



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: September 19, 2016

From: PCDD Staff

To: Planning Commission

Re: V 16-19 Variance Request for House and Ice Shop at 424 Katlian Avenue

GENERAL INFORMATION

Applicant	Scott Saline
Property Owner:	Scott Saline
Property Address:	424 Katlian Avenue
Legal Description:	Lot 50 Block 1 US Survey 2542 A&B
Parcel ID Number:	16230-000
Size of Existing Lot:	1538 square feet
Zoning:	WD
Existing Land Use:	Undeveloped
Utilities:	Full city services
Access:	Katlian Avenue
Surrounding Land Use:	Residential, Commercial, Undeveloped

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
Attachment H: Application

Providing for today...preparing for tomorrow

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

BACKGROUND

US Survey 2542 created this lot, which is currently undeveloped, in 1941. Surrounding lots are residential, commercial, and undeveloped in use. 424 Katlian was rezoned from R-1 Residential to WD Waterfront in 2013.

On September 1, 2015, the Planning Commission approved a variance from the reduction of the front setback adjacent to Kogwanton Street from 20 feet to 8 feet, the reduction of the front setback adjacent to Katlian Avenue from 20 feet to 19 feet, and the reduction of both side setbacks from 10 feet to 0 feet for the construction of an ice shop and parking. The 2015 variance lapsed and the site plan has changed. Changes to the proposal include a new mixed-use structure (residential and commercial) that adds substantial gross floor area, height, and aesthetics impacts to the area; thus, a new variance approval is required.

PROJECT DESCRIPTION

The variance request is for the reduction of the front setback adjacent to Kogwanton Street from 20 feet to 8 feet, the front setback adjacent to Katlian Avenue from 20 feet to 18 feet, the reduction of both side setbacks from 10 feet to 0 feet, substandard lot size, substandard lot width, and substandard parking for the construction of a house and ice shop. The property is located at 424 Katlian Avenue, in the WD Waterfront District. Setbacks are measured from property lines to eaves, gutters, and drip lines.

The applicant proposes to build a 28 foot by 18 foot house on the undeveloped parcel. The structure would be 35 feet high and result in a 33% building lot coverage. An ice shop and a dwelling unit will be housed in the building.

ANALYSIS

Project / Site: The lot is flat with a steep embankment at the property line adjacent Kogwanton Street. The property is small and constrained by two front setbacks. While this property is zoned Waterfront District, three of the four property lines are bounded by R-1 residential zoned properties.

The applicant should be aware that more stringent Building Code requirements apply when building within 5 feet of a property line, and may result in increased construction expense.

In a sense, the approval of the subdivision plat granted a defacto variance for lot size and width. Due to substandard size and width, as well as double front setbacks, this lot has clear constraints for development. Such constraints should be considered when future subdivisions are approved to decrease the need for variances.

Zone: WD: “Uses are intended whenever possible to be water-dependent or water-related.”¹ ~~Single-family~~ residential and water-related commercial uses are permitted.

Traffic: Katlian Avenue is a busy street. Traffic is to be expected.

Parking: Parking is substandard on the lot. The Katlian front setback would provide parking for three vehicles; however, this could block the drive-in freezer. Two spaces are required for the single-family residence². Two spaces are required on this site for 417 Katlian as conditioned by a variance approval in 2012. Another parking space is required for the commercial use, and a loading space is required for the commercial use. The site provides 3 parking spaces that meet code requirements; according to code, the proposal should provide 5 parking spaces and a loading space. Part of the variance is to address substandard parking.

Noise: Icemaking and retail may be noisy at times; however, noise is to be expected in the Waterfront District as it allows water-related industrial uses.

Public Health or Safety: Traffic is faster on the Katlian side than the Kogwanton side. By moving the structure toward Kogwanton and away from Katlian, pedestrian and motorist visibility concerns are reduced.

Habitat: No concerns for habitat.

Property Value or Neighborhood Harmony: A new structure would be an improvement to the property and neighborhood.

Conformity with Comprehensive Plan: The proposed variance for the reduction of the side setbacks from 10 feet to 0 feet, the reduction in the front setback adjacent to Katlian Avenue from 20 feet to 18 feet, the reduction in the front setback adjacent to Kogwanton Street from 20 feet to 8 feet, substandard lot size, substandard lot width, and substandard parking conforms to the 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 allowing for the economically feasible development of a residential property on a small pre-existing lot while minimizing impacts on the right-of-way and adjacent properties.

¹ Section 22.16.100—Waterfront District

² Section 22.20.100.G.1—Off-Street Parking Requirements

FINDINGS³

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, that the lot is one-quarter of the minimum lot size in the zone;*
- 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 economically develop a residential/commercial structure on a small lot;*
- 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, that the proposed structure would be safer to passersby than existing items on the lot;* and
- d) That the granting of such 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 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 allowing for the economically feasible development of a residential property on a small pre-existing lot while minimizing impacts on the right-of-way and adjacent properties.*

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff's analysis and suggested findings, and grant the variance for the reduction of the side setbacks from 10 feet to 0 feet, the reduction in the front setback adjacent to Katlian Avenue from 20 feet to 18 feet, the reduction in the front setback adjacent to Kogwanton Street from 20 feet to 8 feet, substandard lot size, substandard lot width, and substandard parking for the construction of a house and ice shop.

