



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report 20-o8

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: January 15, 2020  
SUBJECT: Conditional Use Permit (CUP) 20-03

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**Synopsis** The applicant proposes to build two duplex style townhomes at 436 & 450 Soundview Avenue as a Townhouse Development. A Conditional Use Permit (CUP) is required per HCC 21.14.030(b).

Applicant: Jason Weisser  
P.O. 2913  
Homer, AK 99603

Location: 4155 Pennock Street  
Parcel ID: 17511415 & 17511416  
Size of Existing Lot: .23 acres/10,019 square feet each  
Zoning Designation: Urban Residential District  
Existing Land Use: Vacant and mobile home  
Surrounding Land Use: North: vacant/residential  
South: vacant/residential  
East: residential  
West: residential

Comprehensive Plan: Chapter 4 Land Use, Goal 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Wetland Status: No mapped wetlands.  
Flood Plain Status: Not in a floodplain.  
BCWPD: Not within the Bridge Creek Watershed Protection District  
Utilities: Public utilities service the site.  
Public Notice: Notice was sent to 59 property owners of 45 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** "Townhouse" means a building on its own separate lot containing one dwelling unit that occupies space from the ground to the roof and is attached to one or more other townhouse dwelling units by at least one common wall.

The applicant is proposing to construct two duplexes as townhouse developments. The townhouses are all three-bedroom units. The unit proposed for 450 Soundview Ave. (lot 9) will have 1,414 square feet of living space with a one-car garage per unit. The proposed duplex at 436 Soundview (lot 10) will have 1,544 square feet of living space with a one-car garage per unit. The units will be divided along a shared common wall. The unit on lot 9 will face Wright Street.

**Density:** In the Urban Residential District (UR), density is not restricted other than lots having a minimum size of 7,500 square feet.

**Parking:** 2 parking spaces are required for each unit and this proposal displays required spaces.

**Impervious:** The units on lot 9 would create approximately 3,749 square feet of impervious surface, or 37% of the lot coverage. The unit found on lot 10 would create approximately 4,539 square feet of impervious surface, or 45% of the lot coverage. The project requires a level one site plan and is subject to the level one site development standards. The proposal creates less than 25,000 square feet of impervious surface and the development activities do not trigger a Stormwater Plan.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:**

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

**Analysis:** The Urban Residential zoning district allows for townhouse development as a conditional use, per HCC 21.14.030(b) and HCC 21.53.010.

**Finding 1:** Townhouse developments may be authorized with an approved conditional use permit in the Urban Residential District.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

**Residential Office District purpose:** The Urban Residential District is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter.

**Finding 2:** The proposal is compatible with the purpose of the district by meeting density requirements while providing residential development.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

**Analysis:** Other allowed uses in this district, such as an apartment building, hospital, or school could dominate the site in terms of bulk, height, and intensity more so than this proposal.

**Finding 3:** The value of adjoining property will not be negatively affected greater than other permitted or conditionally permitted uses.

d. The proposal is compatible with existing uses of surrounding land.

**Analysis:** The impact of duplex style townhouses is no more than that of traditional duplexes, which are permitted uses.

**Finding 4:** The proposal is compatible with the existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

**Finding 5:** Existing public, water, sewer, and fire services are adequate to serve the proposed development.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

**Analysis:** Two duplex style townhouses have the same impact as traditional duplexes, which are permitted outright in the urban residential district.

**Finding 6:** Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

**Analysis:** The permitting process will require the applicant to meet Federal, State and local standards.

**Finding 7:** The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

**Analysis:** No relief from code is sought from the applicant. All known applicable regulations will be addressed through the permitting process.

**Finding 8:** The proposal will comply with applicable regulations.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

**Analysis:** This proposal promotes Land Use Goal 1: by providing infill in a location with existing road, water, and sewer infrastructure.

**Finding 9:** The proposal does not appear to contradict any applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns Goal 1 and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

**Analysis:** The Outdoor Lighting section of the Community Design Manual is applicable. This section encourages outdoor lighting sources to be hidden from public view, to avoid excessive light throw, and to be downward directional lighting.

**Condition 1:** Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

**Finding 10:** Condition 1 will assure that the proposal complies with level one lighting standards and the Community Design Manual

**HCC 21.71.040(b).** b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.

**8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.

**9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.

**10. Limitation of time for certain activities:** No specific conditions deemed necessary.

**11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.

**12. A limit on total duration of use:** No specific conditions deemed necessary.

**13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

**14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

#### **Review of HCC 21.53.010 Standards for townhouses.**

In zoning districts where townhouses may be conditionally permitted, a conditional use permit for a townhouse may be approved by the Commission if the following requirements are met:

**a.** The proposed development satisfies all criteria for approval of a conditional use permit.

**Staff:** Condition is met with approval of CUP

**b.** A detailed development plan is submitted with the application for a conditional use, including a site plan drawn to scale. The site plan shall include but shall not be limited to the topography and drainage of the proposed site, the location of all buildings and structures on the site, courts and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided) and a general floor plan of the main buildings, together with other such information as the Commission shall require.

