



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: VAR 17-15
Proposal: Request for reduction of side setback from 8 feet to 5 feet for a carport
Applicant: Austin Inman
Owner: Austin & Kathleen Inman
Location: 1307 Edgumbe Drive
Legal: Lot 4 Old City Shops Subdivision
Zone: R-1 single family and duplex residential district
Size: 17,600 square feet
Parcel ID: 1-4695-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Edgumbe Drive

KEY POINTS AND CONCERNS:

- Neighborhood harmony:
 - Consistency with zoning requirements and neighboring properties
 - Proposed carport would be in line with the perimeter of the existing house
 - Setbacks are intended to provide privacy and access to light and air

RECOMMENDATION:

Move to approve the variance request for the reduction of the side setback from 8 feet to 5 feet for the construction of a carport at 1307 Edgumbe Drive.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Site Plan
Attachment E: Subdivision Plat

Attachment F: Parcel Pictures
Attachment G: Application
Attachment H: Flood Zone Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Warranty Deed

BACKGROUND

The existing lot at 1307 Edgecumbe Drive resulted from the Old City Shops Subdivision, recorded in 2003. The property is currently developed with a single family structure. Adjacent lots are residential in use.

In 1996, a variance was granted for the reduction in the side setback from 8 feet to 4 feet for an addition and garage.

PROJECT DESCRIPTION

The variance request is for the reduction of the side setback from 8 feet to 5 feet carport. The property currently has a single-family house.

The minimum setbacks in the R-1 zone are 20 feet on the front, 10 feet on the rear, and 8 feet on the sides.¹ Setbacks are measured from property lines to eaves, gutters, and drip lines.

ANALYSIS

Project / Site: The project area is primarily flat. The lot is 17,600 square feet, exceeding the 8000 square foot minimum requirement. The lot has an oblong shape, measuring 80 feet by 220 feet. The proposed carport would be built in line with the side perimeter of the existing house. Pre-existing house limits placement options for carport.

Zone: R-1: Intent. This zone is intended to provide for primarily for single-family and duplex residences at moderate densities.²

Traffic: A carport would not result in an increase in traffic. Proposed carport is situated at the side of the lot and would not impede pedestrian or motorist visibility.

¹ Table 22.20-1—Development Standards

² Section 22.16.040—R-1 District

Parking: The property provides parking in excess of the required two spaces.

Noise: Carport is proposed to provide covered parking. Starting and running vehicles would create the same amount of noise whether or not they are placed under cover.

Public Health or Safety: Work on boats or vehicles in the carport could create fumes; however, such work could occur outside of a garage up to the property line. Setbacks are intended to protect privacy and access to light and air.

Habitat: None.

Property Value or Neighborhood Harmony: A variance from required development standards could create neighborhood disharmony. Staff found no record of variances granted to adjacent lots for side and rear setbacks; however, numerous nearby lots had variances. A carport may increase the property value on the residential lot.

Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience.

Comprehensive Plan: The proposed variance for the reduction of the side setback from 8 feet to 5 feet the construction of a carport 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 development of covered vehicle storage on a residential lot.

D. Required Findings for Variances.³

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 house is pre-existing and the location limits development of an attached carport;*
 - 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 development of 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 structure will be located away from the visibility of 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 development of covered parking on a residential lot.

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 the reduction of the side setback from 8 feet to 5 feet for the construction of a carport at 1307 Edgecumbe Drive. The property is also known as Lot 4 Old City Shops Subdivision. The request is filed by Austin Inman. The owners of record are Austin and Kathleen Inman.