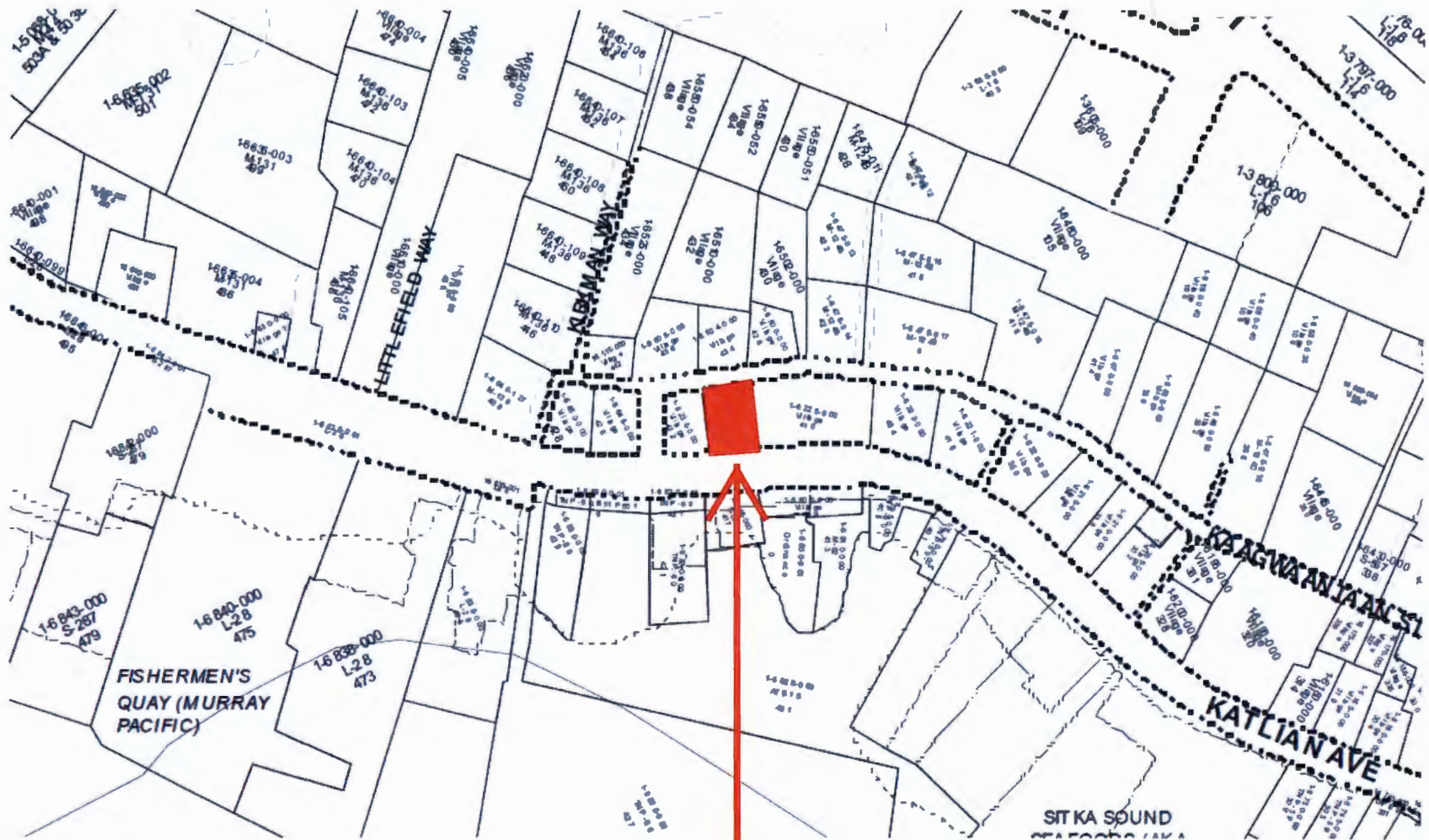
Recommended Motions: (two motions - read and voted upon separately)

- 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 variance request for 424 Katlian Avenue. The variance is for the

³ Section 22.30.160(D)(1)—Required Findings for Major Variances

reduction of the side setbacks from 10 feet to 0 feet, the reduction in the front setback adjacent to Katlian Avenue from 20 feet to 18 feet, the reduction in the front setback adjacent to Kogwanton Street from 20 feet to 8 feet, substandard lot size, substandard lot width, and substandard parking for the construction of a house and ice shop. The property is also known as Lot 50 Block 1 US Survey A&B. The request is filed by Scott Saline. The owner of record is Scott Saline.

