



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: We would like to use our home as a vacation rental while not in town.

6-8 guests max

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Single family home PROPOSED LAND USES (if changing): N/A

APPLICANT INFORMATION:

PROPERTY OWNER: Alexander J Karsunky

PROPERTY OWNER ADDRESS: 298 Kaagwaantaan St

STREET ADDRESS OF PROPERTY: 298 Kaagwaantaan St

APPLICANT'S NAME: Alexander J Karsunky

MAILING ADDRESS: 298 Kaagwaantaan St

EMAIL ADDRESS: AJK_12@hotmail.com DAYTIME PHONE: 907-209-1910

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-6400-000 LOT: 4 BLOCK: _____ TRACT: _____

SUBDIVISION: Allen/Carlson Subdivision US SURVEY: 2542

Last Name

Date Submitted

Project Address

REQUIRED INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☐ Site photos showing all angles of structures, property lines, street access, and parking – emailed to planning@cityofsitka.org or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☒ Renter Informational Handout (directions to rental, garbage instructions, etc.)

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 understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. 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 _____

Date _____

Owner *Jaime Karsunkey*

Date *2/13/19*

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 _____

Karsunkey
Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR

☐

MARIJUANA ENTERPRISE

☒

SHORT-TERM RENTAL OR BED AND BREAKFAST

☐

OTHER: _____

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

No change, home will only be rented when we are out of town.

- Amount of noise to be generated and its impacts on surrounding land use: _____

None, no parties will be allowed.

- Odors to be generated by the use and their impacts: _____

None

- Hours of operation: _____

No set hours

- Location along a major or collector street: _____

yes, Kaagwaantaan

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: none, one way street

- Effects on vehicular and pedestrian safety: none

Last Name

Date Submitted

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____
access to home from street _____
- Logic of the internal traffic layout: single story home. _____

- Effects of signage on nearby uses: none _____

- Presence of existing or proposed buffers on the site or immediately adjacent the site: _____
fence exists on north side, vegetation on west side. _____
- Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN): _____
N/A _____

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.): N/A _____

Carson

Last Name

Date Submitted

Project Address

REQUIRED FINDINGS (SGC 22.30.160(C):

1. ...The granting of the proposed conditional use permit will not:

- a. Be detrimental to the public health, safety, and general welfare because it is in line w/ existing residential use of the area;
- b. Adversely affect the established character of the surrounding vicinity, because no modifications will be made.; nor
- c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located, because, use of the property will not impend the access or use of neighbouring properties.;

2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, specifically,

conforms to Comprehensive Plan Section ED 6.5 which states Supports growth of Sitka's tourism industry
because the proposal expands lodging options for visitors

3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because we have a property manager that will be in town & available.

ANY ADDITIONAL COMMENTS

Ajay or Jaycie Karsunsky
Applicant

2/13/19
Date

Karsunsky
Last Name

Date Submitted

Project Address



AFTER RECORDING, RETURN TO:

Alexander Karsunky
Jaycie E. Saunders
109 C Lance Drive
Sitka, AK 99835

AETIA 53653

WARRANTY DEED

A.S. 34.15.030

The Grantor, **BARANOF ISLAND HOUSING AUTHORITY**, whose address is 245 Katlian Street, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **ALEXANDER KARSUNKY, an unmarried person and JAYCIE E. SAUNDERS, an unmarried person, as tenants in common, each as to an undivided one-half (1/2) interest**, Grantees, whose mailing address is 109 C Lance Drive, Sitka, AK 99835, the following-described real estate:

**Lot 4, Allen/Carlson Subdivision, according to Plat 2007-29, Sitka
Recording District, First Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 9th day of February, 2017.

GRANTOR: **BARANOF ISLAND HOUSING AUTHORITY**

By: *Don D. Lunde*

Its: *Executive Director*

WARRANTY DEED
A-4350\5186\Warranty Deed

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STATE OF ALASKA)

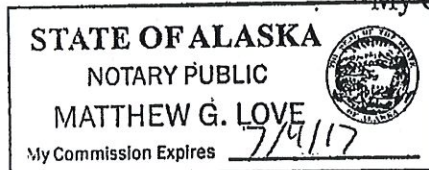
FIRST JUDICIAL DISTRICT)

ss.

THIS IS TO CERTIFY that on this 9th day of February, 2017, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **DAVID GOADE**, to me known and known to me to be the Executive Director, of **BARANOF ISLAND HOUSING AUTHORITY**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Matthew G. Love
Notary Public in and for Alaska
My Commission Expires: 7/4/17



Parcel ID: 1-3700-000
ERICKSON WIRTA
ERICKSON VIRGINIA
PO Box 553
Sitka AK 99835-0553

Parcel ID: 1-3705-000
ALLEN VICKI
PO Box 2524
Sitka AK 99835-2524

Parcel ID: 1-3720-000
BATY BRYON F C/O ELIZABETH BATY
16861 420th Ave SE
North Bend WA 99045

Parcel ID: 1-3730-000
BARKER MICHELLE
303 Marine St
Sitka AK 99835

Parcel ID: 1-3735-000
WALLER LINDA
1303 Georgeson Lp
Sitka AK 99835

Parcel ID: 1-3797-000
MERKEL HOWARD B.
PO Box 2583
Sitka AK 99835-2583

Parcel ID: 1-3800-000
KILLINGER MELISSA A.
PO Box 1621
Sitka AK 99835-1621

Parcel ID: 1-3805-000
UNION OIL TAX DIVISION
PO Box 285
Houston TX 77001

Parcel ID: 1-3900-000
PERKINS KIM D.
110 Rands Dr
Sitka AK 99835

Parcel ID: 1-3910-000
DIOCESE OF SITKA AND
ALASKA, ORTHODOX CHURCH IN
AMERICAN, INC.
PO Box 210569
Anchorage AK 99521