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





City & Borough of Sitka, Alaska

Selected Parcel: 1307 Edgecumbe Dr ID: 14695000

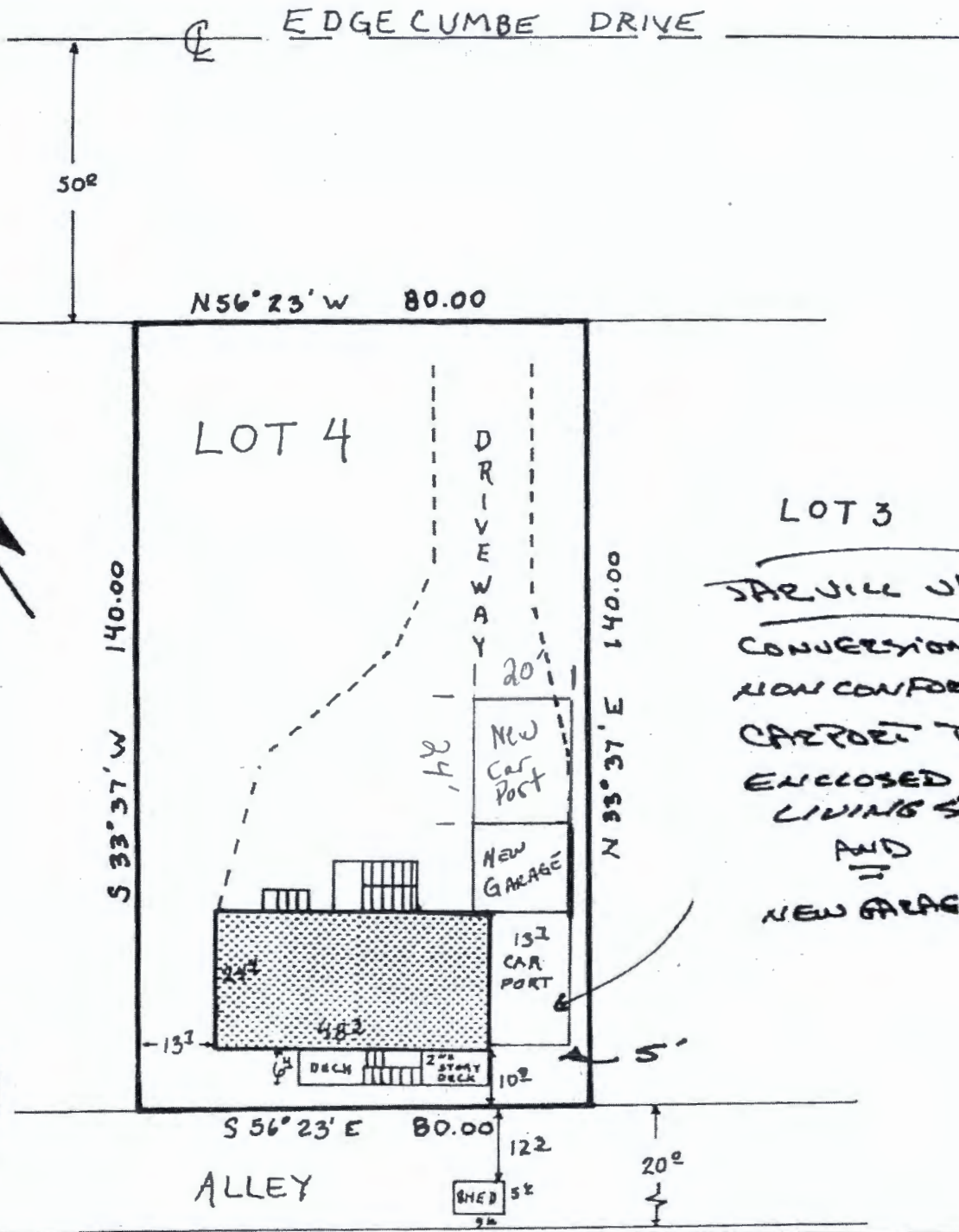
Printed 11/28/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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.



1/1



LOT 3
SARVILL VARIANCE
 CONVERSION OF
 NON CONFORMING
 CARPORT TO
 ENCLOSED
 LIVING SPACE
 AND
 NEW GARAGE



I hereby certify that I have inspected the following described property LOT 4
BLOCK 5 NORTHWEST ADDITION Sitka Recording District Alaska and that
 the improvements situated thereon are within the property lines and do not en-
 croach on the adjacent property, that no improvements on adjacent property
 encroach on the subject property and that there are no roadways, transmission
 lines or other visible easements on subject property, except as noted hereon.
 It is the owner's responsibility to determine the existence of any easements,
 covenants or restrictions which do not appear on the recorded subdivision plat.
 Under no circumstances should any data shown hereon be used for construction
 or for establishment of boundary or fence lines. Dated this 14th day of FEB
 1992 Noel F. Stragier SURVEYOR

