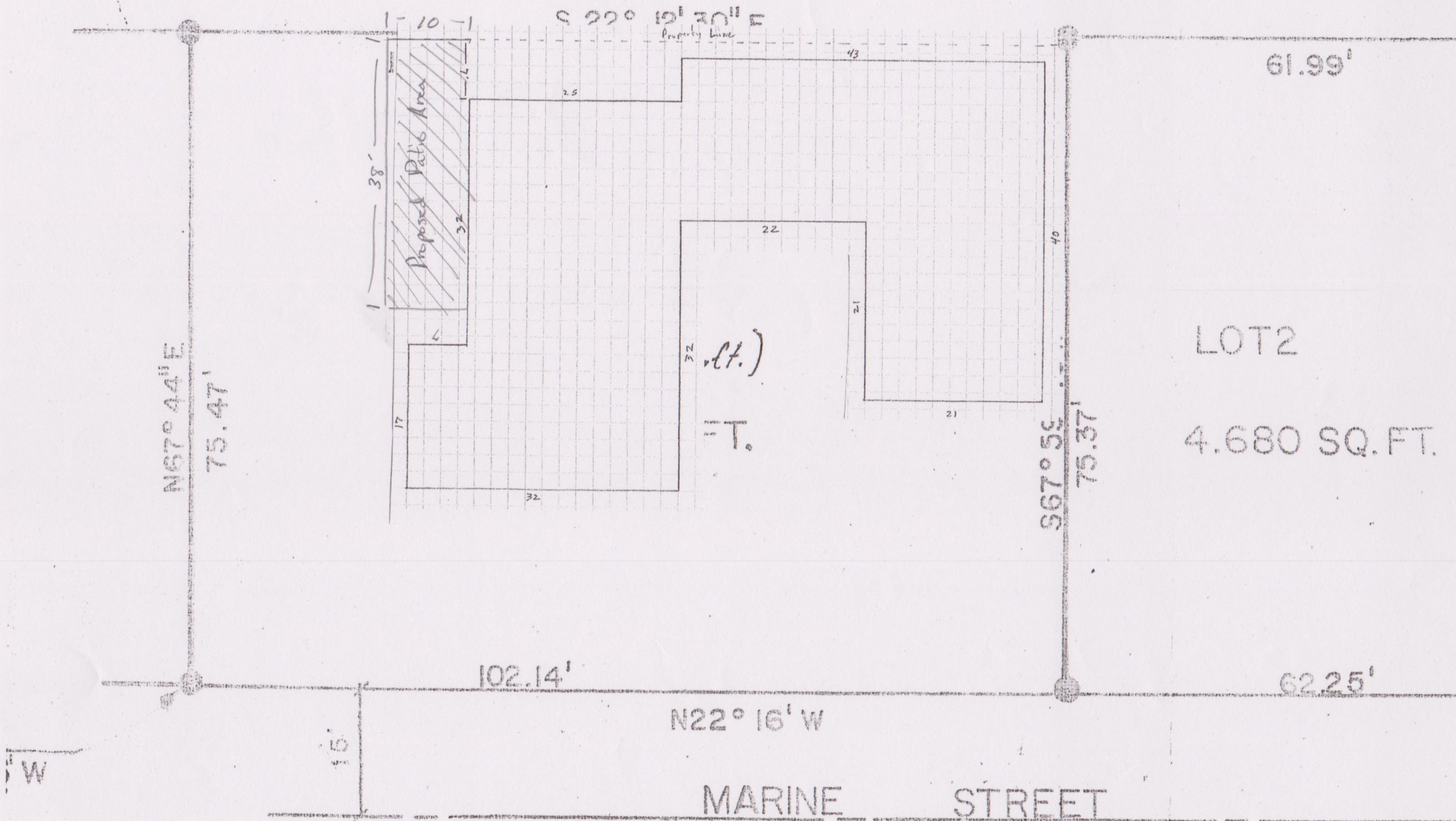
x 
 Owner


 Applicant (If different than owner)

4/5/16
 Date

3/22/16
 Date

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COR LOT 1
14

CERTIFICATE

Jamie Steinson for Mulligan

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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 PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 84-22 DATED July 2, 1984 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE 9-1-84 Nit Anderson
 SECRETARY

ATTEST:
Claudia 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, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS FOLLOWS IN MINUTE BOOK _____ DATED _____

DATE 7-26-84 John D. McCrecken
 CLERK

CITY AND BOROUGH OF SITKA
 DECEMBER 2, 1971

VICINITY MAP
 SCALE 1" = 1000'

U.S.S. 404 TRACT B

LOT 1
 7.716 SQ. FT.

