



# 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:

Current structure is 5'-3" from N property line & 10'-3" from front property line. Request a 1'-9" variance for both N + front property line, to accommodate for 2' roof overhang.

## PROPERTY INFORMATION:

CURRENT ZONING: R1-MH PROPOSED ZONING (if applicable): \_\_\_\_\_

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): same

## APPLICANT INFORMATION:

PROPERTY OWNER: Larry Trani / Ann Walter

PROPERTY OWNER ADDRESS: 2008 HPR

STREET ADDRESS OF PROPERTY: 3603 HPR

APPLICANT'S NAME: Larry Trani

MAILING ADDRESS: 2008 HPR

EMAIL ADDRESS: ltrani@gci.net DAYTIME PHONE: 907-738-0417

## PROPERTY LEGAL DESCRIPTION:

TAX ID: 2-5599-000 LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: Yannikas US SURVEY: 2752

Trani  
Last Name

7-3-19  
Date Submitted

3603 HPR  
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](mailto: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

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

Last Name

Date Submitted

Project Address



# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
SUPPLEMENTAL APPLICATION FORM  
VARIANCE

## APPLICATION FOR

- ☐ ZONING VARIANCE – MINOR EXPANSIONS, SMALL STRUCTURES, FENCES, SIGNS  
☒ ZONING VARIANCE – MAJOR STRUCTURES OR EXPANSIONS  
☐ PLATTING VARIANCE – WHEN SUBDIVIDING

**RATIONALE** - Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience. Explain why a variance is required for your project.

Current structure is located where a future garage will be. Structure is sound (x-rayed by CBC for rebar size + location in slab, Analysis by structural engineer - sound, load tested w/ 8000# center span w/ no deflection) Saves lots of work if kept.

## POTENTIAL IMPACTS (Please address each item in regard to your proposal)

- TRAFFIC Current structure will be incorporated into future house plans
- PARKING None
- NOISE None
- PUBLIC HEALTH AND SAFETY None
- HABITAT None
- PROPERTY VALUE/NEIGHBORHOOD HARMONY Increase property value - parking in garage
- COMPREHENSIVE PLAN None



**REQUIRED FINDINGS** (Choose ONE applicable type and explain how your project meets these criterion):

★ **Major Zoning Variance** (Sitka General Code 22.30.160(D)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. Special circumstances may include the shape of the parcel, the topography of the lot, the size or dimensions of the parcels, the orientation or placement of existing structures, or other circumstances that are outside the control of the property owner, specifically, incorporate existing concrete structure into proposed residence
- b. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; such uses may include the placement of garages or the expansion of structures that are commonly constructed on other parcels in the vicinity, specifically, current concrete will be utilized as a double garage.
- 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, This structure was a garage for the past 40 yrs. Structural integrity is sound - concrete Xrays, engineer analysis, load testing
- d. That the granting of such a variance will not adversely affect the comprehensive plan, specifically, (cite section and explain) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Minor Zoning Variance** (Sitka General Code 22.30.160(D)2)

Required Findings for Minor Expansions, Small Structures, Fences, and Signs.

- a. The municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions, specifically, \_\_\_\_\_
- \_\_\_\_\_;
- b. The granting of the variance is not injurious to nearby properties or improvements \_\_\_\_\_
- \_\_\_\_\_;
- c. The granting of the variance furthers an appropriate use of the property, specifically, \_\_\_\_\_
- \_\_\_\_\_.

Last Name

Date Submitted

Project Address

**Platting Variance** (Sitka General Code 21.48.010)

A variance from the requirements of this title may be granted only if the planning commission finds that:

X A. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property, specifically, \_\_\_\_\_  
\_\_\_\_\_.

B. The tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property, specifically, \_\_\_\_\_  
\_\_\_\_\_.

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Larry Trani  
Applicant

7-3-19  
Date

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Date Submitted

\_\_\_\_\_  
Project Address