



## CITY AND BOROUGH OF SITKA

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- 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:** Request is for a minimum lot size variance to construct a single family home subdivision rather than a zero lot line home construction

#### PROPERTY INFORMATION:

CURRENT ZONING: R2MH PROPOSED ZONING (if applicable): N/A

CURRENT LAND USE(S): Residential PROPOSED LAND USES (if changing): N/A

#### APPLICANT INFORMATION:

PROPERTY OWNER: Jerome and Sarah Mahosky

PROPERTY OWNER ADDRESS: 700 Indian River Road

STREET ADDRESS OF PROPERTY: 708 Indian River Road

APPLICANT'S NAME: Jill Hirai

MAILING ADDRESS: PO Box 1906 Sitka, AK 99835

EMAIL ADDRESS: jillhirai@me.com DAYTIME PHONE: 907-752-0999

Hirai

Last Name

Date Submitted

708 Indian River Road

Project Address

## REQUIRED SUPPLEMENTAL 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
- ☐ Proof of filing fee payment
- ☐ Other: \_\_\_\_\_

### For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

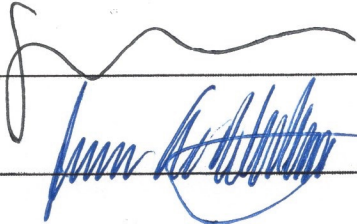
### For Short-Term Rentals and B&Bs:

- ☐ 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

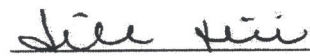
12/23/20

Owner

Date

12/23/2020

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

12-08-2020

Hirai

Last Name

Date Submitted

708 Indian River Road

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.

A variance is required so that this lot (originally set up to develop zero lot lines) could be split and sold

as two individual lots for smaller single family home designs, without the necessity for a zero lot line construction.

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

- **TRAFFIC** This proposal would not affect traffic at all since the lots in this neighborhood were originally designed to have two residences on them already. This just opens up the type of homes.
- **PARKING** With the recently reduced lot size and set backs there would be ample parking on both newly created lots. *11' is wide enough for cars and lot is long so can park tandem.*
- **NOISE** This is an open neighborhood with Indian River in the background - noise during construction may be audible but it will not affect current conditions after construction.
- **PUBLIC HEALTH AND SAFETY** There are no public health or safety concerns with this proposal.
- **HABITAT** The back portion of this lot is a no development zone. So the homes would have to remain in a buildable footprint to meet setbacks. This will not be an issue. A SF 3 bedroom, 2 bath with garage will fit. *with additional room for parking or a smaller home would fit as well*
- **PROPERTY VALUE/NEIGHBORHOOD HARMONY** This is a paved road with sidewalks and a couple of currently existing zero lot lines and mutliplexes. The development of two new homes will not reduce the value of any other property.
- **COMPREHENSIVE PLAN** The is directly in line with the City of Sitka's comprehensive plan in that it will create more housing and at a more affordable price as the lots can be sold individually and homes built separately. *and as small as property owners design or need or as large as needed.*

*Hirai*  
Last Name

Date Submitted

*708 Indian River Road*  
Project Address

**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. Explain the special circumstances: When the Subdivision was platted, Sitka's minimum lot size was 8,000 SF. It has since been reduced to 6,000 SF allowing more density on already existing properties thus more development. This is directly in line with the idea of more single family home ownership.
- 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. Explain the use/ enjoyment this variance enables: Many other homes in this neighborhood are built with the priority of housing density in mind. This will allow for housing density but also single family home ownership. rather than shared wall or multiplex rentals.
- c. 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. Initial Here del

**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. My request should be considered a minor zoning variance because: \_\_\_\_\_
- b. The granting of the variance furthers an appropriate use of the property. Explain the use or enjoyment this variance enables: \_\_\_\_\_
- c. The granting of the variance is not injurious to nearby properties or improvements. Initial Here \_\_\_\_\_

Hirai  
Last Name

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

- a. A variance from the requirements of this title may be granted only if the planning commission finds that 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. **Explain the conditions of the lot that warrant a variance:** This is about making housing affordable.

- b. The granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property. Initial Here JH

**ANY ADDITIONAL COMMENTS** There are multiple examples of nice single family homes (not attached) on smaller than 6,000 SF lots. Many original lots in the Sitka Townsite were typically 5,000 SF. This request is not a stretch by any means and this area lends itself well to smaller lots in that it is one of the last areas in Sitka with flat parcels already existing.

Jill Hirai  
Applicant

12-08-2020  
Date

Hirai  
Last Name

Date Submitted

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