



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## **Motion made March 21, 2017:**

Parmelee/Windsor moved to APPROVE the variance request for 205 Crabapple Drive with the conditions that the carport not be enclosed in the future and that the applicant will provide soil information to staff. The variance is for the reduction of the front setback from 20 feet to 10 feet for the expansion of a house and construction of a carport. The property is also known as Lot 23 Lakeview Heights Subdivision. The request is filed by Aaron and Emily Routon. The owners of record are Aaron and Emily Routon.

## **Recommended Motion:**

I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.

## **FINDINGS<sup>1</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, *here, that the lot's soil is of poor quality and restricts cost-effective development;*
- 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, *here, the ability to economically expand an existing home and construct covered parking;*
- 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 open carport would minimize view impacts to pedestrians and motorists;* and
- d) That the granting of such will not adversely affect the Comprehensive Plan: *specifically, the variance is in line with 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 cost-effective expansion of a single-family structure in the R-1 zone.*

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

Troy's Excavation  
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(907)-747-6720  
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Mar. 30, 2017

To Sitka Planning Commission,

In early February, I came to dig test holes for the Routons at 205 Crabapple Dr. as they are preparing to do an addition onto their existing house. The properties in this neighborhood were developed by the mill and they used a lot of fill to cover the natural contour of the ground to make them level. The fill dirt is very boggy, and filled with a lot of organic material, which is not suitable to build on. I dug two test holes. In one test hole I dug down 6 feet before I found a layer of ash. The next hole, I dug down 8 feet and still had not found the bottom. At this point I stopped digging and told Mr. Routon that if we had to go deeper than 8 feet, it would be more cost effective to have someone come in to drive pilings and not have a traditional foundation.

Sincerely,

Troy Bayne  
Troy's Excavation.

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and the proposed replat moves the properties toward code conformity; and  
3) That the replat would not be injurious to public health, safety, and welfare.

Motion PASSED 4-0.

Pohlman/Parmelee moved to APPROVE the replat request for 422 and 430 Kogwanton Street. The replat would merge three lots into two lots. The properties are also known as Lots 47A and 113 of Baranof Island Housing Authority Subdivision No. 1, Portion of Lot 47 Block 2 US Survey 2542. The request is filed by Baranof Island Housing Authority. The owners of record are Baranof Island Housing Authority and William Anderson.

Motion PASSED 4-0.

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Public hearing and consideration of a variance request for 205 Crabapple Drive. The request is for the reduction of the front setback from 20 feet to 10 feet for the construction of a carport. The property is also known as Lot 23 Lakeview Heights Subdivision. The request is filed by Aaron and Emily Routon. The owners of record are Aaron and Emily Routon.

Pierson described the request. The applicant previously received a variance for a reduction in the front setback from 20 to 16 feet and the side from 8 to 6 feet. After the approval, the applicant determined that he had to modify his plans and is now requesting a front setback reduction from 20 feet to 10 feet. Pierson stated that alternative configurations are possible, the lot is relatively flat, and staff recommend denial. Scarcelli explained that in previous jurisdictions where he worked, zero variances were granted. The fair thing to do is not to grant variances but to change development standards across the board. Scarcelli clarified that plans state an 8 foot setback but written communication says 10 feet.

Aaron Routon clarified that the request is for 10 feet. Spivey noted that there is also a carport and asked why he doesn't build toward the back. Routon stated that the soil is poor and costs were higher than budgeted. Routon stated that he did not want to block his neighbor's view of Mt. Edgecumbe. Routon read signed statements of support from neighbors. Routon stated that approximately six feet is undeveloped between the pavement and his property line. Pohlman asked if there were any neighbors who did not support the project and Routon said no. Routon stated that Comprehensive Plan Section 2.4.1 supports his proposal. Routon stated that 7 of the 9 houses on the road have carports. Routon said the carport would be see-through.

Cliff Richter stated that BIHA interacts a lot with families who move to town and can't find housing. Families sometimes that they need to move up and can't find affordable housing for the next step.

