

2/13/2019

123 Anna Dr. Additional Comments

We are applying to sub-divide our lot at 123 Anna Dr. to create a separate residential lot. The subdivision would be for a 28,000 sq ft lot that includes the corner and the southern portion of our land. Our current lot is approximately 59,000 sqft in size. The proposed subdivision will result in one new lot approximately 28,000 sqft in size and the existing lot would be reduced to approximately 31,000 sqft. The new lot size, net access easements, would be approximately 13,000 sqft. Since Anna Dr. is zoned R-2, we could technically build a second dwelling there without a subdivision, however as the proposed new lot would extend to the city maintained part of Anna Dr., a subdivision is possible and gives us more flexibility as we explore future plans.

The existing private road and utility infrastructure is adequate for a new dwelling. We are also proposing a new 10' wide utility easement on the new lot to allow access to the sewer line for our current house which crosses the proposed new lot. Anna Dr. is a private road with a Road Maintenance Agreement requiring shared expenses for road maintenance. We plan to do some basic road surface and drainage upgrades as part of the new lot development at our expense. After that the new lot would become part of Anna Dr.'s Road Maintenance Agreement and share expenses, thus reducing expenses for the neighbors.

There is precedence for iterative subdivision of this neighborhood over time. In 1992 the "Todd" subdivision was allowed to create a separate lot at 121 Anna Dr. In 1993, the "Miller Subdivision" was allowed to create a 4 lot minor subdivision which includes our current lot. In 1998 the plat was further amended to create the "Tracy" subdivision establishing a new lot at 122 Anna Dr. I understand the permitting of the "Tracy" subdivision considered the fact that the new lot would adjoin the lower portion of Anna Dr. which is a public road. This is similar to our proposal.

We have reached out to our neighbors and are willing to work with them to address any concerns related to this proposed subdivision.

Thank you for your consideration of our proposal,

Dan Falvey and Kathy O'Gara



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

RECEIVED FEB 01 2019

- 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: SUBdivide 123 ANNA DR To create A
new 26,000 FT² LOT For RESIDENTIAL CONSTRUCTION.

PROPERTY INFORMATION:

CURRENT ZONING: R-2 PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: DANIEL FALVEY & KATHLEEN O'GARA

PROPERTY OWNER ADDRESS: 123 ANNA DR. SITKA

STREET ADDRESS OF PROPERTY: 123 ANNA DR.

APPLICANT'S NAME: DANIEL FALVEY

MAILING ADDRESS: 123 ANNA DR. SITKA

EMAIL ADDRESS: FALVEYAK@GMAIL.COM DAYTIME PHONE: 907-738-8710

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 3 BLOCK: _____ TRACT: MILLER SUBDIVISION

SUBDIVISION: _____ US SURVEY: _____

FALVEY

Last Name

Date Submitted

123 ANNA DR.

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

2/1/19

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
PLAT APPLICATION

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 proposed subdivision of 123 Anna Dr. would result in a new lot approximately 28,000 sqft in size and reduce the existing lot to approximately 31,000 sqft. The new lot size net access easements is approximately 13,000 sqft.
- **EXISTING UTILITIES AND UTILITY ROUTES:** The City maintained utilities on Anna Dr. are adequate to support an additional lot.
- **PROPOSED UTILITIES AND UTILITY ROUTES:** The west end of the new lot would provide to City Utilities. Routing to the building site would be on the new lot.
- **ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** The private road on Anna Dr. is adequate for one additional lot. The new lot would be added to the Anna Dr Road Maintenance Agreement and share expenses.
- **IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** The existing access easement for the 4miller subdivision lots would be maintained.
- **PUBLIC HEALTH, SAFETY, AND WELFARE:** N/A
- **ACCESS TO LIGHT AND AIR:** N/A

FALVEY

Last Name

Date Submitted

Project Address

• ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT: The lot is efficiently shaped and can accomodate residential development.

• DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:
The current residence on the existing lot is a 4 bedroom house with an attached 2 bedroom apartment. The sout corner of the existing house would be approximately 25' from the North boundary of the new lot. There is an existing foundation for a garage on the new lot
There is also a 200 sqft shead on the proposed lot that would be sold with the lot.

• EXISTENCE OF ANY ENCROACHMENTS: N/A

• AVAILABILITY OF REQUIRED PARKING: The new lot is adequately sized for parking needs.

• SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS: In addition to the Anna Dr. Road Maintenance Agreement, an additional easement to Accommodate the sewer line of the existing house will be created.

ANY ADDITIONAL COMMENTS See attached.

Daniel Falvey & Kathy O'Gara
Applicant

2/14/2019
Date