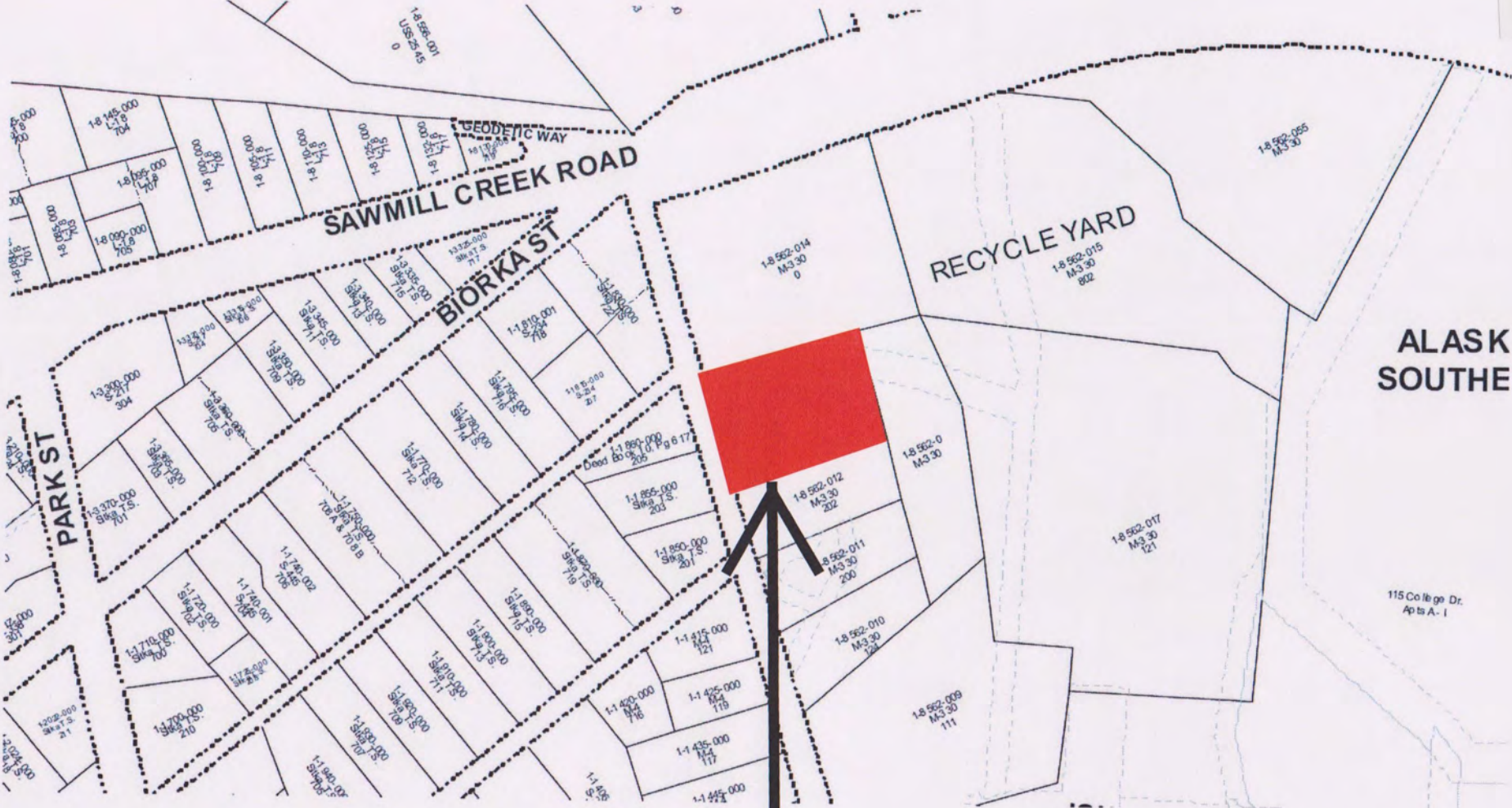


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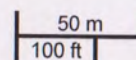
Randy Hitchcock
Variance Request
204 Jeff Davis Street