AS-BUILT PLOT PLAN

LOT 4 BLOCK 5
 NORTHWEST ADDITION

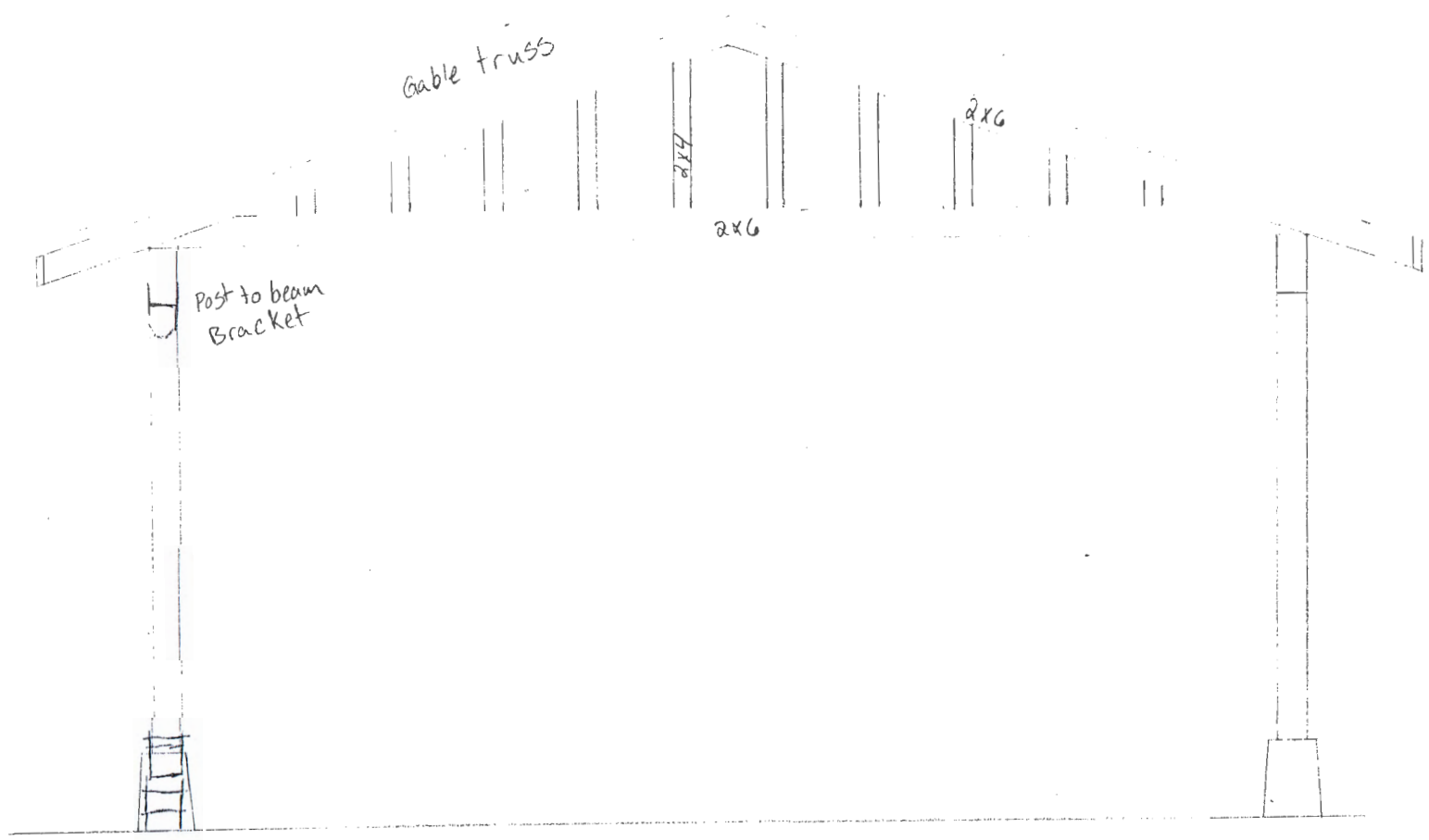


STRAGIER
 ENGINEERING SERVICES
 504 DeGROFF ST.
 SITKA, ALASKA 99835
 907) 747-5833

AS-BUILT PLOT PLAN

Scale 1" = 30'
 Job No 1625
 Date 2-17-92
 Field Book 90-10

PREPARED FOR
 AK FED/KECK
 101 LAKE ST.
 SITKA AK 99835



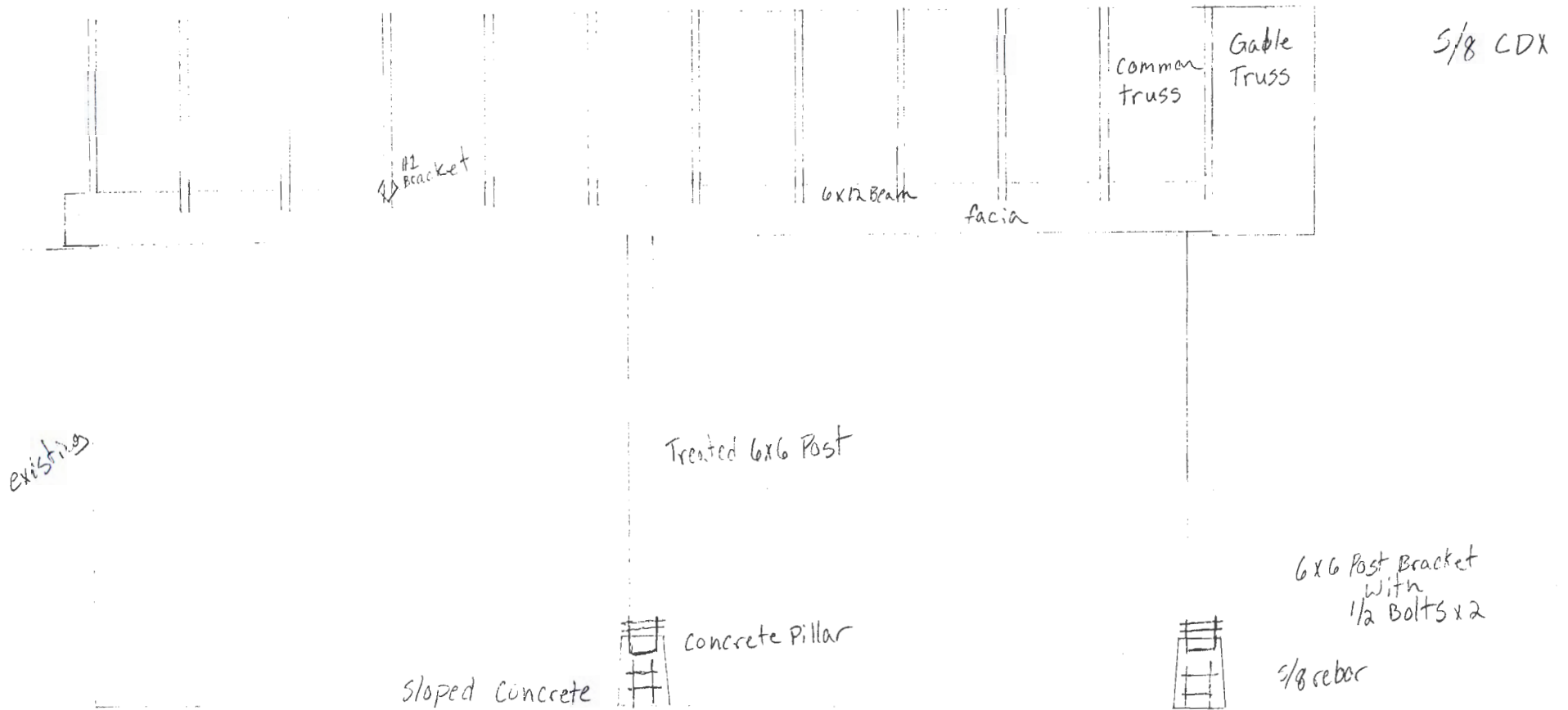
Top Plates

6x12 tie in

1/2 cdx

6x6 or 2x6 stacked trimmer

ext



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

- 01 PRIMARY CONTROL ELEMENT (RECOVERABLE)
- 02 ALUMINUM PRIMARY BRASS CAP (RECOVERABLE)
- 03 SECONDARY ELEMENT (SET)
- 04 REBAR AND TPC (RECOVERABLE)
- 05 REBAR (RECOVERABLE)
- 06 REBAR AND ALUM CAP (RECOVERABLE)
- 07 RECOVERED DATA
- 08 COMPLETED DATA
- 09 MEASURED DATA

PLAT NOTE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 OF THE CON
SUBDIVISION INTO APPROXIMATELY EQUAL SECTIONS TO BE ADDED
TO EXISTING LOTS 1 THROUGH 6 AND 7A, BLOCK 1, OF THE
NORTHWEST ADDITION.