Pohlman asked if 207 Crabapple has a variance. Pierson explained that it is possible that the structure predates setback requirements. Windsor asked why be strict on this application as compared with others. Scarcelli stated that he has made it clear that he is against variances, and the fair thing to do is change development standards. Scarcelli stated that the commission denied a 12 foot front setback for Clyde Bright. Level of community support is not a legal basis to support a variance. Pohlman stated concern for the neighbor's existing carport near the property line, and the applicant is trying to be a good neighbor by protecting the neighbor's view. Pohlman stated that Kogwanton has a lot of

nonconformities. Spivey stated that he's nearly always against front setback reductions because there is usually another way. Spivey stated support for changing development standards across the board. Parmelee stated that the rear of the lot is unbuildable. Pierson reminded commissioners that the prepared findings are in favor of denial of the request. Scarcelli requested that the applicant provide staff with soil analysis information and stated that staff would prepare findings for approval at the next meeting.

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Motion PASSED 3-1.

#### VIII. ADJOURNMENT

Spivey adjourned at 10:36 PM.

ATTEST: \_\_\_\_\_  
Samantha Pierson, Planner I

Parcel ID: 14055000  
JULIE BEALL  
BEALL, JULIE, A.  
227 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14060000  
LINDA LITTEN  
LITTEN, LINDA, K.  
2774 OLD MILTON HWY  
WALLA WALLA WA 99362-7153

Parcel ID: 14070000  
GRIGORIJUS/ALDO BEKERIS/BEKER  
BEKERIS, GRIGORIJUS/BEKER,  
ALDONA  
233 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14075000  
NICHOLAS/MARIE TEEL  
TEEL, NICHOLAS & MARIE  
P.O. BOX 161  
SITKA AK 99835-0161

Parcel ID: 14080000  
ANNMARIE ROLES  
ROLES, ANNMARIE  
237 LAKEVIEW DR  
SITKA AK 99835

Parcel ID: 14090000  
FLORENCIO/ADELA UDDIPA  
UDDIPA, FLORENCIO & ADELA  
604 HALIBUT POINT RD  
SITKA AK 99835

Parcel ID: 14095000  
DAVID/MARY FELTS/MABALOT  
FELTS, DAVID & MABALOT, MARY  
602 HALIBUT POINT RD  
SITKA AK 99835

Parcel ID: 14100000  
THANH/NERLITA BANH REVOCABLE  
LIVING TRUST  
BANH, THANH/NERLITA, C.  
201 CRABAPPLE DR.  
SITKA AK 99835

Parcel ID: 14105000  
GEORGE/KATHERIN ERICKSON  
ERICKSON, GEORGE, B./KATHERINE,  
M.  
203 CRABAPPLE DR  
SITKA AK 99835

Parcel ID: 14110000  
AARON/EMILY ROUTON  
ROUTON, AARON & EMILY  
205 CRABAPPLE DR  
SITKA AK 99835

Parcel ID: 14115000  
DANI PEPPER  
PEPPER, DANI, J.  
207 CRABAPPLE DR  
SITKA AK 99835

Parcel ID: 14120000  
HELEN CUNNINGHAM  
CUNNINGHAM, HELEN, J.  
P.O. BOX 1035  
SITKA AK 99835-1035

Parcel ID: 14130000  
PHILIP/LINDA MOONEY/SPEERSTRA  
MOONEY, PHILIP, W./SPEERSTRA,  
LINDA  
210 CRABAPPLE DR  
SITKA AK 99835

Parcel ID: 14140000  
SALVADOR/ADELIA AGNE  
AGNE, SALVADOR, A./ADELIA, M.  
P.O. BOX 1063  
SITKA AK 99835-1063

Parcel ID: 14150000  
FIRT BAPTIST CHURCH OF SITKA  
FIRT BAPTIST CHURCH OF SITKA  
514 HALIBUT POINT RD  
SITKA AK 99835

**P&Z Mailing**  
April 7, 2017