City & Borough of Sitka, Alaska

Selected Parcel: 204 JEFF DAVIS ID: 18562013

Printed on 6/28/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

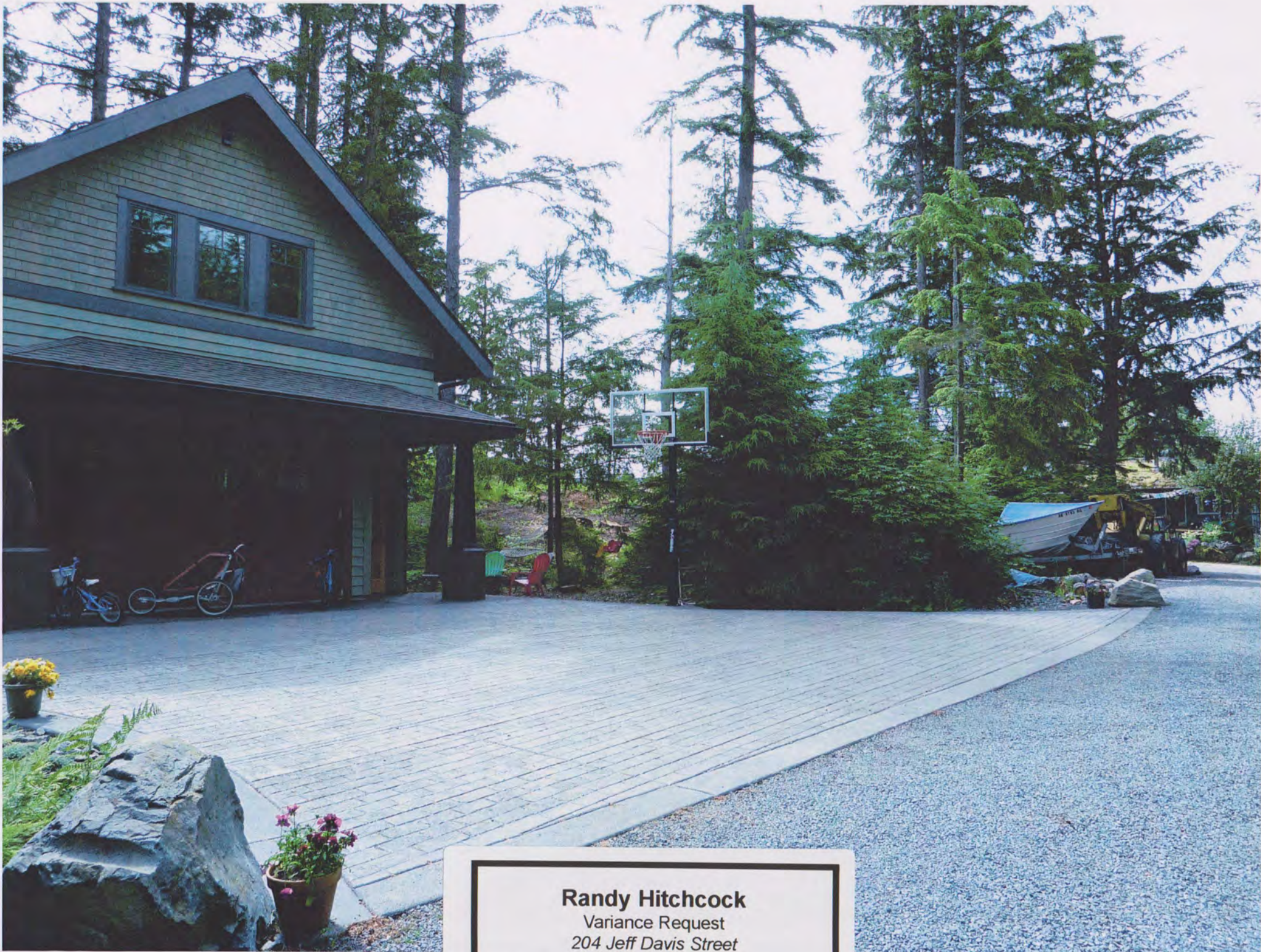
Randy Hitchcock
Variance Request
204 Jeff Davis Street



