



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Date: August 2, 2016

From: Samantha Pierson, Planner I

To: Planning Commission

Re: V 16-11 Variance Request for Garage at 216 Lakeview Drive

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### GENERAL INFORMATION

Applicant: Ida Eliason

Property Owner: Ida Eliason

Property Address: 216 Lakeview Drive

Legal Description: Lot 51, Lakeview Heights Subdivision

Parcel ID Number: 1-4250-000

Size of Existing Lot: 21,127 square feet

Zoning: R-1

Existing Land Use: Residential

Utilities: Full city services

Access: Lakeview Drive

Surrounding Land Use: Residential

### MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

### ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Zoning Map

Attachment D: Flood Zone Map

Attachment E: Parcel Pictures

Attachment F: Subdivision Plat

Attachment G: Site Plan

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Providing for today...preparing for tomorrow

Attachment H: Application  
Attachment I: Mailing List  
Attachment J: Proof of Payment  
Attachment K: Proof of Ownership

## **BACKGROUND**

The lot is currently developed as a residential property. Surrounding lots are residential in use. A house and a carport exist on the lot. The base of the existing carport is 3 feet from the property line, with eaves that encroach further into the setback.

## **PROJECT DESCRIPTION**

The variance request is for the reduction of the northwesterly side setback from 5 feet to 1 foot for the replacement of an aging carport with a single-car garage. The applicant states that the current carport is deteriorating. The proposed garage would be in the same placement as the current carport, and would extend an additional 1 foot on the rear.

The property is located at 216 Lakeview Drive, in the R-1 zone. The minimum side setbacks in the R-1 zone are 8 feet.<sup>1</sup> The side setbacks are reduced to 5 feet for this property due to narrow lot width.<sup>2</sup> Setbacks are measured from property lines to eaves, gutters, and drip lines.

## **ANALYSIS**

**Project / Site:** This lot at 216 Lakeview Drive is most narrow at the front of the property, at 40 feet. The existing carport is 15.2 feet wide. The proposed garage is 15 feet wide and 22 feet deep. The eaves result in a 2 foot overhang, resulting in a proposed 1 foot setback.

The applicant states that the existing carport is more than 50 years old, has deteriorating supports, and is at risk of collapsing. A new structure would improve safety and property values. Staff support **a modified variance from 5 feet to 3 feet** for the replacement of the carport with a garage.

An alternative would be to construct the garage on the opposite side of the house, as it has approximately three more feet of space. This arrangement, however, would require the removal of an existing deck, existing landscaping, and addition of a culvert to aid in driving over the ditch to reach the garage.

**Zone: R-1:** Intent. This zone is intended to provide for primarily for single-family and duplex

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<sup>1</sup> Table 22.20-1—Development Standards

<sup>2</sup> Section 22.20.035 note 16

residences at moderate densities.<sup>3</sup>

**Traffic:** No concerns for traffic. The proposed garage is not in the direct line of sight of motorists on Lakeview Drive.

**Parking:** There is enough space for parking with two spaces required per single-family dwelling unit.<sup>4</sup>

**Noise:** Minimal noise concerns beyond the construction period.

**Public Health or Safety:** No concerns for public health and safety.

**Habitat:** No concerns for habitat.

**Property Value or Neighborhood Harmony:** Replacing the deteriorating structure with a new garage would be an improvement to the property.

**Conformity with Comprehensive Plan:** A modified variance to 3 feet conforms to Comprehensive Plan Section 2.4.1 which states, "To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations, *by replacing an existing structure while not encroaching further on setbacks.*"

**Staff Conclusion:** A modified variance to 3 feet would minimally impact the adjoining neighbor. The existing structure is 3 feet from the property line, and a replacement of the aging structure with new construction should decrease safety concerns.

## **FINDINGS<sup>5</sup>**

### **D. Required Findings for Variances.**

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, *specifically, the narrow lot dimensions;*
- b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, *specifically, the ability to adequately protect a vehicle from rain;*

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<sup>3</sup> Section 22.16.040—R-1 District

<sup>4</sup> Section 22.20.100.G.1—Off-Street Parking Requirements

<sup>5</sup> Section 22.30.160(D)(1)—Required Findings for Major Variances

- c) That 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, *specifically, by replacing a deteriorating structure; and*
- d) That the granting of such the **modified side setback variance from 5 feet to 3 feet** will not adversely affect the Comprehensive Plan: *specifically, the variance is in line with Comprehensive Plan 2.4.1, which states, "To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations without infringing on the rights of private landowners, by replacing an existing structure while not encroaching further on setbacks."*