2. THE NEIGHBORING LOTS OF THIS SUBDIVISION SHOULD NOT BE
SUBDIVIDED IN THE FUTURE.









CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

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: To follow existing garage line
with a new carport

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Austin Inman

PROPERTY OWNER ADDRESS: _____

STREET ADDRESS OF PROPERTY: 1307 Edgecumbe Dr.

APPLICANT'S NAME: Austin Inman

MAILING ADDRESS: Same

EMAIL ADDRESS: ainman@gei.net DAYTIME PHONE: 738-5704

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-4695-000 LOT: 4 BLOCK: _____ TRACT: _____

SUBDIVISION: Old City Shops S/D US SURVEY: _____

OFFICE USE ONLY

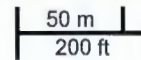
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	



City & Borough of Sitka, Alaska

Selected Parcel: 1307 Edgecumbe Dr ID: 14695000

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Parcel ID: 1-4685-000
Owen, Deborah, J
Owen, Henry, M
775 SE B Street
Madras OR 97741-9710

Parcel ID: 1-4690-000
Perensovich, Gary, L
Perensovich, Tamara, L
1305 Edgumbe Dr
Sitka AK 99835

Parcel ID: 1-4695-000
Inman, Kathleen, A
Inman, Austin, J
1307 Edgumbe Dr, Apt A
Sitka AK 99835

Parcel ID: 1-4700-000
Jurczak Shea Revocable Trust
1309 Edgumbe Dr
Sitka AK 99835

Parcel ID: 1-4705-000
Schauwecker Family Trust
1310 Edgumbe Dr
Sitka AK 99835

Parcel ID: 1-4707-001
Sitka Community Development Corp
P.O. Box 6461
Sitka AK 99835-6461

Parcel ID: 1-4707-002
Bauder, Burgess
Vosburg, Victoria
1300 Halibut Point Rd
Sitka AK 99835

Parcel ID: 1-5936-001
~~Schauwecker Family Trust~~
~~1310 Edgumbe Dr~~
~~Sitka AK 99835~~

Parcel ID: 1-5936-003
Call, Camielle
P.O. Box 473
Sitka AK 99835-0473

Parcel ID: 1-5936-004
Colaska Inc
4000 Old Seward Hwy, #101
Anchorage AK 99503

Parcel ID: 1-5937-001
Doggett, James
Doggett, Dolores
1306 Edgumbe Dr
Sitka AK 99835

Parcel ID: 1-5937-002
Harley, Debra, D
Harley, Robert, W
2581 Mountain View Rd
Ferndale WA 98248

Parcel ID: 1-5938-001
Hames, Andrew, K
Hames, Kristin, K
601 Biorka St
Sitka AK 99835

P&Z Mailing
December 8, 2017

CITY & BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, AK 998357540

Merchant ID: 000000302754907
Term ID: 04950014
409200114865

Sale

VISA

XXXXXXXXXXXX5983

Entry Method: Swiped

Apprvd: Online Batch#: 001284

11/16/17 14:49:44

Inv #: 000017 Appr Code: 084290

Total: \$ 78.75

Customer Copy

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 11/13/17

To: Austin Inman

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

2004-000336-0

Recording Dist: 103 - Sitka
2/26/2004 10:42 AM Pages: 1 of 3A
L
A
S
K
AFILED FOR RECORD AT REQUEST OF:
First American Title of Alaska

CC

WHEN RECORDED RETURN TO

Austin J. & Kathleen A. Imman

Name ~~XXXXXXXXXXXXXXXXXXXX~~

Address 1307 Edgecumbe Dr.