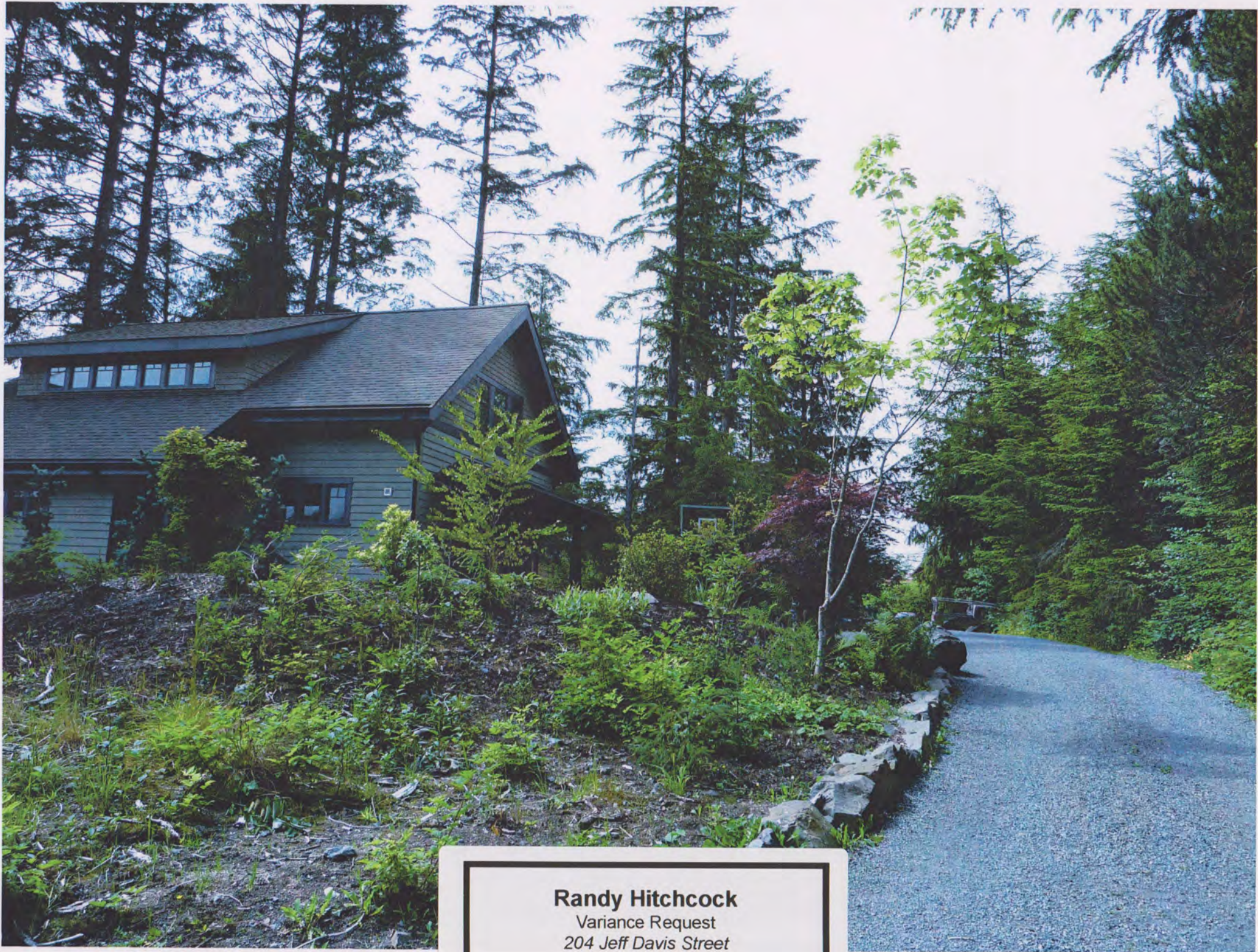
Randy Hitchcock
Variance Request
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Variance Request
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Randy Hitchcock
Variance Request
204 Jeff Davis Street



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

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: A reduction in the minimum lot size
from 8,000 SF to 5,090 SF.

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: DANNY AND BRIDGET HITCHCOCK

PROPERTY OWNER ADDRESS: 204 JEFF DAVIS STREET

STREET ADDRESS OF PROPERTY: SAME

APPLICANT'S NAME: DANNY HITCHCOCK

MAILING ADDRESS: 204 JEFF DAVIS ST.

EMAIL ADDRESS: oceansidecustomcarpentry@hotmail.com DAYTIME PHONE: 738-2172

PROPERTY LEGAL DESCRIPTION:

TAX ID: 18562013 LOT: 17 BLOCK: _____ TRACT: _____

SUBDIVISION: SHELDON JACKSON SUBDIV. US SURVEY: 407-B

OFFICE USE ONLY

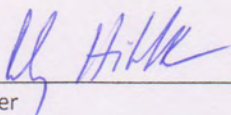
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

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.