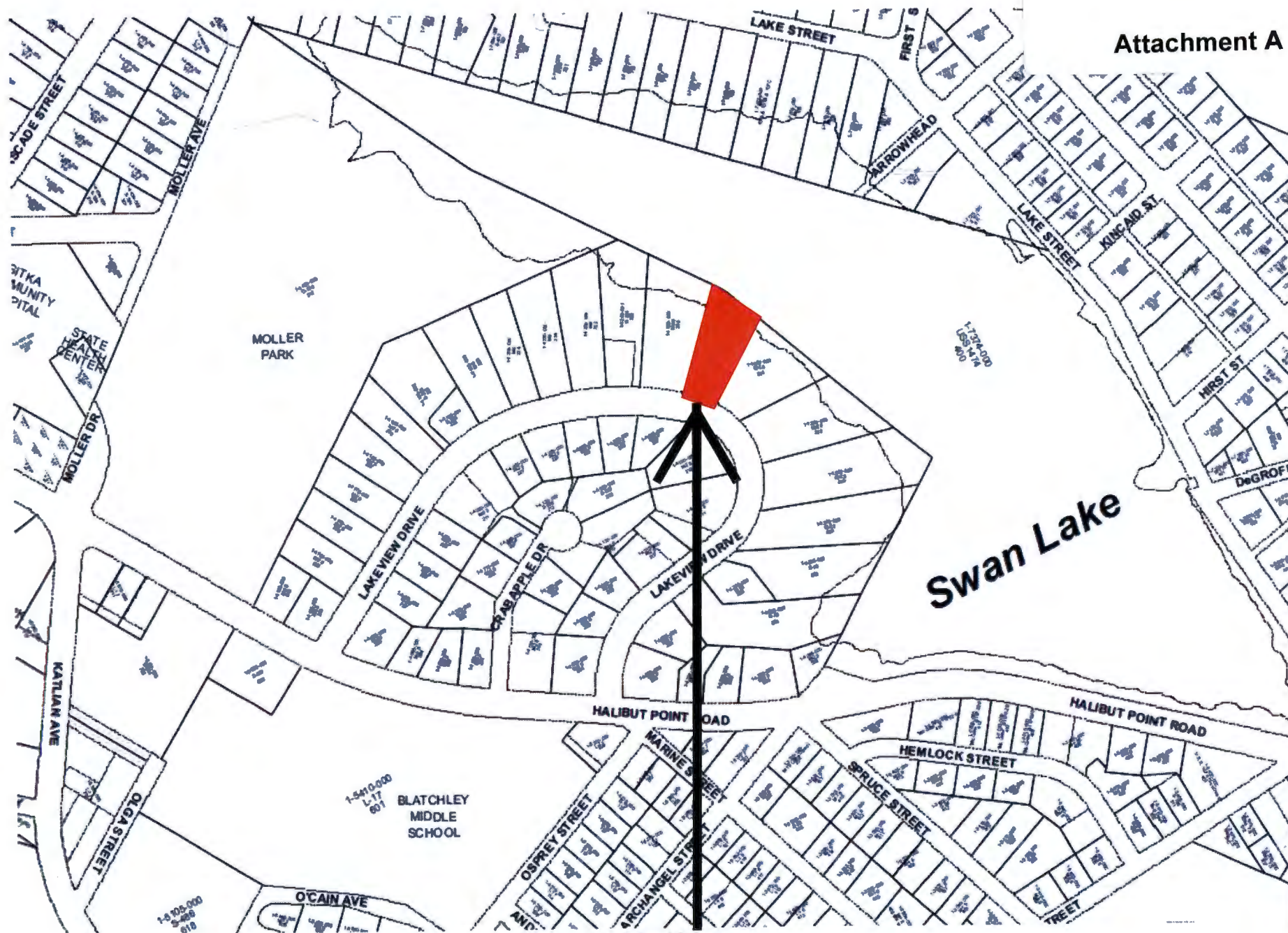
### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Planner's analysis and suggested findings, and grant a **modified** variance for the reduction of the easterly side setback from 5 feet to **3 feet** for the construction of a carport.

### **Recommended Motions:** (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to approve a **modified** variance request for 216 Lakeview Drive. The variance is for the reduction in the northwesterly side setback from 5 feet to **3 feet** for the replacement of a carport with a garage. The property is also known as Lot 51 Lakeview Heights Subdivision. The request is filed by Ida Eliason. The owner of record is Ida Eliason.





**Ida Eliason**  
Variance Request  
216 Lakeview Drive





## City & Borough of Sitka, Alaska

Selected Parcel: 216 LAKEVIEW ID: 14250000

Printed on 6/23/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>

100 m  
200 ft



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://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.