**Staff:** Submitted

**c.** Not more than six contiguous townhouses shall be built in a row with the same or approximately the same front line and not more than 12 townhouses shall be contiguous.

**Staff:** Only two townhouse units are proposed.

**d.** No townhouse project shall be located any closer than 600 feet to another townhouse project unless otherwise approved by the Commission.

**Staff:** In consideration of the proposed duplex style, the two projects are not expected to introduce any additional negative externalities than would be realized from traditional duplex development which is a permitted use of the UR district.

e. No portion of a townhouse or accessory structure in, or related to, one group of contiguous townhouses shall be closer than 15 feet to any portion of another townhouse (or accessory structure related to another townhouse group), or to any building outside the townhouse project.

**Staff:** All proposed structures meet the requirement.

f. Minimum lot width for each townhouse unit is 24 feet.

**Staff:** The proposal meets the requirement.

g. Minimum lot area for each townhouse unit shall be as follows:

1. For a two-unit townhouse, 4,000 square feet lot area per unit;

**Staff:** Each proposed townhouse unit has approximately 5,000 square feet.

2. For a three-unit townhouse, 3,000 square feet lot area per unit;

**Staff:** N/A

3. For a four-unit or greater townhouse, 2,000 square feet lot area per unit.

**Staff:** N/A

h. Each townhouse unit shall have a total yard area containing at least 1,000 square feet. Such total yard area may be reduced to 500 square feet per unit if 500 square feet of common open or common recreational area, not including parking spaces, is provided for each unit. Such yard area shall be reasonably secluded from view from streets and not used for off-street parking or for any accessory building.

**Staff:** The yard space for the units on lot 9 is 2,600 square feet and those on lot 10 are 2,700 square feet.

i. Grouping of parking spaces is desirable; provided, that spaces intended for a particular unit are no more than 100 feet from the unit. On minor streets, use of the right-of-way may be permitted for maneuvering incidental to parking that will facilitate snow removal. On collector and arterial streets, maneuvering incidental to parking shall not be permitted.

**Staff:** The proposal meets the requirement

j. Visibility at Intersections. At all intersections of private drives, including such drives and access routes on adjacent property, and at the intersection of any private drive or entrance or exit for a common parking area with a public street, visibility clearance shall be maintained according to HCC 21.73.200.

**Staff:** The proposal meets the requirement

k. Minimum setbacks for all townhouse buildings shall be the setback requirements of the zoning district within which it is located.

**Staff:** The proposal meets these requirement

l. Maximum building height shall not exceed 25 feet.

**Staff:** The proposal meets the requirement

m. All party walls shall adhere to fire safety standards as established by the State Fire Marshal.

**Staff:** Fire Marshall approval is required prior to issuance of a zoning permit.

n. All townhouse developments shall be constructed in compliance with all applicable State statutes then in effect.

**Staff:** The project must comply with all applicable regulations per zoning requirements.

o. All areas not devoted to buildings, drives, walks, parking areas or other authorized improvements shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees.

**Staff:** The proposal meets the requirement

p. All roadways, fire lanes or areas for maneuvering incidental to parking (not to include designated commonly held open space or recreation areas) shall be a minimum of 22 feet in width. No vehicular parking shall be allowed in the aforementioned areas.

**Staff:** N/A

q. The standards set forth in this section are in addition to the general standards for a conditional use permit. In the event of conflict, the stricter standard shall control.

**PUBLIC WORKS COMMENTS:** A water sewer easement will need to be created on property of lot 9 to provide separate water and sewer services to Unit A.

**FIRE DEPARTMENT COMMENTS:** None

**PUBLIC COMMENTS:** None

**STAFF COMMENTS/RECOMMENDATIONS:**

Planning Commission approve CUP 19-08 with findings 1-10 and the following conditions:

**Condition 1:** Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

**Attachments**

Site photographs

Application

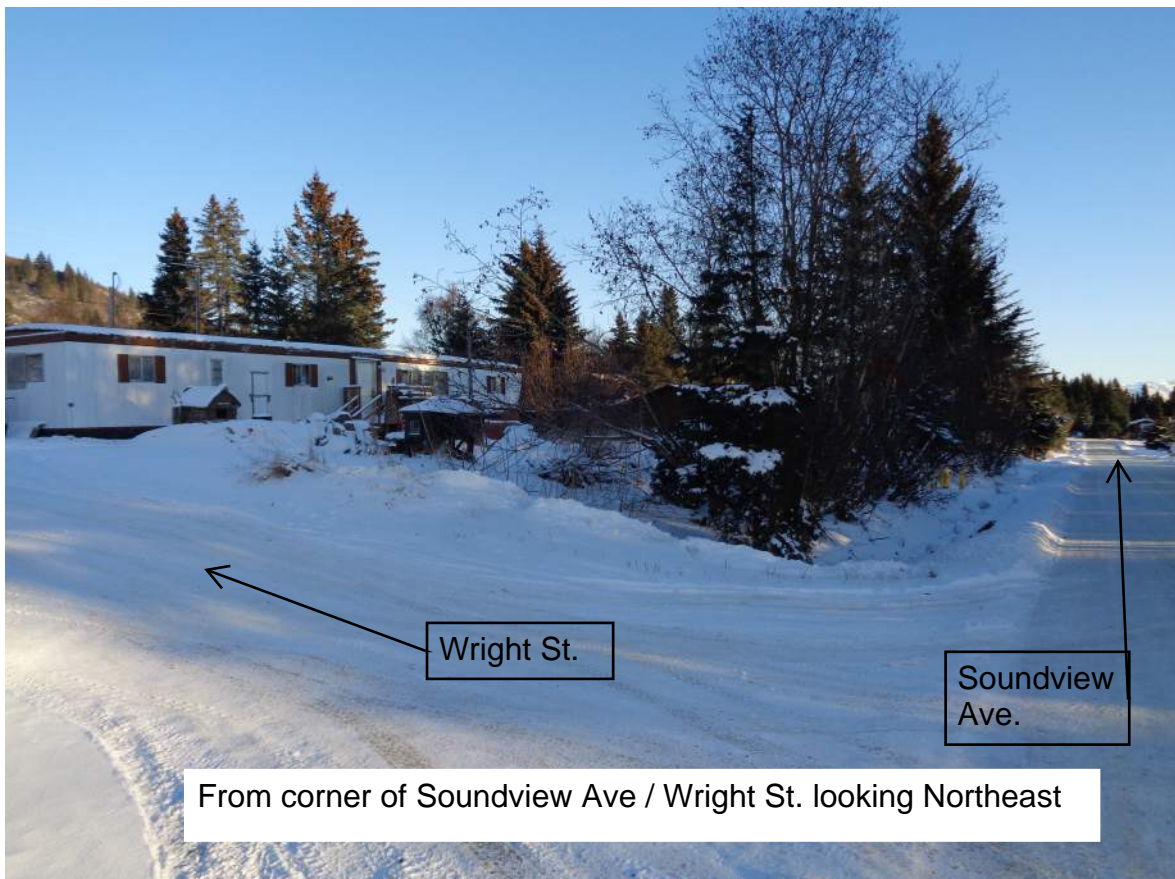
Public Notice

Aerial Photograph





From Soundview Ave. looking North up Wright St.



Wright St.

Soundview Ave.

From corner of Soundview Ave / Wright St. looking Northeast





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## Planning

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

### Applicant

Name: Jason Weisser Telephone No.: 907-399-8081

Address: P.O. Box 2913 Homer AK 99603 Email: Jason.weisser@gci.net

### Property Owner (if different than the applicant):

Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

### PROPERTY INFORMATION:

Address: 436 Sandvick Ave Lot Size: .23 acres KPB Tax ID # 17511415

Legal Description of Property: Homer Enterprises Inc Sub Lot 10 Blk 2

### For staff use:

Date: 12/16/19 Fee submittal: Amount: \$200

Received by: TPB Date application accepted as complete: \_\_\_\_\_

Planning Commission Public Hearing Date: \_\_\_\_\_

## Conditional Use Permit Application Requirements:

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

### Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x	x	x	x	x			x	



**Circle applicable permits. Planning staff will be glad to assist with these questions.**

- Y/N ☒ Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: \_\_\_\_\_
- Y/N ☒ Will your development trigger a Development Activity Plan?  
Application Status: \_\_\_\_\_
- Y/N ☒ Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_
- Y/N ☒ Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: \_\_\_\_\_
- Y/N ☒ Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y/N ☒ Do you need a traffic impact analysis?
- Y/N ☒ Are there any nonconforming uses or structures on the property?
- Y/N Have they been formally accepted by the Homer Advisory Planning Commission?
- Y/N Do you have a state or city driveway permit? Status: \_\_\_\_\_
- Y/N Do you have active City water and sewer permits? Status: \_\_\_\_\_

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

Vacant Land

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

residential Home / town Home  
we propose to build a Duplex on the lot and  
then subdivide the lot to be able to sell  
each side individually creating a zero lot line  
project

- a. What code citation authorizes each proposed use and structure by conditional use permit?

21.14.030 (b)

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

Zoning is ok with single or multi family structures

- c. How will your proposed project affect adjoining property values?