Owner

5/16/2016

Date

Applicant (If different than owner)

Date

Randy Hitchcock
Variance Request
204 Jeff Davis Street



OCEANSIDE CUSTOM CARPENTRY

204 Jeff Davis Street Sitka, Alaska 99835 (907)738-2172
oceansidecustomcarpentry@hotmail.com

6/24/2016

Michael Scarcelli
City and Borough of Sitka
Planning and Community Development Department
100 Lincoln Street
Sitka, Alaska 99835

Re: 204 Jeff Davis Street, Request For Minor Subdivision

Dear Michael,

This is a formal request for permission to subdivide my current property at 204 Jeff Davis Street (Lot 17, Sheldon Jackson Subdivision) into two separate lots. There are two drawings attached to this request. Attachment 1 shows the existing property lines along with the as-built of the existing principal structure. Attachment 2, drawn by O'Neill Surveying, shows the new proposed property lines, along with the proposed change in the existing easement.

This Application is requesting:

1. Permission to subdivide 204 Jeff Davis Street into 2 separate lots, as shown in the Subdivision Concept Drawing by O'Neill Surveying,
2. Permission to change the existing 40' Access and Utility Easement into 2 separate, 20' easements, as shown in the Subdivision Concept Drawing by O'Neill Surveying, and contingent upon agreement by all beneficiaries of the easement,
3. A Variance to reduce the required minimum lot size, net area minus access easements, from 8,000 square feet down to 5,090 square feet.

The long term plan for this property has been to build two principal structures for residential use. Since this property falls within the R-2 zoning classification, that will continue to be the plan regardless of the ability to subdivide the property. The main purpose for this request to subdivide is to allow for future flexibility in the sale and/or distribution of the separate dwellings.

If the existing property (approximately 17,164 square feet in size) can be subdivided along the new proposed property line, it would create two new properties (one totaling approximately 8,763 SF and one approximately 8,401 SF). Both would be above the minimum lot size requirement of 8,000 SF, except for the access easement. The new property would be granted access through the existing access easement that runs through my property. This easement currently serves access to one other property besides mine (Lot 12).

It is understood that the City requires a minimum net area of a lot (minus access easements) to be 8,000 square feet, and that the two lots would fall under that minimum area when the existing 40' wide access and utility easement is taken into account. However, I would argue that the only reason for the oversized 40' wide easement was to contain the main water supply line that serves the Hames Center (see Attachment 1). If the water line had been put under the center of the drive, there would be no need for the excessive width. A 20' wide access easement would be plenty wide enough to serve its purpose, thus resulting in the two proposed properties being much closer to the City's minimum size requirements. The request for a reduction of the "Access and Utility"

easement to 20', and a separate "Utility" easement of 20' for the remaining width (to protect the Hames Center water supply line) would keep the overall easement width of 40' the same, increase the "net area" of the property much higher than the requested reduction to 5,090 square feet, and allow for flexibility in the parking design of the new structure. All existing access, emergency use, and utility rights enjoyed by the shared users would remain the same. As far as "access" is concerned, that is the current width of the access easement that runs from the Hames Center parking lot to the back of the facility. Jeff Davis Street is barely 24' wide and serves 17 homes, the Sheldon Jackson Campus, and much more.

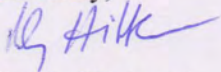
In relation to the issues of minimum lot sizes in this neighborhood, there are already multiple lots that fall under the 8,000 SF minimums. Three of them are directly on the other side of Jeff Davis Street from me. 201 Jeff Davis has about 5,017 SF, 203 Jeff Davis has 7,196 SF, and 205 Jeff Davis has only 4,686 SF. These small lots don't negatively impact the residential feel of the neighborhood. That higher density should be the welcomed result of a charming downtown community.

I'd like to make one more argument in favor of a subdivision. The property is already zoned R-2, which is intended to provide for higher density housing while still maintaining the residential feel of a neighborhood. I do not feel that the end product (two principal structures) would result in anything different than what is already permitted in the R-2 zone. If anything, the proposed development is minor compared to the possibilities. An example of this is the Monastery Towne Home Subdivision. It's a roughly 25,525 SF parcel packed with 9 residential units.

I feel that this request is not unreasonable, nor is it without precedent. The downtown area, and this neighborhood in particular, is perfectly suitable for this type of development proposal.

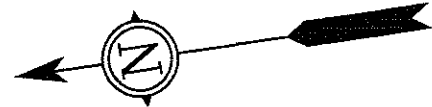
Thank you very much for your time. I look forward to answering any questions you may have related to this request.

Sincerely,



Randy Hitchcock

Randy Hitchcock
Variance Request
204 Jeff Davis Street

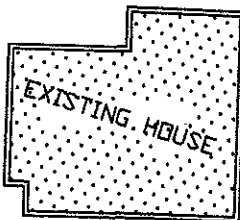


SHELDON JACKSON

LOT 11

LOT 12

JACKSON



LOT B
GROSS AREA: 8401.34 SF
NET AREA: 5097.01 SF

CAMPUS SUB.