**Ida Eliason**  
Variance Request  
216 Lakeview Drive

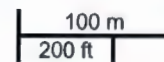




## City & Borough of Sitka, Alaska

Selected Parcel: 216 LAKEVIEW ID: 14250000

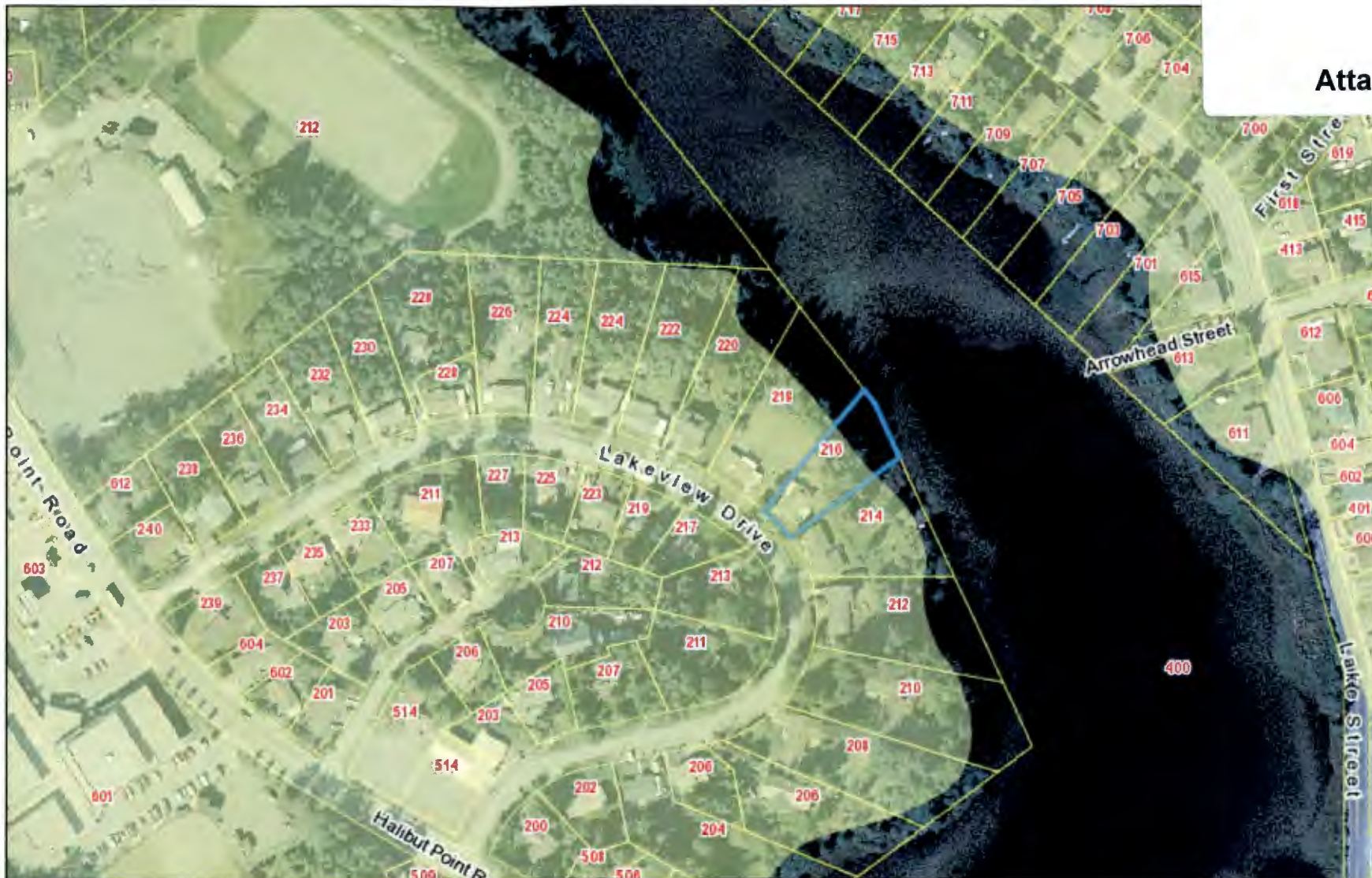
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**Ida Eliason**  
Variance Request  
216 Lakeview Drive

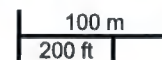




## City & Borough of Sitka, Alaska

Selected Parcel: 216 LAKEVIEW ID: 14250000

Printed on 6/23/2016 from <http://www.mainstreetmaps2.com/ak/sitka/internal.asp>



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**Ida Eliason**  
Variance Request  
216 Lakeview Drive