Parcel ID: 1-6085-000
PLAISANCE KEVIN
PLAISANCE MARIFE
PO Box 152
Sitka AK 99835

Parcel ID: 1-6090-000
HEYBURN THERESA
207 Monastery St
Sitka AK 99835

Parcel ID: 1-6095-000
HEYBURN THERESA
207 Monastery St
Sitka AK 99835

Parcel ID: 1-6100-000
LUCAS KAREN J.
224 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6105-000
STOCKEL DAN R.
STOCKEL GRECHEN K.
PO Box 1172
Sitka AK 99835

Parcel ID: 1-6120-000
MCNITT BRIAN
11302 Royzelle Ln
Minnetonka MN 553054344

Parcel ID: 1-6125-000
MATTINGLY TOM S.
BERGEY ANITA M.
PO Box 624
Sitka AK 99835

Parcel ID: 1-6130-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6140-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6150-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6155-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6160-000
WHITE JACOB
PO Box 361
Hoonah AK 99829

Parcel ID: 1-6165-000
JOSEPH ANNIE Y.
PO Box 684
Sitka AK 99835

Parcel ID: 1-6170-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6175-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6180-000
MILLER LUIS C.
314 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6190-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6195-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6200-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109

Parcel ID: 1-6205-000
KITKA ESTATE
380 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6345-000
BUAK PATRICIA
407 Lincoln St Ste 201
Sitka AK 99835

Parcel ID: 1-6350-000
SKEELE, JOHN & CAFFREY,
ELIZABETH REVOCABLE TRUST
262 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6360-000
GOLDSBURY ELIZABETH L.
278 Kogwanton St 2
Sitka AK 99835

Parcel ID: 1-6365-000
GOLDSBURY ELIZABETH L.
278 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6370-000
JOHN ESTATE, LILLY
PO Box 338
Haines AK 99827

Parcel ID: 1-6380-000
MCGRAW LYDIA M.
MCGRAW TIMOTHY C.
288 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6385-000
GOLDSBURY ELIZABETH L.
278 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6395-000
CUENIN ROBERT & VIRGINIA
CUENIN CHAMBERS MARY
2144 Tice Creek Dr 3
Walnut Creek CA 945955202

Parcel ID: 1-6400-000
KARSUNKY ALEXANDER
SAUNDERS JAYCIE E.
298 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6420-000
CARLSON MARGARET
332 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6425-000
ALLEN DENNIS C.
336 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6430-000
CARLSON ADRIANNE L.
1407 Georgeson Lp
Sitka AK 99835

Parcel ID: 1-6440-000
UNION OIL CO
PO Box 285
Houston TX 77001

Parcel ID: 1-6445-000
HANDY JIMMYDEE
HANDY SAORI
350 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6460-000
DIAZ MARIA
362 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6465-000
GUTHRIE MARIE
380 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6475-018
PHILLIPS JORDAN E.
PIEDRA MERCEDES E.
321 Peterson Ave
Sitka AK 998357135

Parcel ID: 1-6475-019
THOMAS ROSEMARY F.
254 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6475-020
BARANOF ISLAND HOUSING
AUTHORITY
245 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6475-021
YOUNG REVOCABLE TRUST, GAYLE &
PAUL
250 Kogwanton
Sitka AK 99835

Parcel ID: 1-6475-022
BARANOF ISLAND HOUSING
AUTHORITY
245 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6475-023
JOHNSON AUDREY
SAM GILBERT
246 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6475-024
BARANOF ISLAND HOUSING
AUTHORITY
245 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6550-014
DELONG BARBARA
DELONG JOHN
264 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6550-016
DELONG BARBARA
DELONG JOHN R.
264 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6550-020
GOLDSBURY ELIZABETH L.
278 Kogwanton St
Sitka AK 99835

Parcel ID: 1-6550-022
HUTTON WILLIAM
HUTTON MARY LOUISE
1232 Georgeson Lp
Sitka AK 99835

Parcel ID: 1-6550-032
HALL ROBSON
SENG RUTH
311 Tlingit Way
Sitka AK 99835

Parcel ID: 1-6550-034
UNION OIL COMPANY OF CALIFORNIA
PO Box 285
Houston TX 77001

Parcel ID: 1-6550-036
KILLINGER MELISSA A.
PO Box 1621
Sitka AK 99835

Parcel ID: 1-6550-040
KILLINGER MELISSA
PO Box 1621
Sitka AK 99835

Parcel ID: 1-6550-042
KILLINGER MELISSA A.
PO Box 1621
Sitka AK 99835

Parcel ID: 1-6695-000
ALASKA NATIVE BROTHERHOOD
235 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6710-000
BARANOF ISLAND HOUSING
AUTHORITY
245 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6720-000
DODSON & HOLZMAN REVOCABLE
LIVING TRUST
263 Katlian Ave
Sitka AK 99835

Parcel ID: 1-6725-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-6730-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-6735-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-6740-000
CITY & BOROUGH OF SITKA
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-6745-000
WHITE JACOB
PO Box 361
Hoonah AK 99829

Parcel ID: 1-6750-000
JOSEPH ANNIE
PO Box 684
Sitka AK 99835

Parcel ID: 1-6770-000
NORTH PACIFIC SEAFOODS, INC
4 Nickerson St 400
Seattle WA 98109