LOT 15

LOT 16

40' ACCESS AND UTILITY EASEMENT,
ACCESS RESTRICTED TO LOTS 12
AND 17 ONLY, AND FOR EMERGENCY
USE BY "SHARED PARKING" USERS
(LOTS 9 AND 13).

N 80°19'35" W 159.00' (R) 158.94' (M)

GRAVEL DRIVE

S 80°19'35" E 135.33'

N 10°07'11" E 108.88'

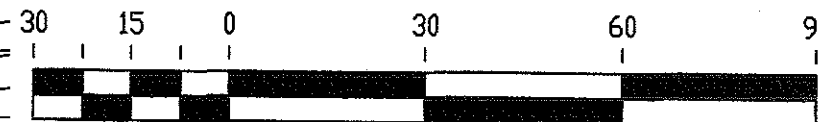
LOT A

GROSS AREA: 8763.82 SF
NET AREA: 5596.87 SF

S 84°48'47" E (R) 157.03' (R)

S 08°51'05" W (R) 114.93'

JEFF DAVIS STREET



SCALE IN FEET

O'NEILL

SURVEYING AND ENGINEERING

P.O. BOX 1849 SITKA, ALASKA 99835

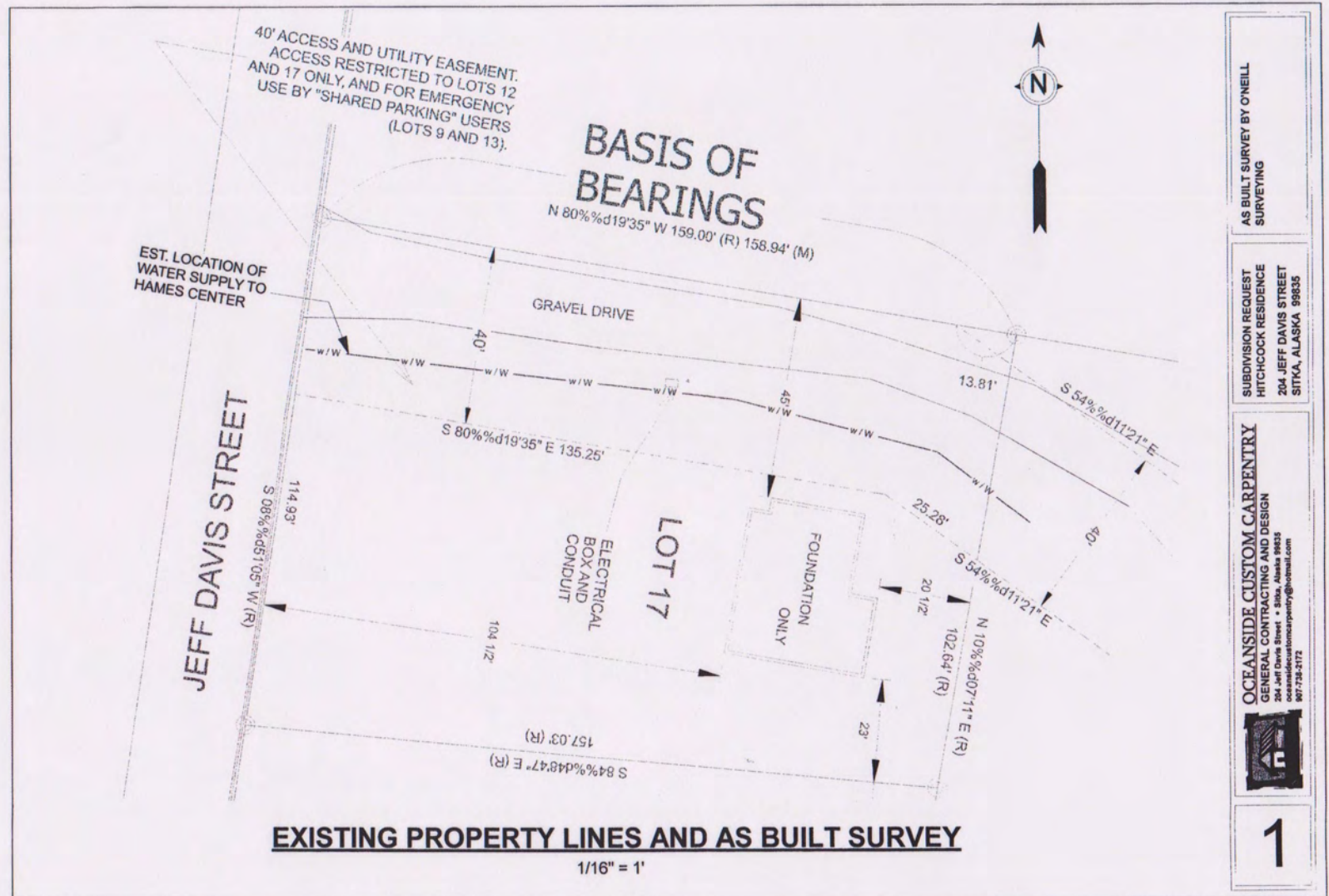
SUBDIVISION CONCEPT DRAWING

LOT 17, SHELDON JACKSON
CAMPUS SUBDIVISION

CLIENT: RANDY HITCHCOCK
204 Jeff Davis St.
SITKA, ALASKA 99835

JUNE 23, 2016 * 8:07:54

30406-09



Randy Hitchcock
Variance Request
204 Jeff Davis Street

CERTIFICATE OF OWNERSHIP AND REDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND REDIGATE ALL STREETS, ALLEYS, EASEMENTS, RIGHTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 24 April 2009
 SIGNATURE: [Signature]
 NAME: Sheldon Jackson College

DATE: _____
 SIGNATURE: _____
 NAME: _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA
 THIS IS TO CERTIFY THAT ON the 24th day of April, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared David L. Miller, President of Sheldon Jackson College.