**Attachment E**



**Ida Eliason**  
Variance Request  
216 Lakeview Drive



**Attachment E**



**Ida Eliason**  
Variance Request  
216 Lakeview Drive



**Attachment E**



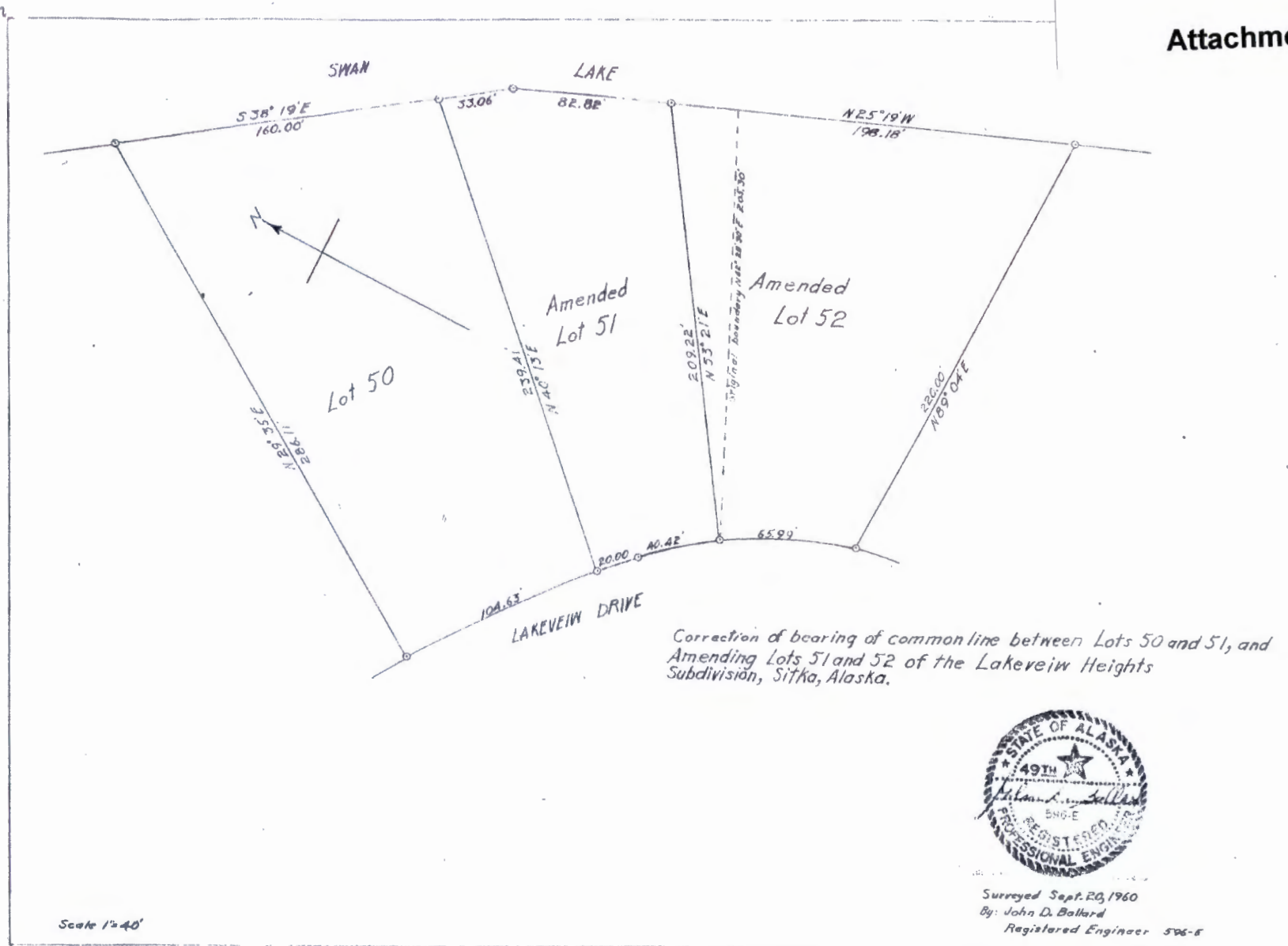
**Ida Eliason**  
Variance Request  
216 Lakeview Drive



