



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

To: Chair Spivey and the Planning Commission

From: Amy Ainslie, Planner I

Subject: VAR 19-02 Finalization

Date: September 4, 2019

The purpose of this memo is to finalize the approved variances and site plan for VAR 19-02.

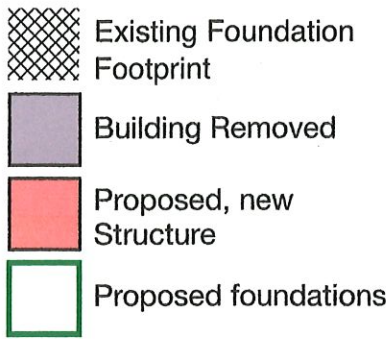
VAR 19-02 was approved by the Commission at their July 17, 2019 meeting. In order to accommodate community and neighborhood concerns, changes to the plan (and subsequent conditions of approval) were changed at the meeting. At Chair Spivey's recommendation, staff produced this memo and site plan to finalize and document the decision made.

The variances approved are as follows:

1. The front west setback (on Park Street) was decreased from 14 feet to no less than 8 feet.
2. The front south setback (on Etolin Street) was decreased from 14 feet to no less than 7 feet.
3. The side east setback was decreased from 5 feet to 0 feet.

A copy of the site plan which corresponds to these approved variances is attached. PCDD staff will ensure that any foundation and building permit plans that are submitted are consistent to the attached plans. Any significant alterations would require further Commission review. A copy of this memo and site plan will be added the case file for VAR 19-02.

Proposed Building for 200 Park Street, Option 3

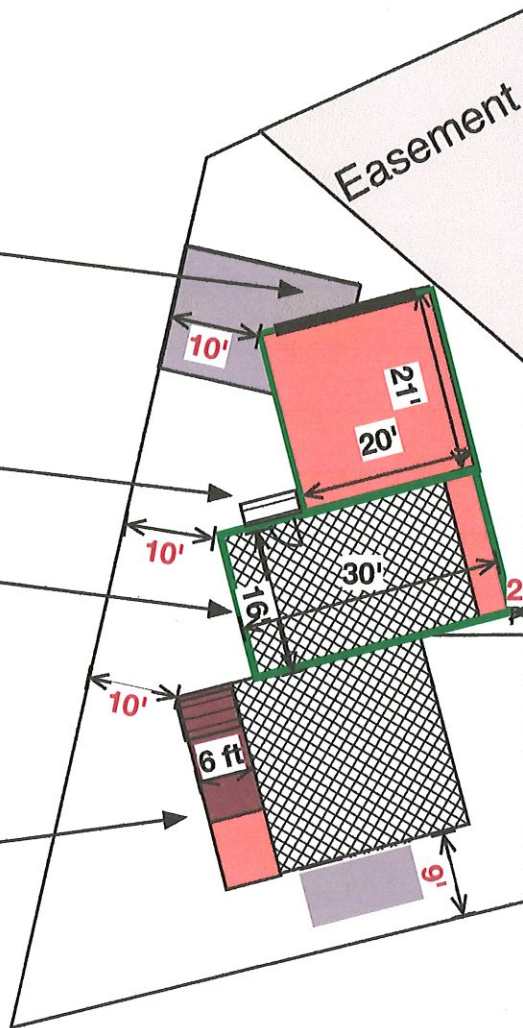


Garage door
faces north, does
not face park St.

Entry stairs

add stemwall under
existing covered porch
to support 2nd story

Covered deck along the
front of the house facing
Park Street



1. Existing shed would be removed to make room for garage and parking
2. Setback would be 10' from front property line on Park to foundation corners of garage and house.
3. Rear setback would be 2' to foundation at 1 point then trend NNW
4. All measurements are to the foundation. There would be 2' eave and gutters surrounding the house, reducing setbacks at the top of the building but still allowing for parking along all of Park Street
5. Can remove bump out along Etolin and rebuild the attic entry plus porch and stairs. deck would be 6' wide with 2' eaves on park.

1 inch = 20 feet.