TO BE KNOWN TO BE THE IDENTICAL INDIVIDUALS IDENTIFIED AND WHO EXECUTED THE WITHIN PLAT AND acknowledged to me that acknowledged the same freely and voluntarily for the uses and purposes therein declared.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR OF THE FOREGOING FIRST HEREIN WRITTEN.

DATE: 4-24-2009
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 7/1/11



CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Sheldon Jackson College AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 2008-09, WILL BE DUE ON OR BEFORE August 21, 2009.

DATED THIS 24th day of April, 2009 AT SITKA, ALASKA.
James A. Brook
 ASSESSOR, CITY & BOROUGH OF SITKA

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 & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2008-11, DATED 20, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE: 4/17/2009
[Signature]
 DISTRICT REGISTRAR

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 & BOROUGH OF SITKA ASSEMBLY, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY BY RESOLUTION NO. 2008-11, DATED 20, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE: 4-15-2009
[Signature]
 CITY & BOROUGH CLERK

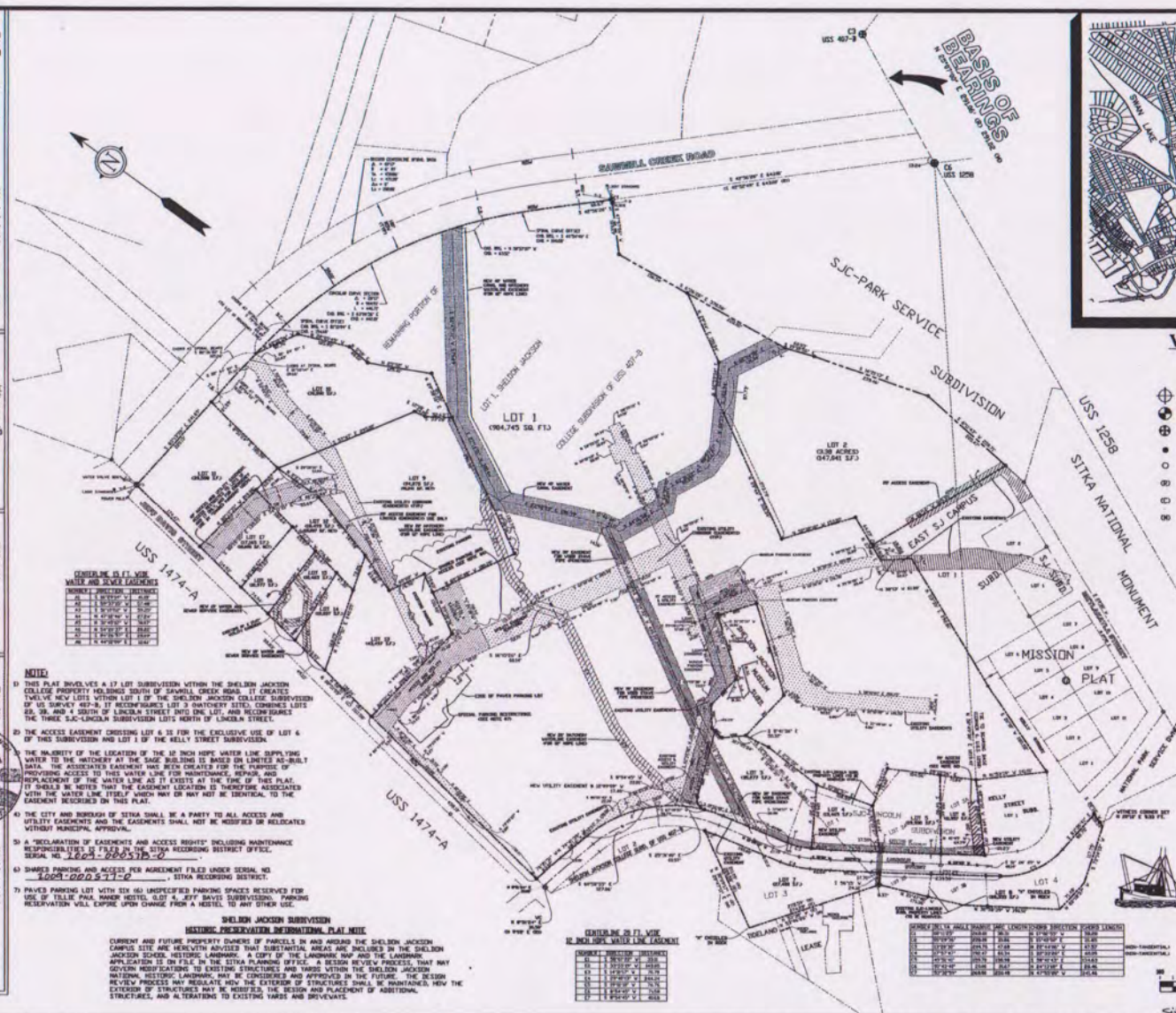
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF Sheldon Jackson College.