**Attachment E**







Ida Eliason  
Variance Request  
216 Lakeview Drive

Drawer #1

No. 17

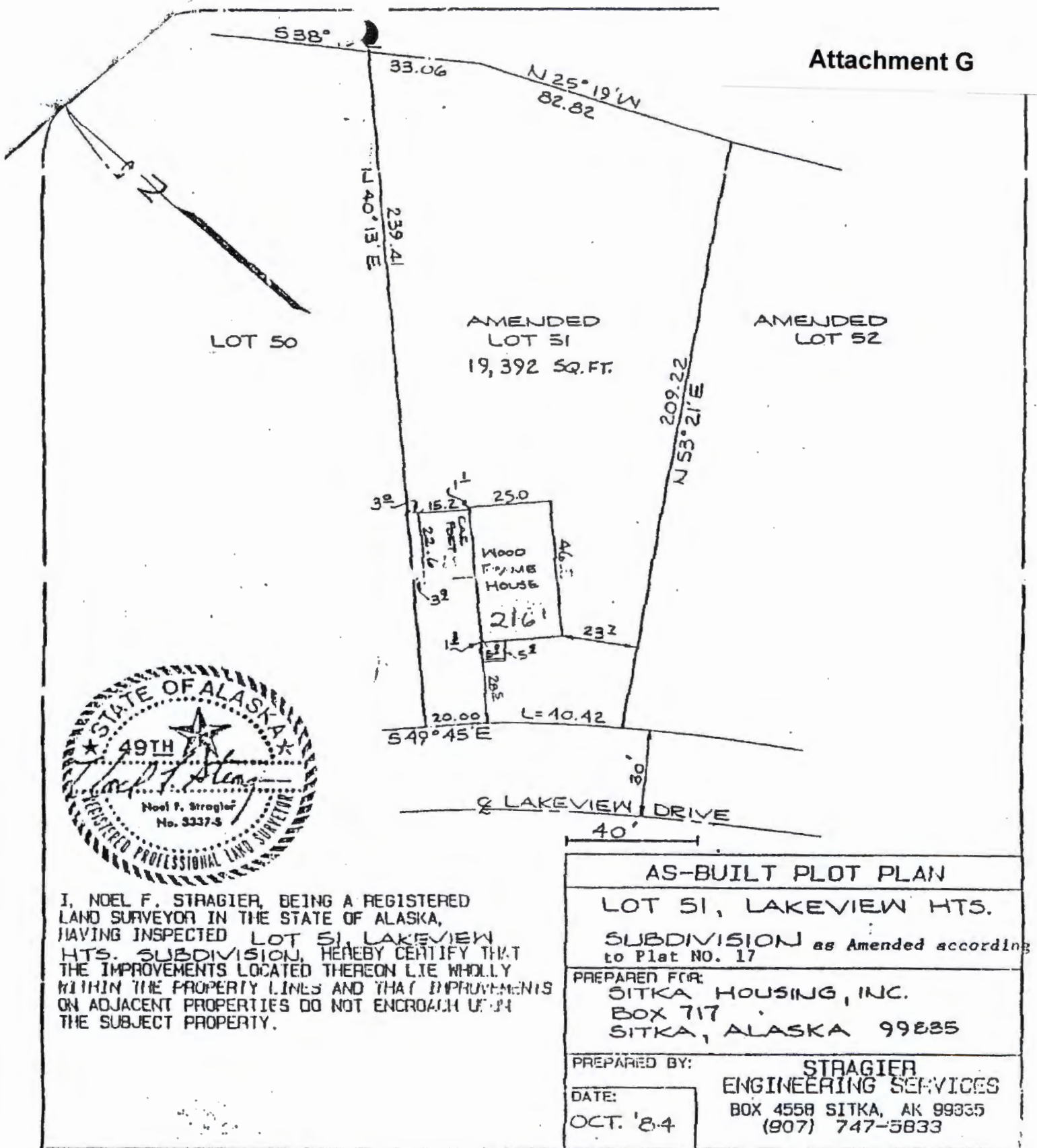
## Attachment G



This is a visual of my property at 216 Lakeview Drive and the neighboring property (218 Lakeview Dr), that shows the building placements. My property is very narrow but 218 is large and wide. Both homes, as many are on the street, hug the left side of their lots, mine, more so than 218. The extenuating circumstances of my narrow lot, building placements and bordering the lake (no other neighbors involved) would suggest a side set-back of 1 foot would not impact neighbors or the neighborhood.