Attachment A



Saline
Variance Request
424 Katlian Avenue



City & Borough of Sitka, Alaska

Selected Parcel: 424 KATLIAN ID: 16230000

Printed on 9/19/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

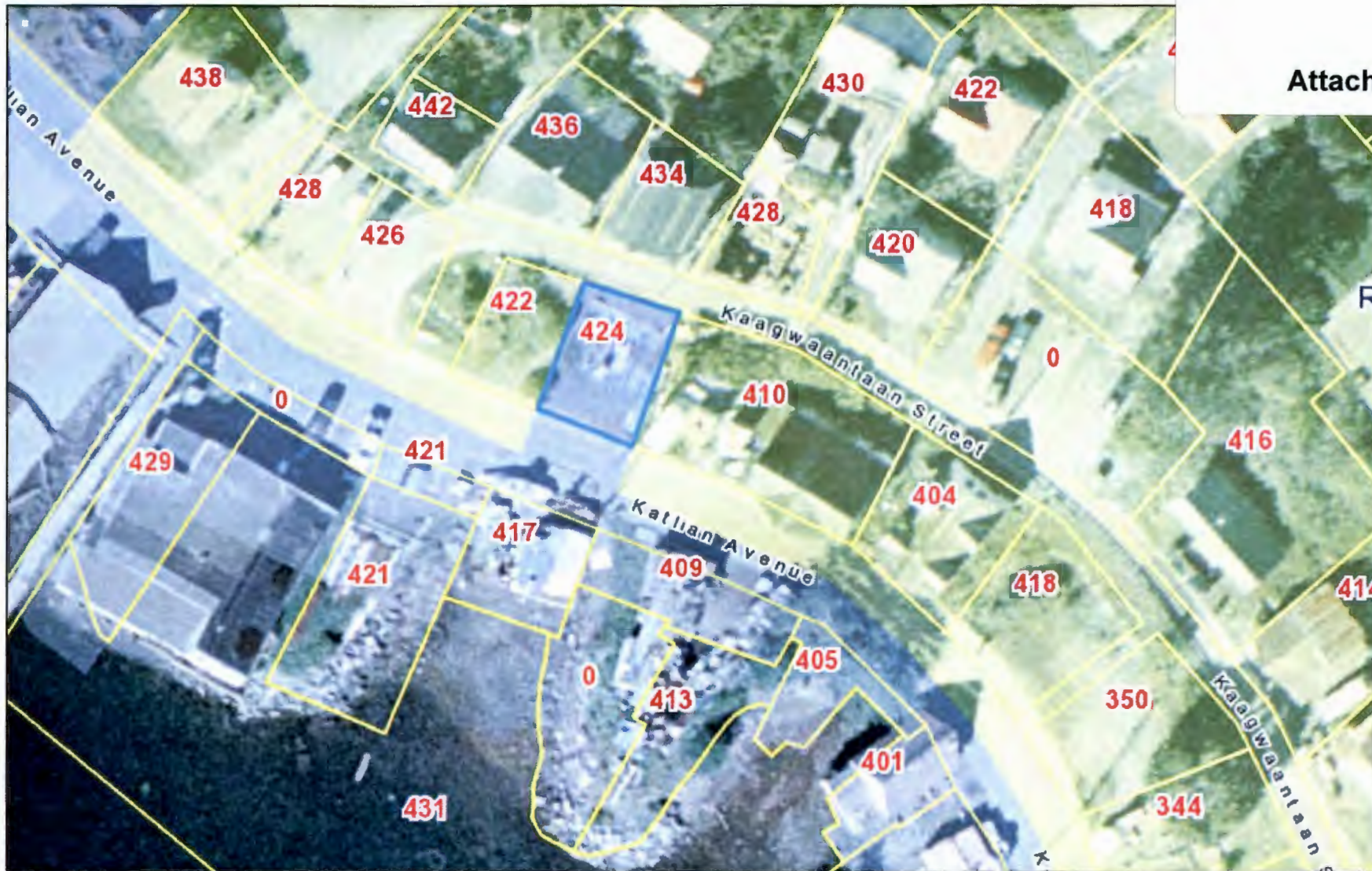
10 m
50 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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City & Borough of Sitka, Alaska

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Printed on 9/19/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