ALL DUES OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL DUES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 24th day of April, 2009 AT SITKA, ALASKA.

[Signature]
 FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



VICINITY MAP
 SCALE 1"=1,000'

- LEGEND**
- PROPOSED CONTROL MONUMENT (RECOVERED)
 - PROPOSED CONTROL MONUMENT (SET)
 - OLD/BLM PRIMARY BRASS CAP (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - SECONDARY MONUMENT (RECOVERED)
 - RECORDED DATA
 - COMPUTED DATA
 - MEASURED DATA

REFERENCE DATA FOR SET CONTROL MONUMENTS

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SHeldon JACKSON CAMPUS SUBDIVISION

NO.	DATE	PROPOSED	RECOVERED	REMARKS
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21	10/1/08	10/1/08	10/1/08	10/1/08
22	10/1/08	10/1/08	10/1/08	10/1/08
23	10/1/08	10/1/08	10/1/08	10/1/08
24	10/1/08	10/1/08	10/1/08	10/1/08
25	10/1/08	10/1/08	10/1/08	10/1/08
26	10/1/08	10/1/08	10/1/08	10/1/08
27	10/1/08	10/1/08	10/1/08	10/1/08
28	10/1/08	10/1/08	10/1/08	10/1/08
29	10/1/08	10/1/08	10/1/08	10/1/08
30	10/1/08	10/1/08	10/1/08	10/1/08
31	10/1/08	10/1/08	10/1/08	10/1/08
32	10/1/08	10/1/08	10/1/08	10/1/08
33	10/1/08	10/1/08	10/1/08	10/1/08
34	10/1/08	10/1/08	10/1/08	10/1/08
35	10/1/08	10/1/08	10/1/08	10/1/08



City & Borough of Sitka, Alaska

Selected Parcel: 204 JEFF DAVIS ID: 18562013

Printed on 6/28/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>

50 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Randy Hitchcock
Variance Request
204 Jeff Davis Street



City & Borough of Sitka, Alaska

Selected Parcel: 204 JEFF DAVIS ID: 18562013

Printed on 6/28/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>

50 m
100 ft



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Randy Hitchcock
Variance Request
204 Jeff Davis Street

Parcel ID: 11415000
ANDREW/TERESA THOMS/LORENTE
THOMS, ANDREW & LORENTE,
TERESA
121 JEFF DAVIS ST
SITKA AK 99835-7619

Parcel ID: 11795000
SCOTT/NIECHOLE ROBINSON
ATTN: JENNY
ROBINSON, SCOTT/NIECHOLE
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 11810001
STEVEN/SHIRLEY DALQUIST
DALQUIST, STEVEN, J./SHIRLEY, M.
P.O. BOX 45
SITKA AK 99835-0045