Attachment G



216 Lakeview Drive

Ida Eliason  
Variance Request  
216 Lakeview Drive

03/31/98 09:58

TX/RX NO.3343

P.003

RE: request for side set back variance at 216 Lakeview Dr

Chairman Spivey et al;

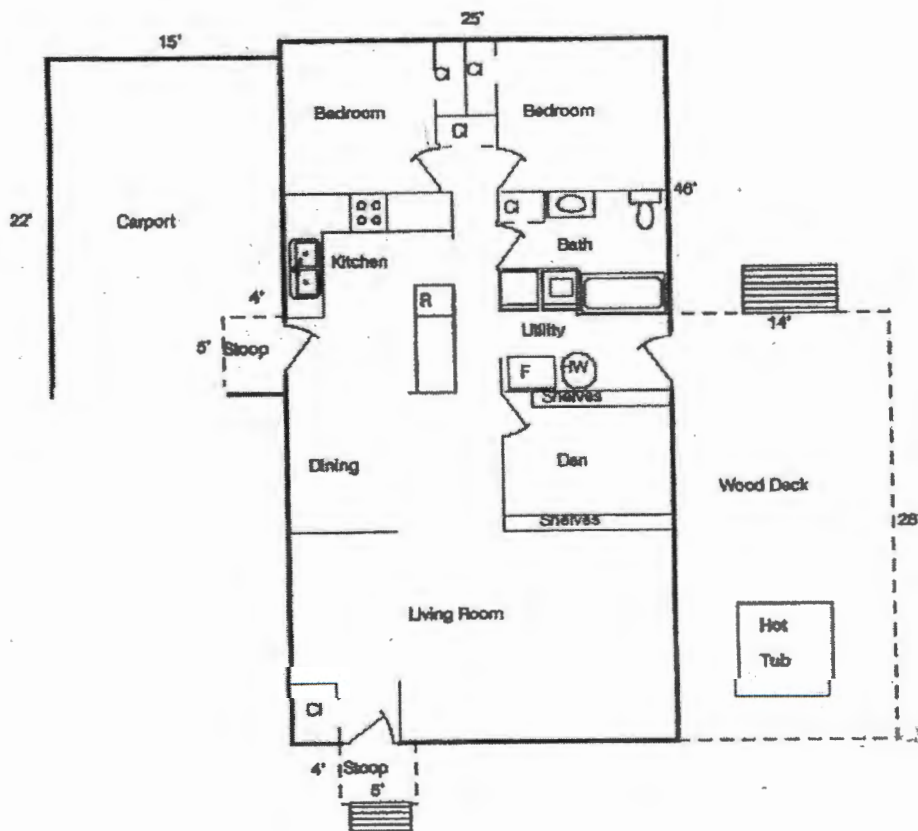
I am requesting a side set-back variance of 1' (to include eaves) for a single car garage to replace a 50+ year old, metal structure, carport. The plan is to use the same side footprint as the existing carport, using a stick built structure that includes a 2' overhang for eaves. I want to extend the side back 1' so it ties into the house foundation.

The existing structure is in danger of collapsing as the metal supports are badly rusted to the point where I can see through some beams.

Sincerely,

*Ida Eliason*

Ida Eliason  
216 Lakeview Dr  
Sitka, AK 99835  
747-5319 (H)  
747-1735 (W)



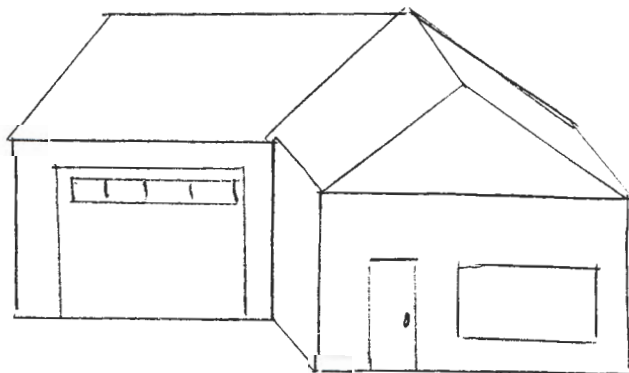
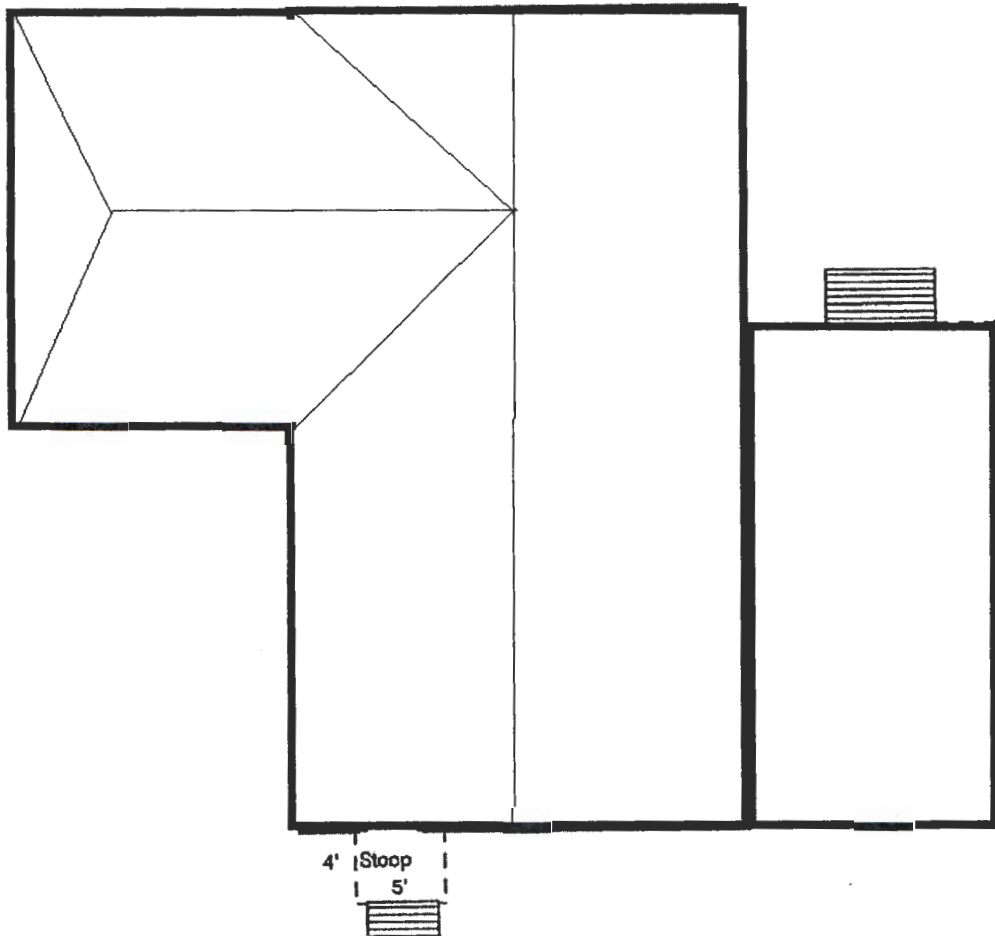
SCALE: 1 inch = 10.0 feet

