

**City and Borough of Sitka  
PLANNING AND ZONING COMMISSION  
Minutes of Meeting  
September 18, 2007**

**Present:** Don Alexander, Larry Crews, Richard Parmelee, Jeremy Twaddle, Planner Sara Russell, and Secretary Maria Finkenbinder

**Absent and Excused:** Brian McNitt

**Members of the Public:** Steven Pauly

The Chair called the meeting to order at 7:00 pm.

**Consideration of Minutes from the September 4<sup>th</sup>, 2007 meeting:**

**MOTION:** M/S Crews/Twaddle moved to approve the minutes from the Sept. 4<sup>th</sup>, 2007 meeting.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

**The evening's business:**

**VARIANCE REQUEST  
REDUCTION OF SIDE SETBACK TO 8 FEET  
108 SHOTGUN ALLEY  
STEVEN PAULY**

*Public hearing and consideration of a variance request filed by Steven Pauly for 108 Shotgun Alley. This request is for a reduction of the northwest side setback to 8 feet for construction of a home. The property is also known as Lot 2 of the Tom Williamson Subdivision.*

Ms. Russell showed onscreen a drawing, images, and video clips depicting the topographical constraints of the applicant's property which included rock outcroppings, cliffs, and a gorge that heads down towards Cedar Beach Road. She also indicated that normally, a lot in a R-1 low density district will have a front and rear setbacks of 20 feet and a side setback of 15 feet. Since the subject property is an interior lot, it has 15 foot setbacks on each side of the property. The applicant is requesting the reduction of the northwest side setback to 8 feet for construction of his home.

Mr. Pauly told the Board that the main reason for his request is the severity of the terrain of the lot. He plans to build a house with a garage that would allow him to back out within his property instead of backing out into the road.

**MOTION:** M/S Twaddle/Crews moved to approve the variance request filed by Steven Pauly for 108 Shotgun Alley. This request is for a reduction of the northwest side setback to 8 feet for construction of a home. The property is also known as Lot 2 of the Tom Williamson Subdivision.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

**MOTION:** M/S Crews/Twaddle moved to approve the following findings in support of the approval of the request:

1. That there are special circumstances to the intended use that do not generally apply to the other properties such as the severity of the terrain of the lot.

2. The variance is necessary 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 as the construction of a home;
3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure;
4. That the granting of the variance will not adversely affect the comprehensive plan.

**ACTION:** Motion **PASSED 4-0** on a voice vote.

**ADJOURNMENT**

**MOTION:** **M/S Crews/Parmelee** moved to adjourn the meeting.

The meeting adjourned at 7:10 pm.

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Chair, Don Alexander

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Secretary, Maria Finkenbinder