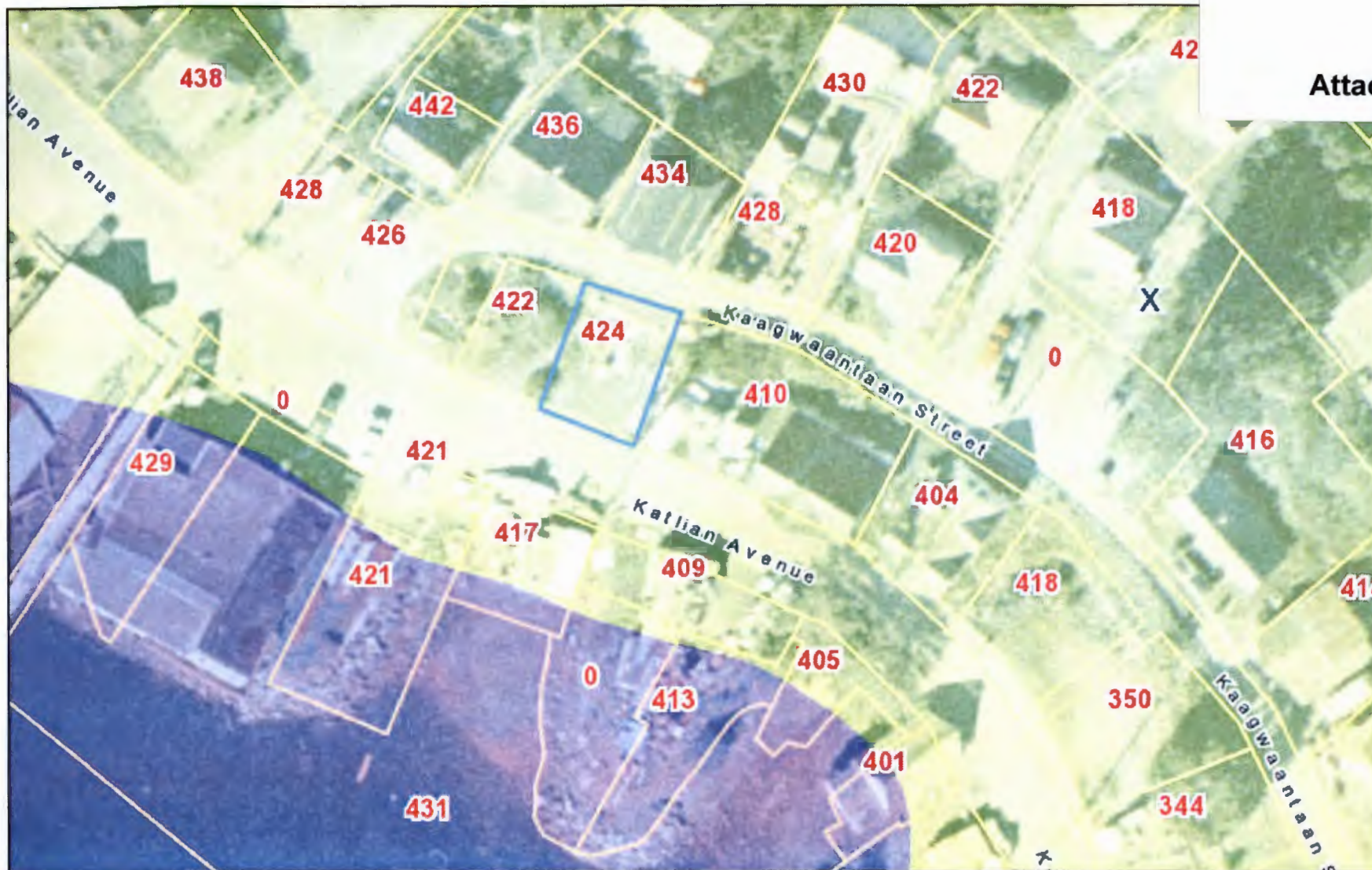
10 m
50 ft



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MainStreetGIS, LLC
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10 m
50 ft



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MainStreetGIS, LLC
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Saline
Variance Request
424 Katlian Avenue









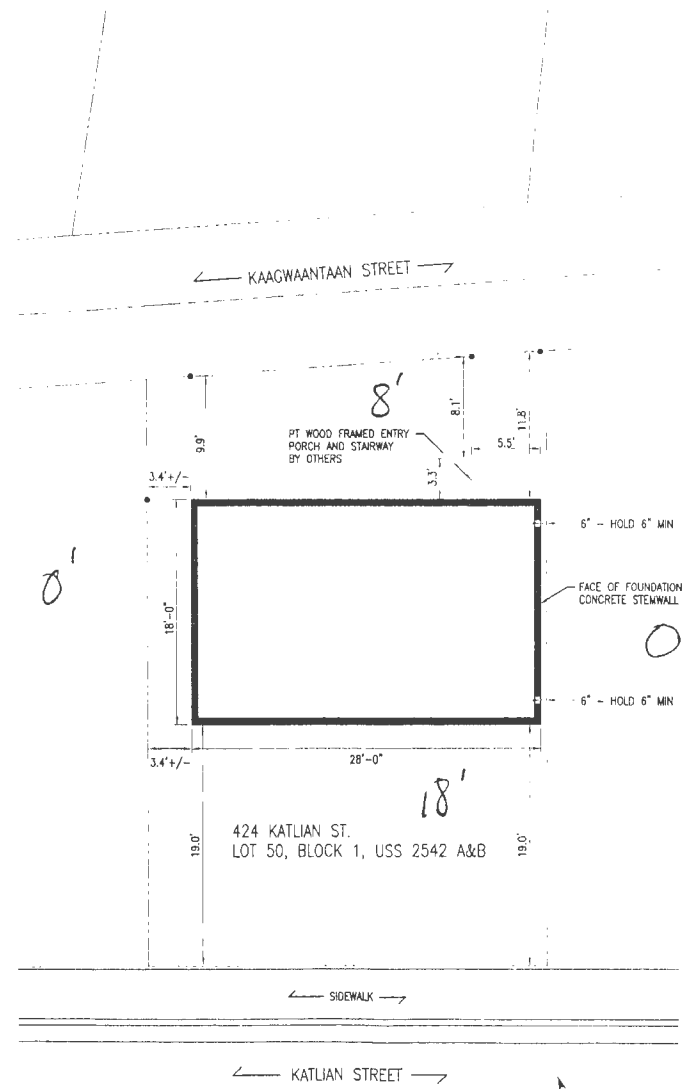






Saline
Variance Request
424 Katlian Avenue

CITY & BOROUGH C			
P.O. BOX 19			
SHELTON, ALABAMA 36681			
DESIGNED BY	H. C. P.	SCALE	
DRAWN BY		DATE	12
CHECKED BY		APPROVED BY	13
SUBVISION	REVISIONS	DATE	
1		7/85	



Saline
Variance Request
424 Katlian Avenue

 SITE PLAN
 1" = 10'

RYAN M. WILSON, P.E., SE
 403 LINCOLN ST., SUITE 240
 SITKA, AK 99835
 (907) 747-5424

DESIGN
SOUTHEAST

PROJECT :
 SEA DADDY ICE HOUSE
 PROPOSED FOUNDATION FOR 424 KATLIAN ST.

