



City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM

Case No: V 21-08
Proposal: Request to reduce off-street parking requirement from 6 to 5 spaces for a triplex
Applicant: Kent Bovee
Owner: Bovee Irrevocable Children's Trust
Location: 601 Lincoln Street
Legal: Lot 3, Gregory Subdivision
Zone: R-1 single-family and duplex residential district
Size: 8,420 square feet
Parcel ID: 1-1675-000
Existing Use: Residential
Adjacent Use: Church, schools, harbor, residential
Utilities: Existing
Access: Baranof Street and Lincoln Street

KEY POINTS AND CONCERNS

- In May of 2021 the Commission approved the proposal to convert a duplex into a tri-plex (CUP 21-06) with a condition that the applicant meet necessary parking requirement prior to staff approval of a building permit
- The applicant has since determined the development of an additional parking space to be unfeasible at this time, and requests a parking variance to allow the third dwelling be built without meeting off-street parking requirements
- Given the small size of the additional unit, a single parking space may be considered adequate to meet off-street parking needs of the new dwelling

RECOMMENDATION

Staff recommends that the Planning Commission approve the variance to reduce the off-street parking requirement at 601 Lincoln Street.

BACKGROUND/PROJECT DESCRIPTION

The request is to reduce the off-street parking requirement of the proposed triplex from 6 spaces to 5 spaces. On May 5, 2021 the Planning Commission reviewed and approved the applicant's conditional use permit request for a multi-family structure in the R-1 single-family and duplex residential district, to convert an existing duplex into a triplex at 601 Lincoln Street. A condition of approval for this permit was for the applicant to construct the necessary parking to accommodate the Code requirement that each dwelling have 2 off-street parking spaces prior to Planning Department approval of a Building Permit for the construction of the new dwelling unit. After time and consideration of the project, the applicant has determined that meeting this parking requirement would make the applicant unable to complete this project. It is for this reason that the applicant requests a reduction in the off-street parking requirement. The applicant feels that, due to the total square footage of livable area and number of bedrooms remaining the same, the proposal would not result in an increase in parking needs.

ANALYSIS

Off-Street Parking Requirements

The Sitka General Code requires 2 parking spaces per dwelling unit for structures of no more than 4 dwelling units. The purpose of this Code provision is to "regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles."¹ A parking space is defined as a minimum of 9'x18' with a Code preference for 10'x20' to accommodate for larger vehicles.

22.20.100 Off-Street Parking Requirements.

B. Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded. Consistent with earlier zoning ordinances, off-street parking and loading spaces are not required for properties in the central business district. Property owners are encouraged to provide off-street loading areas as appropriate and feasible.

Potential Impacts

Granting of this variance is likely to result in minimal impact to surrounding uses. The request to reduce the parking requirement by one space can be justified by the proximate location to the Central Business District and the understanding that the creation of the new dwelling unit would result in the restructuring of the existing number of residents and is unlikely to result in more residents than is currently allowable thereby mitigating potential traffic and parking impacts.

¹ SGC 22.20.100 (A)

Comprehensive Plan Guidance

This proposal is supported by Comprehensive Plan action LU 8.2 to “amend development standards to promote affordable development including increasing height, decreasing minimum lot size and width, establishing lot and structure maximums in specific zones, and reducing parking requirements as appropriate.” Granting of this variance would support the applicant’s ability to bring a small dwelling to market at a more affordable rental cost than might be necessary if the costs of developing an additional parking space would need to be recuperated in the rental cost of the proposed dwelling.

RECOMMENDATION

The Planning Department recommends approval of the request for reduction in the off-street parking requirement at 601 Lincoln Street. The proposal does not create more livable area and it unlikely to result in an increase in parking needs despite resulting in a new dwelling unit therefore the basis of the additional parking requirement is not as apparent in this case.

.....

ATTACHMENTS

Attachment A: Aerial
Attachment B: Floor Plan
Attachment C: Parking Plan
Attachment D: Plat
Attachment E: Photos
Attachment F: Applicant Materials

Motions in favor of approval

- 1) **“I move to approve the variance for a reduction in the off-street parking requirement from 6 spaces to 5 spaces at 601 Lincoln Street in the R-1 single-family and duplex residential district, subject to the attached conditions of approval. The property is also known as Lot 3, Gregory Subdivision. The request is filed by Kent Bovee. The owner of record is the Bovee Irrevocable Children’s Trust.”**

- 2) **“I move to adopt and approve the required findings for variances involving minor structures or expansions as listed in the staff report.”**

Before any variance is granted, it shall be shown²:

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;**
- b. The granting of the variance is not injurious to nearby properties or improvements;**
- c. The granting of the variance furthers an appropriate use of the property.**

² Section 22.30.160(D)(1)—Required Findings for Major Variances