page 1 of 3

Ida Eliason  
Variance Request  
216 Lakeview Drive



# Attachment G



**Ida Eliason**  
Variance Request  
216 Lakeview Drive



# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPTM.  
GENERAL APPLICATION FORM

Attachment H

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: side set back variance to 1 ft

## PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): Single Family PROPOSED LAND USES (if changing): \_\_\_\_\_

## APPLICANT INFORMATION:

PROPERTY OWNER: Ida Eliason

PROPERTY OWNER ADDRESS: 216 Lakeview Dr

STREET ADDRESS OF PROPERTY: 216 Lakeview Dr

APPLICANT'S NAME: Ida Eliason

MAILING ADDRESS: 216 Lakeview Dr

EMAIL ADDRESS: ieliason@gci.net DAYTIME PHONE: 747-1735 (work)

## PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-4250-000 LOT: 51 BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: Lakeview Heights US SURVEY: \_\_\_\_\_

## OFFICE USE ONLY

COMPLETED APPLICATION	<input checked="" type="checkbox"/>	SITE PLAN	<input checked="" type="checkbox"/>
NARRATIVE	<input checked="" type="checkbox"/>	CURRENT PLAT	<input checked="" type="checkbox"/>
FEE	<input checked="" type="checkbox"/>	PARKING PLAN	<u>N/A</u>




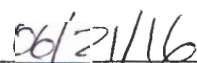
**REQUIRED SUPPLEMENTAL INFORMATION:****Attachment H**

- ☒ 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

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant (If different than owner)

\_\_\_\_\_  
Date

**Ida Eliason**  
Variance Request  
216 Lakeview Drive

## Attachment I

Parcel ID: 14030000  
KARL WOLFE  
WOLFE, KARL, F.  
213 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14035000  
DENISE BLANKENSHIP  
BLANKENSHIP, DENISE, M.  
217 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14040000  
ANITA VANDYCK  
VANDYCK, ANITA, L.  
P.O. BOX 1415  
SITKA AK 99835-1415

Parcel ID: 14240001  
RANDY/CAROL HUGHEY  
HUGHEY, RANDY, W./CAROL, A.  
220 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14245000  
MARK/CYNTHIA BRADLEY  
BRADLEY, MARK, D./CYNTHIA, L.  
218 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14250000  
IDA ELIASON  
ELIASON, IDA, M.  
216 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14255000  
BILLY/ELAINE STEINBACH  
STEINBACH, BILLY, D./ELAINE, M.  
214 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14260000  
STANLEY/CHRISTY  
SCHOENING/WILLIAMS  
SCHOENING, STANLEY/WILLIAMS,  
CHRISTY  
212 LAKEVIEW DR  
SITKA AK 99835-7308

