



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

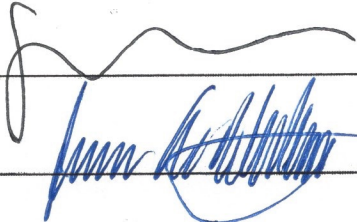
For Short-Term Rentals and B&Bs:

- ☐ 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

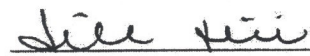
12/23/20

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 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:** Current lots are flat and already developed. There is a no development zone in the back portion of the lot. Currently the lot is 80ft. wide x120ft. long
New lot sizes would be 40x120ft or 4,800 SF. each.
- EXISTING UTILITIES AND UTILITY ROUTES:** Utilities exist in Indian River road and already exist on the lot for both sides of the lot. These lots were all set up with 2 sets of utilities.
- PROPOSED UTILITIES AND UTILITY ROUTES:** None needed as they are all already on site. and in ROW
- ACCESS, ROADS, TRANSPORTATION, AND MOBILITY:** Direct access off Indian River Road, paved with pedestrian sidewalks already existing. This is a City maintained road already.
- IMPACT OF PROPOSAL ON ANY EXISTING EASEMENTS:** None, The existing slope easement on the ROW will remain as will the existing no development easement in the rear of these lots.
- PUBLIC HEALTH, SAFETY, AND WELFARE:** No impact, these lots were originally intended for two structures to be on each lot, the City even assigned street address accordingly.
- ACCESS TO LIGHT AND AIR:** The no development zone in the rear will keep structures from becoming too massive and the front of the lots is very open as the street is well developed.

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- **ORDERLY AND EFFICIENT LAYOUT AND DEVELOPMENT:** The development will split the lot into two
separate lots for two separate smaller homes but not require them to be Zero Lot Lines.
- **DESCRIBE ALL EXISTING STRUCTURES, THEIR USE, AND PROXIMITY TO PROPOSED PROPERTY LINES:**
None, this is a vacant parcel with pad and utilities already ready to go.
- **EXISTENCE OF ANY ENCROACHMENTS:** None, there are no existing structures therefore no encroachments.
- **AVAILABILITY OF REQUIRED PARKING:** Plenty of parking would be available on each lot, The home we are
planning is small with garage and parking can be on all sides. The other lot would have ample parking as well.
- **SUMMARY OF PROPOSED EASEMENT AGREEMENTS OR COVENANTS:** There will be no new easements
since utilities come directly from existing lines already servicing each side of the lot
Independantly.

ANY ADDITIONAL COMMENTS _____

Jill Hirai
Applicant

12-08-2020
Date

Hirai
Last Name

Date Submitted

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