DESIGN ☒ R/W
 DRAWN ☒ R/W
 CHECKED ☒ R/W

PROJECT No.
 5201618
 SHEET NUMBER

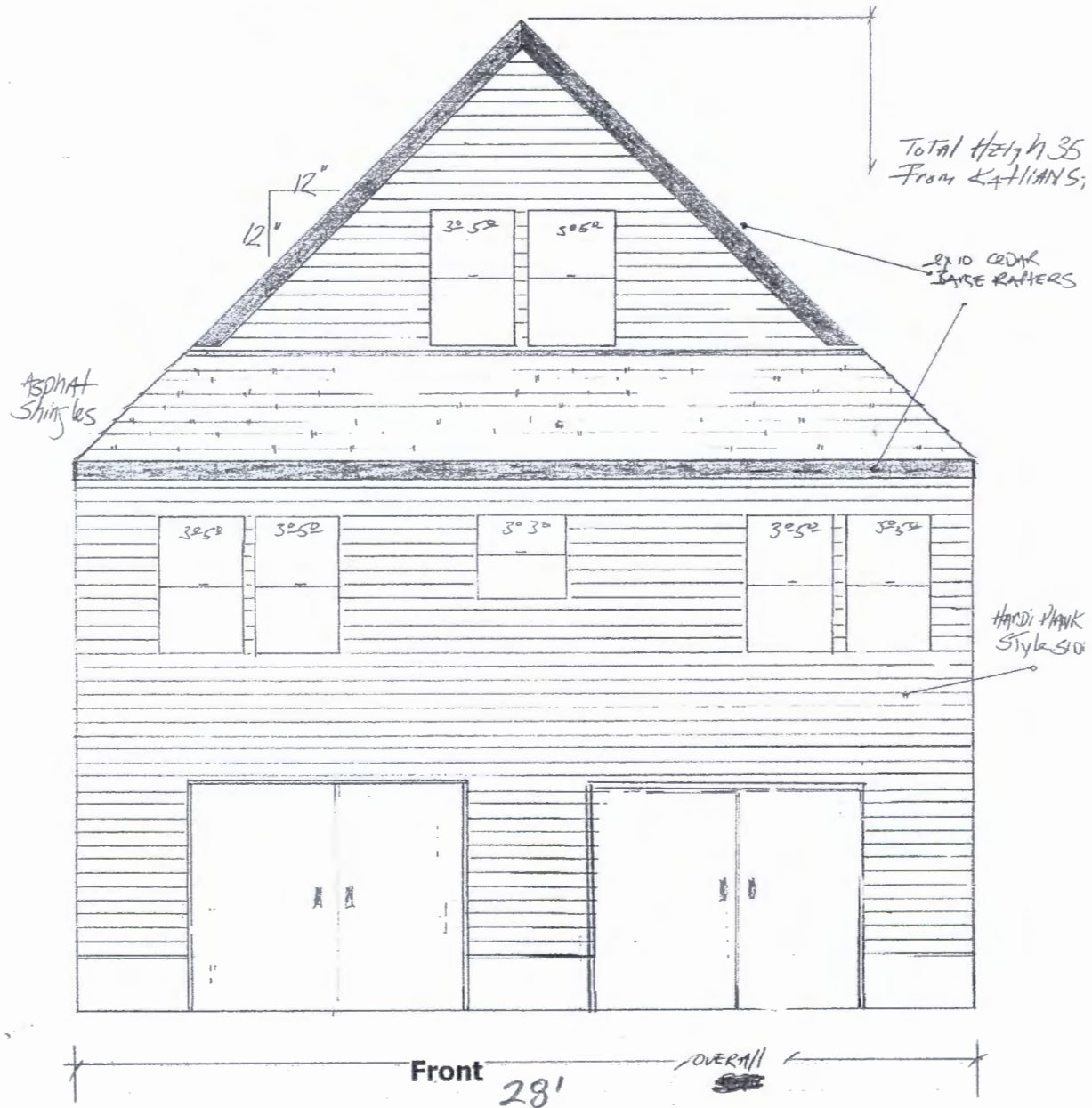
G1.0

Saline
Variance Request
424 Katlian Avenue

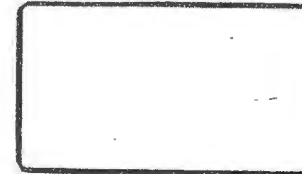
SEA DADDY ICE HOUSE

Scott Saline box 3183 Sitka AK 99835

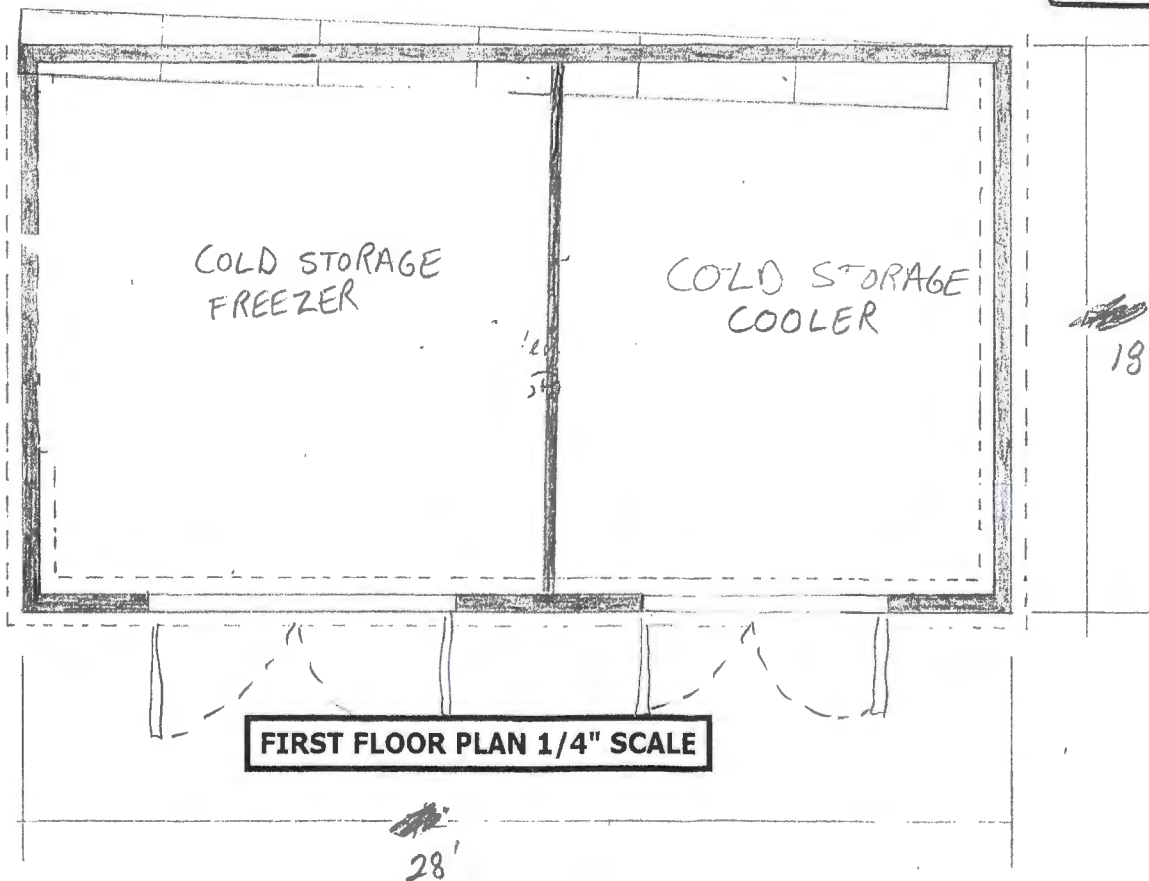
Note: window placement may change depending
on floor plan used