Parcel ID: 17374000  
CITY & BOROUGH OF SITKA  
SWAN LAKE  
C/B OF SITKA  
~~100 LINCOLN ST~~  
SITKA AK 99835

**Ida Eliason**  
Variance Request  
216 Lakeview Drive

**P&Z Mailing**  
August 5, 2016



## Attachment I

Parcel ID: 14030000  
KARL WOLFE  
WOLFE, KARL, F.  
213 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14035000  
DENISE BLANKENSHIP  
BLANKENSHIP, DENISE, M.  
217 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14040000  
ANITA VANDYCK  
VANDYCK, ANITA, L.  
P.O. BOX 1415  
SITKA AK 99835-1415

Parcel ID: 14240001  
RANDY/CAROL HUGHEY  
HUGHEY, RANDY, W./CAROL, A.  
220 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14245000  
MARK/CYNTHIA BRADLEY  
BRADLEY, MARK, D./CYNTHIA, I.  
218 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14250000  
IDA ELIASON  
ELIASON, IDA, M.  
216 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14255000  
BILLY/ELAINE STEINBACH  
STEINBACH, BILLY, D./ELAINE, M.  
214 LAKEVIEW DR.  
SITKA AK 99835

Parcel ID: 14260000  
STANLEY/CHRISTY  
SCHOENING/WILLIAMS  
SCHOENING, STANLEY/WILLIAMS,  
CHRISTY  
212 LAKEVIEW DR  
SITKA AK 99835-7308

Parcel ID: 17374000  
CITY & BOROUGH OF SITKA  
SWAN LAKE  
C/B OF SITKA  
100 LINCOLN ST  
SITKA AK 99835

**P&Z Mailing**  
July 8, 2016

**Ida Eliason**  
Variance Request  
216 Lakeview Drive



**Attachment J****INVOICE****CITY AND BOROUGH OF SITKA**

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 6/21/16To: Ida Eliason**PAID**

JUN 21 2016

CITY &amp; BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002

PLANNING &amp; 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.....	3.75
TOTAL.....	78.75

Thank you

**Ida Eliason**  
Variance Request  
216 Lakeview Drive



93-5-2510

Returned to SETA

7081223

SITKA AK 99835

QUIT-CLAIM DEED

(ALASKA)

BOOK 104 PA  
SITKA Recording District

Attachment K

THE GRANTOR ( ) CHARLES C. BROWN & IDA M. BROWN, HUSBAND AND WIFE  
of 216 LAKEVIEW DRIVE, City of SITKA, State of Alaska,  
for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION  
convey (s) and quit-claim (s) to IDA M. ELIASON, AN UNMARRIED PERSON  
of 216 LAKEVIEW DRIVE, City of SITKA, State of  
ALASKA, all interest in the following described real estate, situated in the  
State of Alaska.

LOT NO. FIFTY-ONE (51), LAKEVIEW HEIGHTS ADDITION TO THE CITY OF SITKA, ALASKA,  
ACCORDING TO THE OFFICIAL PLAT OF THE SUBDIVISION THEREOF, ON FILE AND OF RECORD  
IN THE OFFICE OF THE U.S. COMMISSIONER AND EX-OFFICIO RECORDER FOR THE PRECINCT  
OF SITKA, ALASKA. SITKA RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF  
ALASKA.

93-1834

15<sup>00</sup>

RECORDED-FILED  
SITKA REC.  
DISTRICT

AUG 26 10 09 AM '93

REQUESTED BY STAT  
ADDRESS SITKA

DATED, this 25 day of AUGUST, 1993.

Charles C. Brown  
CHARLES C. BROWN  
Ida M. Brown  
IDA M. BROWN/ NOW KNOWN AS IDA M. ELIASON

Grantor(s)

UNITED STATES OF AMERICA,

STATE OF ALASKA,

} ss.

(Individual Acknowledgement)  
(Alaska)

THIS IS TO CERTIFY that on this 25th day of AUGUST, 1993, before me  
the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn,  
personally appeared CHARLES C. BROWN & IDA M. BROWN, NOW KNOWN AS IDA M. ELIASON to me known  
to be the person S described in and who executed the above and foregoing instrument, and acknowledged  
to me that T he Y signed the same freely and voluntarily for the uses and purposes  
therein mentioned.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

STATE OF ALASKA  
NOTARY PUBLIC  
JUDITH A. BROWN  
My Commission Expires Aug. 12, 1997



J. MOR

Notary Public in and for the State of Alaska residing at \_\_\_\_\_  
My commission expires 8/12/97.

Ida Eliason  
Variance Request  
216 Lakeview Drive