LOT 2
 4.680 SQ. FT.

MARINE STREET

**TO NW COR LOT 1
 USS 1474**

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:

Marilyn J. & Leo F. Golden
 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 1984 WILL BE DUE ON OR BEFORE July 31, 1984

DATED THIS 3 DAY OF August, 1984
Steve Rente
 AT SITKA, ALASKA.

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:

Marilyn J. & Leo F. Golden
 AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D. TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 3rd DAY OF August, 1984
John D. McCrecken
 AT SITKA, ALASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE INSTRUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 7-84 REGISTRATION NO. 3357-S
Leo F. Golden
 REGISTERED LAND SURVEYOR

RECORDED - FILED 10⁰⁰
 Sitka REC. DIST.
 DATE August 3, 1984
 TIME 10:05 A.M.
 Requested by City of Sitka
 Address 804 LAKE ST
Sitka, AK 99835

THE NOTARY'S ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF August, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, USUALLY COMMISSIONED AND EXPIRING PERSONALLY APPEARED:

Marilyn J. Golden & Leo F. Golden
 TO BE KNOWN TO BE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO PRESENTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSE THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Neil E. Roderick
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA.
 MY COMMISSION EXPIRES 7-1-87

GOLDEN SUB'D

A SUBDIVISION OF A PORTION OF
 LOT 1, BLOCK 7, USS 1474

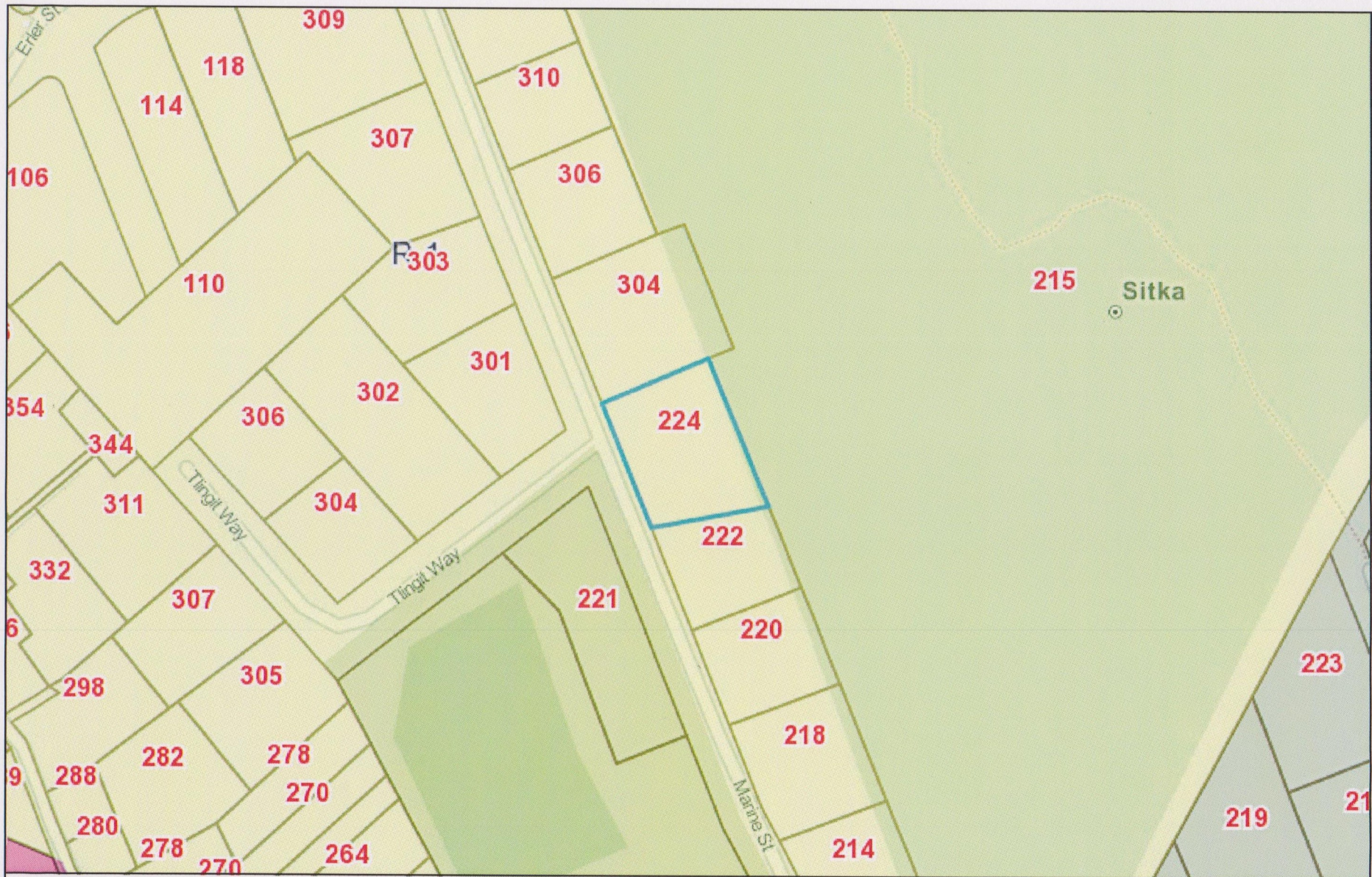
PREPARED BY:
STRAGIER ENGINEERING SERVICES
 CIVIL ENGINEERING
 LAND SURVEYING
 747-9633
 P.O. BOX 4558
 SITKA, ALASKA 99835