SEA DADDY ICE HOUSE



CONSULT LOCAL BUILDING DEPARTMENT FOR
REQUIREMENTS REGARDING SAFETY GLASS

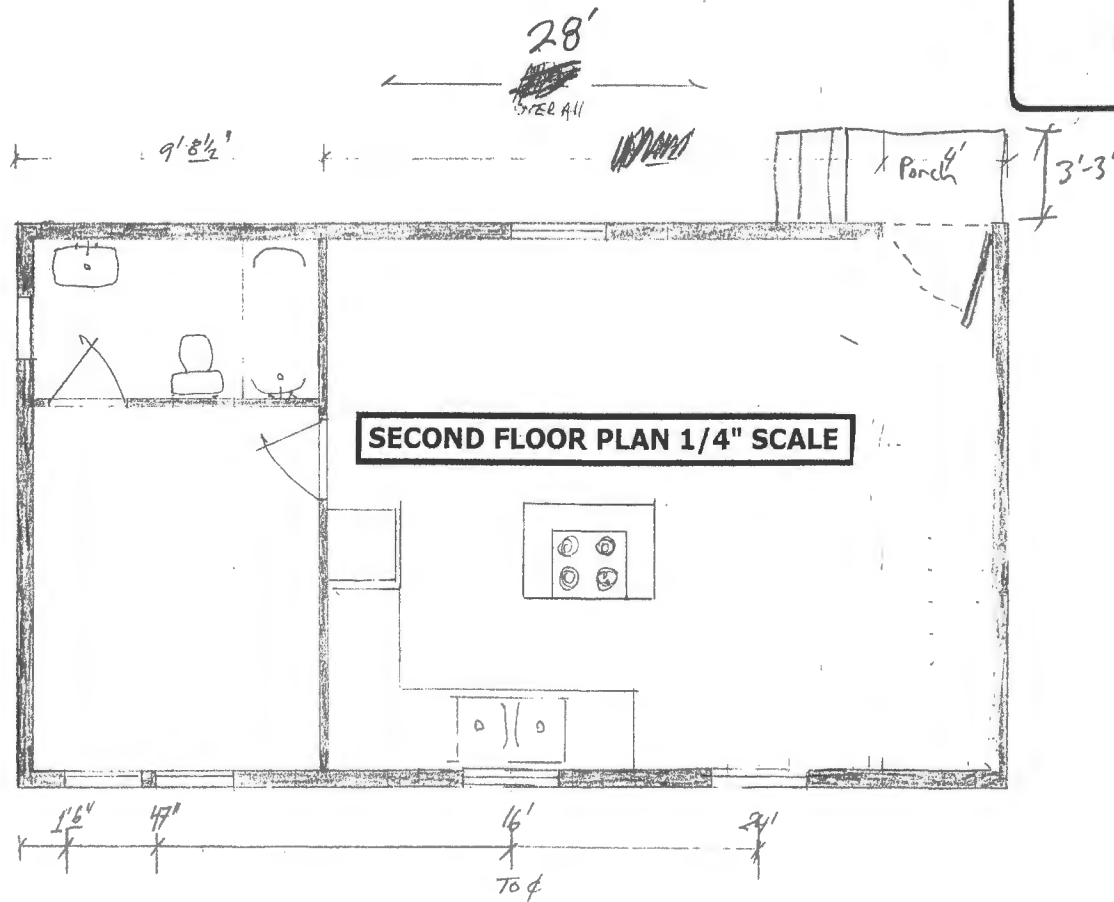


Saline
Variance Request
424 Katlian Avenue

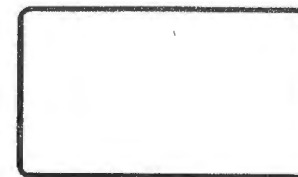
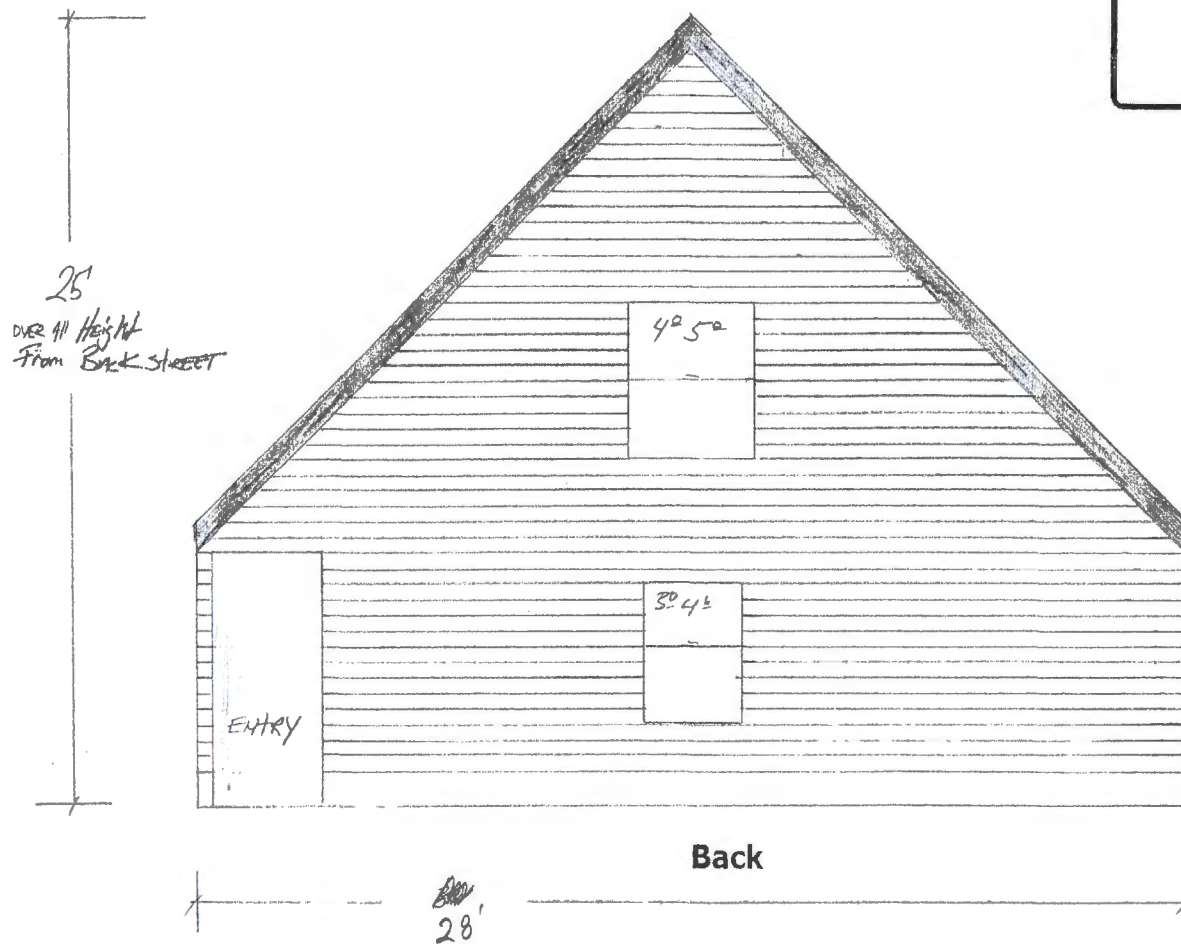
NOTE:
PLAN REVISIONS MAY BE REQUIRED TO SATISFY
LOCAL CONDITIONS CONSULT YOUR LOCAL AUTHORITY

SEA DADDY ICE HOUSE

Scott Saline box 3183 Sitka AK 99835



Saline
Variance Request
424 Katlian Avenue



Note: window placement may change depending on floor plan used

Saline
Variance Request
424 Katlian Avenue



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

Attachment H

1. Request projects at least TWENTY-ONE (21) 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/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: COVER ICE MACHINE + WALKIN
FREEZER WITH SAME LINES AS NEIGHBORS
HOUSE

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: Scott Saline

PROPERTY OWNER ADDRESS: Bx 383

STREET ADDRESS OF PROPERTY: 424

APPLICANT'S NAME: Scott Saline

MAILING ADDRESS: Bx 383

EMAIL ADDRESS: shsaline@gci.net DAYTIME PHONE: 907-738-7889

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE			

Saline
Variance Request
424 Katlian Avenue

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ 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

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

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. I authorize the applicant listed on this application to conduct business on my behalf.

