



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: I am planning to build an accessory dwelling unit at 707 Etolin St. I request a variance to allow not more than 2' of roof overhang into the lot setback between 707 and 705 Etolin.

PROPERTY INFORMATION:

CURRENT ZONING: R1 PROPOSED ZONING (if applicable): _____

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

APPLICANT INFORMATION:

PROPERTY OWNER: Charlie Wilber and Mollie Kabler

PROPERTY OWNER ADDRESS: 705 Etolin St. Sitka AK 99835

STREET ADDRESS OF PROPERTY: 707 Etolin St.

APPLICANT'S NAME: Adrienne Wilber

MAILING ADDRESS: 707 Etolin St

EMAIL ADDRESS: adrienne.wilber@gmail.com DAYTIME PHONE: 907-738-9995

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-1930-000 LOT: 707 BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: 1474, Tract A

Wilber

Last Name

12 May 2020

Date Submitted

707 Etolin St

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



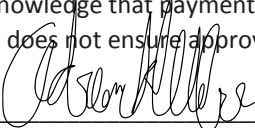
5/14/20

Date

5/14/2020

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)

14 May 2020

Date

Wilber

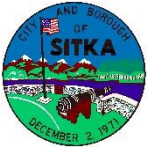
12 May 2020

707 Etolin St

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: Accessory Dwelling Unit

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:

One to two additional cars in the neighborhood.

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

Minimal ammount after construction is complete,
same as other residential dwellings.

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

Occasional food smells, low impact.

- Hours of operation: N/A to a residence I assume.

- Location along a major or collector street: 707 Etolin St

- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: _____

None

- Effects on vehicular and pedestrian safety: _____

None

Wilber

Last Name

707 Etolin St

Date Submitted

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: _____

Unchanged

- Logic of the internal traffic layout: _____

Parking spaces

- Effects of signage on nearby uses: _____

None

- Presence of existing or proposed buffers on the site or immediately adjacent the site: _____

The only buffers adjacent to the site are zoned lot setbacks.

- 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): _____

Will create additional high quality ADA accessible housing (H1.1a)

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

None

Wilber

Last Name

12 May 2020

Date Submitted

707 Etolin St

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 _____
increasing availability of quality housing is good for Sitka _____;
 - b. Adversely affect the established character of the surrounding vicinity, because _____
the project is an additional small residence in a residential area. _____; 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, the small building project will
follow appropriate code and be of quality construction. _____;
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 H1.1a _____ which states _____
Allow, encourage, and promote Accessory Dwelling Units(ADUs) by right in more zones.
_____ because the proposal _____ builds an ADU.
_____;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and
enforced, because a small roof overhang is always visible and not of a dynamic nature.
_____.

ANY ADDITIONAL COMMENTS Thank you planning and community development
department. I hope that my ADU project (including the roof over hang which will
extend not more than 2' into the setback between lots 707 and 705 Etolin st) will
pass your review process.

Adrienne Wilber

Applicant

12 May 2020

Date

Wilber

Last Name

12 May 2020

Date Submitted

707 Etolin St

Project Address