PREPARED FOR:
LEO & JEAN GOLDEN
 BOX 867
 SITKA, AK 99835

PLAT 84-25

84-25

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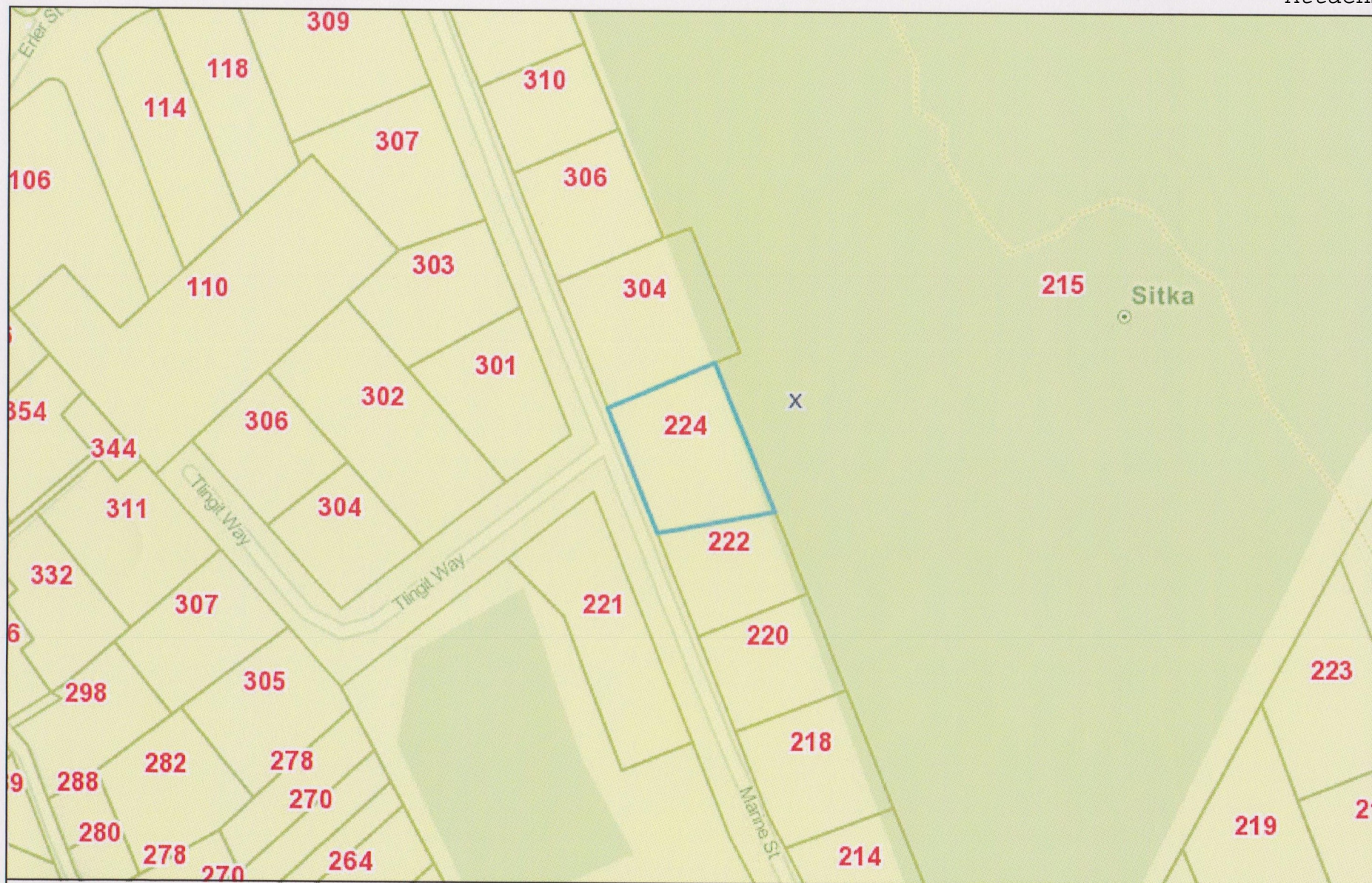
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Parcel ID: 10630000
ERIC COONRADT
COONRADT, ERIC, E.
306 MARINE ST
SITKA AK 99835

