



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM PLAT APPLICATION

RECEIVED JUL - 5 2018

### APPLICATION FOR

- ☐ MAJOR SUBDIVISION/PLANNED UNIT DEVELOPMENT  
☒ MINOR SUBDIVISION/HYBRID SUBDIVISION  
☐ SUBDIVISION REPLAT/LOT MERGER/EASEMENT AMENDMENT  
☐ BOUNDARY LINE ADJUSTMENT

### ANALYSIS: (Please address each item in regard to your proposal)

- SITE/DIMENSIONS/TOPOGRAPHY:** The property is 8,120 sq. ft. It is 172+ ft on NW side, 154+ on SE side, 51+ ft facing DeArmond Street, and 54+ ft facing Andrews Street. Topography is mostly flat, sloping towards Andrews Street \_\_\_\_\_
- EXISTING UTILITIES AND UTILITY ROUTES:** Utilities for the two homes on the property are separate, coming from the streets that each home faces \_\_\_\_\_
- PROPOSED UTILITIES AND UTILITY ROUTES:** No new utilities are proposed. \_\_\_\_\_
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** The variance for the ADU included the fact that access and parking for the ADU is from Andrews Street. No changes proposed.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** This proposal will not affect any easements.
- PUBLIC HEALTH, SAFETY, AND WELFARE:** A subdivision of this property will not affect public health, safety or welfare, as no changes are planned to the current layout or uses.
- ACCESS TO LIGHT AND AIR:** Nothing will change in this regard \_\_\_\_\_

Finkenbinder

Last Name

07/05/2018

Date Submitted

415 DeArmond Street

Project Address

- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** The two existing homes on the property are well situated in relation to each other, with a shared garden area. A fence will be added.


- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**  
There are two homes on the property, the original home that faces DeArmond Street, and an 800 sf ft ADU that was approved in 2017, and constructed as shown on the As Built. The ADU has parking access and utilities from Andrews Street. A storage shed on skids has been added at the head of the ADU parking area. I'm requesting a line at 8 ft. from the back of DeArmond home.

- **EXISTENCE OF ANY ENCROACHMENTS:** The fence on the SE side encroaches .4 foot into my property.

- **AVAILABILITY OF REQUIRED PARKING:** Parking exists for four vehicles on both the DeArmond Street side of the property and the Andrews Street side.

- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** n/a

**ANY ADDITIONAL COMMENTS** I am asking that the 8,120 sq.ft lot be subdivided into two lots of approximately 4,000+ sq. ft. each, so that they can be separately owned at some point. A fence will be constructed on the new property line in order to provide more privacy to the homeowners. The neighborhood will not change, as the two homes already exist.

  
Applicant

7/5/18  
Date

**Finkenbinder**  
Last Name

**07/05/2018**  
Date Submitted

**415 DeArmond Street**  
Project Address