City, State Zip Sitka, AK 99835

Escrow Number 204-0005

QUIT CLAIM DEED

****CORRECTIVE****

CORRECTS THE DEED RECORDED 06/20/02 SERIAL #2002-001166-0

THE GRANTOR(S) City of Sitka, of 100 Lincoln St. Sitka, AK 99835, Pauline Fredrickson of P.O. Box 416, Sitka AK, Gerald L. & Sheron A. Schauwecker, Co-Trustees of the Schauwecker Family Trust, of 1310 Edgecumbe Dr Sitka, AK, Peter Jurczak & Margaret Shea of 1309 Edgecumbe Dr Sitka, AK, Henry M. & Deborah J. Owen, of 1303 Edgecumbe Dr Sitka, AK, Gary L. & Tamara L. Perensovich, of 1305 Edgecumbe Dr Sitka, AK, Robert B. Woolsey Jr. & Stacey A. Woolsey of 1301 Edgecumbe Dr Sitka, AK, Gary L. & Carolyn B. Jarvill of 1307 Edgecumbe Dr Sitka AK.

For and in consideration of Ten dollars and other valuable consideration

Austin J. & Kathleen A. Imman

conveys and quit claims to ~~Carolyn B. Jarvill~~ Husband & Wife

the following described real property in the Sitka Recording District of Alaska, together with all after acquired title of the grantor(s) therein:

That portion of Lot 2 within CBS Subdivision, Plat Number 2001-7, which lies within Lot 4, Old City Shops Subdivision, according to Plat Number 2003-31, Sitka Recording District, First Judicial District, State of Alaska.

Dated: _____

 City of Sitka

 Gary L. Jarvill

 Peter Jurczak

 Henry M. Owen

 Gary L. Perensovich

 Gerald L. Schauwecker
 Co-Trustee of the Schauwecker Family Trust

 Robert B. Woolsey Jr.

 Pauline Fredrickson

 Carolyn B. Jarvill

 Margaret Shea

 Deborah J. Owen

 Tamara L. Perensovich

 Sheron A. Schauwecker
 Co-Trustee of the Schauwecker Family Trust

 Stacey A. Woolsey

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 26 day of JANUARY, 2004, before me, the undersigned Notary Public, personally appeared HUGH R. BLAND known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein set forth.

STATE OF ALASKA

WITNESS my hand and official seal.
COLLEEN PELLETT

Notary Public in and for Alaska
My commission expires: 8/9/2005

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 28th day of JANUARY, 2004, before me the undersigned Notary Public, personally appeared Peter Juczak & Margaret Shea known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Notary Public in and for Alaska
My commission expires: 10/01/07

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 30 day of JANUARY, 2004, before me the undersigned Notary Public, personally appeared Barry L. & Carolyn B. Jarevill known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

STATE OF ALASKA

WITNESS my hand and official seal.

NOTARY PUBLIC
Janet Norman
My Commission Expires July 31 2006

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 3rd day of FEBRUARY, 2004, before me the undersigned Notary Public, personally appeared Deborah T. Owen known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

STATE OF ALASKA

NOTARY PUBLIC

Janet Norman

My Commission Expires July 31 2006

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 4th day of FEBRUARY, 2004, before me the undersigned Notary Public, personally appeared Deborah T. Owen known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

STATE OF ALASKA

NOTARY PUBLIC

Janet Norman

My Commission Expires July 31 2006

Notary Public in and for Alaska
My commission expires: _____



2 of 3
2004-000336-0

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 28 day of January, 2004 before me, the undersigned Notary Public, personally appeared Robert & Sherry Woodsey known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Tina L. Shuler
Notary Public in and for Alaska
My commission expires: 10/06/07

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 30 day of January, 2004 before me the undersigned Notary Public, personally appeared Gary & Tamara Perersovich known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Tina L. Shuler
Notary Public in and for Alaska
My commission expires: 10/06/07

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 12 day of February, 2004 before me the undersigned Notary Public, personally appeared Pauline Fredrickson known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



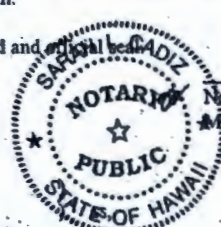
Tina L. Shuler
Notary Public in and for Alaska
My commission expires: 10/06/07

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this 20 day of Feb, 2004 before me the undersigned Notary Public, personally appeared Gerald L. and Sharon A. Schanwecker known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.



Sarah I. Cadiz
Notary Public in and for Alaska
My commission expires: 2-6-2007

STATE OF ALASKA

First Judicial District

THIS IS TO CERTIFY that on this _____ day of _____, before me the undersigned Notary Public, personally appeared _____ known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and _____ acknowledged to me that _____ signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires: _____



3 of 3
2004-000334-0