Parcel ID: 10635000
KATHRYN CROFT
CROFT, KATHRYN, M.
304 MARINE ST
SITKA AK 99835

Parcel ID: 10637000
GARY/PHYLLIS MULLIGAN
MULLIGAN, GARY & PHYLLIS
224 MARINE ST
SITKA AK 99835

Parcel ID: 10640000
IRENE ROBERTS
ROBERTS, IRENE, D.
P.O. BOX 475
SITKA AK 99835-0475

Parcel ID: 10645000
JACK/NANCY PHILLIPS
PHILLIPS, JACK, D./NANCY
220 MARINE ST
SITKA AK 99835

Parcel ID: 10650000
LANCE/ANN STEPHENSON LIVING
TRUST
STEPHENSON, LANCE/ANN
P.O. BOX 6194
SITKA AK 99835-6194

Parcel ID: 10715001
ORTHODOX CHURCH OF AMERICA
ORTHODOX CHURCH OF AMERICA
P.O. BOX 210569
ANCHORAGE AK 99521

Parcel ID: 13720000
BYRON BATY
C/O ELIZABETH BATY
BATY, BYRON, F.
16861 420TH AVE SE
NORTH BEND WA 90045

Parcel ID: 13730000
MICHELLE BARKER
BARKER, MICHELLE
303 MARINE ST.
SITKA AK 99835

Parcel ID: 13735000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 13900000
KIM PERKINS
PERKINS, KIM, D.
110 RANDS DR
SITKA AK 99835

Parcel ID: 13910000
ORTHODOX CHURCH IN AMERICA
RUSSIAN CHURCH RECTORY
ORTHODOX CHURCH IN AMERICA
P.O. BOX 210569
ANCHORAGE AK 99521

P&Z Mailing
April 8, 2016

Jamie Steinson for Mulligan
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City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 04/05/2016
Receipt: 2016-00049908
Cashier: Front Counter
Received From: BARANOF BUILDERS

PLAN - Planning Permits/Zoning	75.00
ST1 - Sales Tax 2nd quarter CY	4.50
Receipt Total	79.50
Total Check	79.50
Total Remitted	79.50
Total Received	79.50

PAID
APR 05 2016
CITY & BOROUGH OF SITKA

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 4/5/16

To:

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	75.00
Conditional Use Permit.....	
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	4.50
TOTAL.....	79.50

Thank you

Jamie Steinson for Mulligan

Variance Request
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A
L
A
S
K
A**2014-001375-0**

Recording Dist: 103 - Sitka

12/19/2014 08:16 AM Pages: 1 of 2



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Gary Mulligan and Phyllis MulliganAddress: 224 Marine StreetSitka, AK 99835File No.: **0241-2356646 (JCH)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Heirs and Devisees of Leo F. Golden, deceased**, whose mailing address is **151 Price Street, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Gary Mulligan and Phyllis Mulligan**, residing at **507 Katlian St., Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 1, Golden Subdivision, according to the official plat thereof, filed under Plat Number 84-25, 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: December 18, 20, 2014.

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