Parcel ID: 11815000
~~STEVEN/SHIRLEY DALQUIST~~
DALQUIST, STEVEN, J./SHIRLEY, M.
P.O. BOX 45
SITKA AK 99835-0045

Parcel ID: 11830000
PETER THIELKE
THIELKE, PETER, L.
1656 HAPPY LANE
OJAI CA 93023

Parcel ID: 11850000
NATHANIEL MONAHAN
MONAHAN, NATHANIEL, J.
P.O. BOX 875
SITKA AK 99835-0875

Parcel ID: 11855000
BARTH HAMBERG
HAMBERG, BARTH, T.
500 LINCOLN ST, #B-5
SITKA AK 99835

Parcel ID: 11860000
IRVIN KEILMAN TRUST
KEILMAN, IRVIN, W.
825 WILLANA ST
MILAN MI 48160

Parcel ID: 11870000
EVELYN CICI
CICI, EVELYN, J.
P.O. BOX 635
SITKA AK 99835-0635

Parcel ID: 18562010
STANLEY/NANCY BARGE
BARGE, STANLEY & NANCY
124 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562011
DANIEL/MARY PALOF
PALOF, DANIEL/MARY BETH
200 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562012
MICHAEL/REBECCA MARTELLO
MARTELLO, MICHAEL & REBECCA
202 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562013
RANDY HITCHCOCK
HITCHCOCK, RANDY
204 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562014
NANCY/WILLIAM DAVIS JOINT
REVOCABLE TRUST
DAVIS REV. TRUST, NANCY &
WILLIAM
P.O. BOX 6494
SITKA AK 99835-6494

Parcel ID: 18562015
CITY & BOROUGH OF SITKA
RECYCLING CENTER
~~C/B OF SITKA~~
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 18562016
KIM/MARY RICKARD
RICKARD, KIM & MARY
3315-A HALIBUT POINT RD
SITKA AK 99835-9525

Parcel ID: 18562017
ALASKA ARTS SOUTHEAST, INC.
HAMES CENTER
ALASKA ARTS SOUTHEAST, INC.
110 COLLEGE DR, STE 111
SITKA AK 99835

P&Z Mailing
July 8, 2016

Randy Hitchcock
Variance Request
204 Jeff Davis Street

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE:

6/28/16

To: Randy Hitchcock

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

Variance.....	PAID	JUN 28 2016	CITY & BOROUGH OF SITKA	75.00
Conditional Use Permit.....				
Minor Subdivision.....				50.00
Major Subdivision.....				
Zoning Map Change.....				
Zoning Text Change.....				
Lot Merger.....				
Boundary Line Adjustment.....				
General Permit.....				
Appeal of Enforcement Action (Pending).....				
Other.....				125.00
Sales Tax.....				7.50
TOTAL.....				132.50

Thank you

Randy Hitchcock
Variance Request
204 Jeff Davis Street

2010-000557-0

Recording Dist: 103 - Sitka
5/13/2010 9:56 AM Pages: 1 of 2

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File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Randy Hitchcock

Address: 322 Wachusetts St

Sitka, AK 99835

File No.: 0241-1567117 (JRN)

STATUTORY WARRANTY DEED

THE GRANTOR, **Sheldon Jackson College**, whose mailing address is **801 Lincoln St, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Randy Hitchcock**, residing at **322 Wachusetts St, Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 17, SHELDON JACKSON CAMPUS SUBDIVISION, subdivision of **U.S. Survey 407B**, according to **Plat 2009-8**, 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: 11 May, 2010.

Sheldon Jackson College

David Dobler president
By: David Dobler, President

Randy Hitchcock
Variance Request
204 Jeff Davis Street

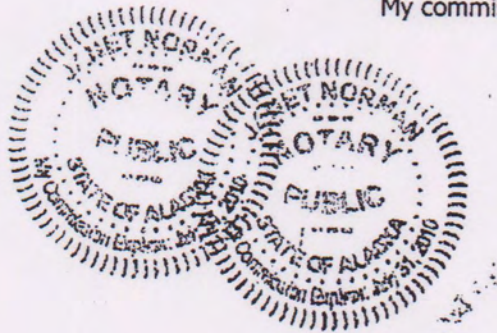
April 27, 2010

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Eleventh day of May, 2010**, before me the undersigned Notary Public, personally appeared **David Dobler, President, Sheldon Jackson College**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 7/31/2010



Randy Hitchcock
Variance Request
204 Jeff Davis Street



2010-000557-0