Owner

15 Sep 16

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

Saline
Variance Request
424 Katlian Avenue

Attachment I

Parcel ID: 16221000
KITKA ESTATE
KITKA, D/A/H WALTERS, E
KITKA ESTATE %
KITKA, D/THIEMEYER, M
% 380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16230000
SCOTT SALINE
SALINE, SCOTT, K.
P.O. BOX 3183
SITKA AK 99835-3183

Parcel ID: 16475014
SONYA HOFFAY
HOFFAY, SONYA
420 KAAGWAANTAAN ST
SITKA AK 99835-7518

Parcel ID: 16500000
CHRISTOPHER JACKSON
JACKSON, CHRISTOPHER, J.
428 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16505000
DAVID KITKA ESTATE
KITKA, DAVID SR., ESTATE OF
436 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16525000
BERTRAND KIRKMAN
C/O RICK PADEN
KIRKMAN, BERTRAND
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16640108
JUDITH BRADY
BRADY, JUDITH, A.
450 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16640127
LAWRENCE/AGNES WIDMARK
WIDMARK, LAWRENCE & AGNES
444 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16790000
ANN/CAROLYN
ARMSTRONG/WICHMAN
SMITH, NORMAN & WALTER
ARMSTRONG, ANN/WICHMAN,
CAROLYN
P.O. BOX 1034
SITKA AK 99835

Parcel ID: 16800001
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16222000
KITKA ESTATE
KITKA, D/A/H WALTERS, E
KITKA ESTATE %
KITKA, D/THIEMEYER, M
% 380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16235000
MARTHA LITTLEFIELD ESTATE
% JOHN LITTLEFIELD
LITTLEFIELD ESTATE, MARTHA, C.
P.O. BOX 2336
SITKA AK 99835-2336

Parcel ID: 16475015
RONALD PAUL
PAUL, JR., RONALD
418 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16502000
WILLIAM ANDERSON
ANDERSON, WILLIAM
P.O. BOX 704
SITKA AK 99835-0704

Parcel ID: 16510000
LILA KIRKMAN ESTATE
% RICK PADEN
KIRKMAN ESTATE, LILA
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16550051
WILLIAM ANDERSON
ANDERSON, WILLIAM
P.O. BOX 704
SITKA AK 99835-0704

Parcel ID: 16640109
JACOB PAYENNA
PAYENNA, JACOB, S.
448 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16645000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16795000
FRANK KITKA
& THIEMEYER, M.
KITKA, FRANK %
KITKA, D/A/H/A/WALTERS
380 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16810000
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16225000
ALEX ANDREWS
% PETERS, IDA DAWSON
ANDREWS, ALEX
P.O. BOX 733
SITKA AK 99835-0733

Parcel ID: 16475013
BARANOF ISLAND HOUSING
AUTHORITY
BIHA
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16475017
BARANOF ISLAND HOUSING
AUTHORITY
BIHA
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16504000
HEATHER SALINE
SALINE, HEATHER
434 KOGWANTON ST
SITKA AK 99835

Parcel ID: 16515000
JOHNNIE JOHN ESTATE
% STA
JOHN, JOHNNIE ESTATE
456 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16550052
LILA KIRKMAN
% RICK PADEN
KIRKMAN ESTATE, LILA
103 PETER SIMPSON RD
SITKA AK 99835

Parcel ID: 16640110
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16650000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 16800000
CITY & BOROUGH OF SITKA
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

Parcel ID: 16815000
SCOTT SALINE
SALINE, SCOTT
P.O. BOX 3183
SITKA AK 99835-3183

Parcel ID: 16820000
~~CITY & BOROUGH OF SITKA~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Parcel ID: 16828000
~~C/B OF SITKA~~
~~NEAR FLOAT PLANE DOCK~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Parcel ID: 16835000
ROMAR HOLDINGS LLC
ROMAR HOLDINGS LLC
208 LAKE ST, STE B
SITKA AK 99835

Parcel ID: 16820001
NORTH PACIFIC SEAFOODS, INC.
NORTH PACIFIC SEAFOODS, INC.
4 NICKERSON ST, STE 400
SEATTLE WA 98109

Parcel ID: 16830000
SITKA TRIBE OF ALASKA
SITKA TRIBE OF ALASKA
456 KATLIAN ST
SITKA AK 99835

Parcel ID: 16825000
CITY & BOROUGH OF SITKA
~~SEA PLANE FLOAT~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Parcel ID: 16830001
~~C/B OF SITKA~~
~~C/B OF SITKA~~
~~100 LINCOLN ST~~
~~SITKA AK 99835~~

Saline
Variance Request
424 Katlian Avenue

P&Z Mailing
October 7, 2016

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 09/15/2016
Receipt: 2017-00013360
Cashier: Front Counter
Received From: SCOTT SALINE

PLAN - Planning Permits/Zoning	75.00
STL - Sales Tax 3rd quarter CY	3.75
Receipt Total	78.75
Total Cash	80.00
Total Remitted Change	80.00 (1.25)
Total Received	78.75

Attachment J

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: _____

To: *Scott Saline*

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.....	3.75
TOTAL.....	78.75

Thank you

Saline
Variance Request
424 Katlian Avenue

2013

Attachment K

Recording E

8/22/2013 08:32 AM Pages: 1 of 2



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Scott K. SalineAddress: P.O. Box 3183Sitka, AK 99835File No.: **0241-2138076 (JRN)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Boyd Didrickson**, whose mailing address is **428 Kogwanton Street, Sitka, AK 99835**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Scott K. Saline**, residing at **P.O. Box 3183, Sitka, AK 99835**, the following described real estate, situated in the **Sitka** Recording District, **First** Judicial District, State of **Alaska**:

Lot 50, Block 1, U.S. SURVEY 2542 A&B, SITKA INDIAN VILLAGE, 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: August 21, 2013.

Boyd Didrickson
Boyd Didrickson

STATE OF Alaska)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this **Twenty-first day of August, 2013**, before me the undersigned Notary Public, personally appeared **Boyd Didrickson**, 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.

Janet Norman

Notary Public in and for Alaska
My commission expires 7/31/2014