Increase, New Residential construction

- d. How is your proposal compatible with existing uses of the surrounding land?

surrounding land is residential. same as proposed

- e. Are/will public services adequate to serve the proposed uses and structures?

yes. water. sewer. Natural gas. power

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

No Negative effects

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

NO

- h. How does your project relate to the goals of the Comprehensive Plan?

The Comprehensive Plan are online,

Chapter 4 Goal #1. Increasing density

- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)

1. ☒ Y/☐ N Special yards and spaces.
2. ☒ Y/☐ N Fences, walls and screening.
3. ☒ Y/☐ N Surfacing of parking areas.
4. ☒ Y/☐ N Street and road dedications and improvements (or bonds).
5. ☒ Y/☐ N Control of points of vehicular ingress & egress.
6. ☒ Y/☐ N Special provisions on signs.
7. ☒ Y/☐ N Landscaping.
8. ☒ Y/☐ N Maintenance of the grounds, buildings, or structures.

9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. ☒ Y ☐ N Time for certain activities. 7:00 am - 5:00 pm Construction
11. ☒ Y ☐ N A time period within which the proposed use shall be developed.
12. ☒ Y ☐ N A limit on total duration of use.
13. ☒ Y ☐ N Special dimensional requirements such as lot area, setbacks, building height.
14. ☒ Y ☐ N Other conditions deemed necessary to protect the interest of the community.

### PARKING

1. How many parking spaces are required for your development? 4
- If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). 4
2. How many spaces are shown on your parking plan? 4
3. Are you requesting any reductions? \_\_\_\_\_

Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

**CIRCLE ONE:**      Owner of record      Lessee      Contract purchaser

Applicant signature: [Signature] Date: 12/16/2016

Property Owner's signature: [Signature] Date: 12/16/2016





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## Applicant

Name: Jason Weissar Telephone No.: 907-399-8081  
Address: P.O. Box 2913 Homer AK 99603 Email: Jasonweissar@gsi.net

## Property Owner (if different than the applicant):

Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY INFORMATION:

Address: 450 Sandbar Ave Lot Size: 23 acres KPB Tax ID # 17511416  
Legal Description of Property: Homer Enterprises Inc Sub Lot 9 Blk 2

## For staff use:

Date: 12/16/19 Fee submittal: Amount \$200  
Received by: TJB Date application accepted as complete \_\_\_\_\_  
Planning Commission Public Hearing Date: \_\_\_\_\_

## Conditional Use Permit Application Requirements:

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7. Any other information required by code or staff, to review your project

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Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x	x	x	x	x			x	

**Circle applicable permits. Planning staff will be glad to assist with these questions.**

- Y/☒N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: \_\_\_\_\_
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Application Status: \_\_\_\_\_
- Y/☒N Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_
- Y/☒N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: \_\_\_\_\_
- Y/☒N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y/☒N Do you need a traffic impact analysis?
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- Y/N Have they been formally accepted by the Homer Advisory Planning Commission?
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1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

trail home (mobile home) to be removed

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

residential home/town home  
we propose to build a duplex on the lot  
and then subdivide the lot to be able to sell  
each side individually. creating a zero lot line  
project



- a. What code citation authorizes each proposed use and structure by conditional use permit?

21.14.030(b)

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

Zoning is ok with single or multi family structure

- c. How will your proposed project affect adjoining property values?

Increases, new Residential construction

- d. How is your proposal compatible with existing uses of the surrounding land?

surrounding land is residential same as proposed

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes, water, sewer, natural gas, power

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

No Negative effects

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

NO

- h. How does your project relate to the goals of the Comprehensive Plan?

The Comprehensive Plan are online,

chapter 4 Goal #1 increasing density

- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)

1. ☒ Y ☐ N Special yards and spaces.
2. ☒ Y ☐ N Fences, walls and screening.
3. ☐ Y ☒ N Surfacing of parking areas.
4. ☐ Y ☒ N Street and road dedications and improvements (or bonds).
5. ☒ Y ☐ N Control of points of vehicular ingress & egress.
6. ☐ Y ☒ N Special provisions on signs.
7. ☒ Y ☐ N Landscaping.
8. ☐ Y ☒ N Maintenance of the grounds, buildings, or structures.

9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. ☒ Y ☐ N Time for certain activities.
11. ☒ Y ☐ N A time period within which the proposed use shall be developed.
12. ☒ Y ☐ N A limit on total duration of use.
13. ☒ Y ☐ N Special dimensional requirements such as lot area, setbacks, building height.
14. ☒ Y ☐ N Other conditions deemed necessary to protect the interest of the community.

### PARKING

1. How many parking spaces are required for your development? 4
- If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). \_\_\_\_\_
2. How many spaces are shown on your parking plan? \_\_\_\_\_
3. Are you requesting any reductions? 4

Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

**CIRCLE ONE:**

Owner of record

Lessee

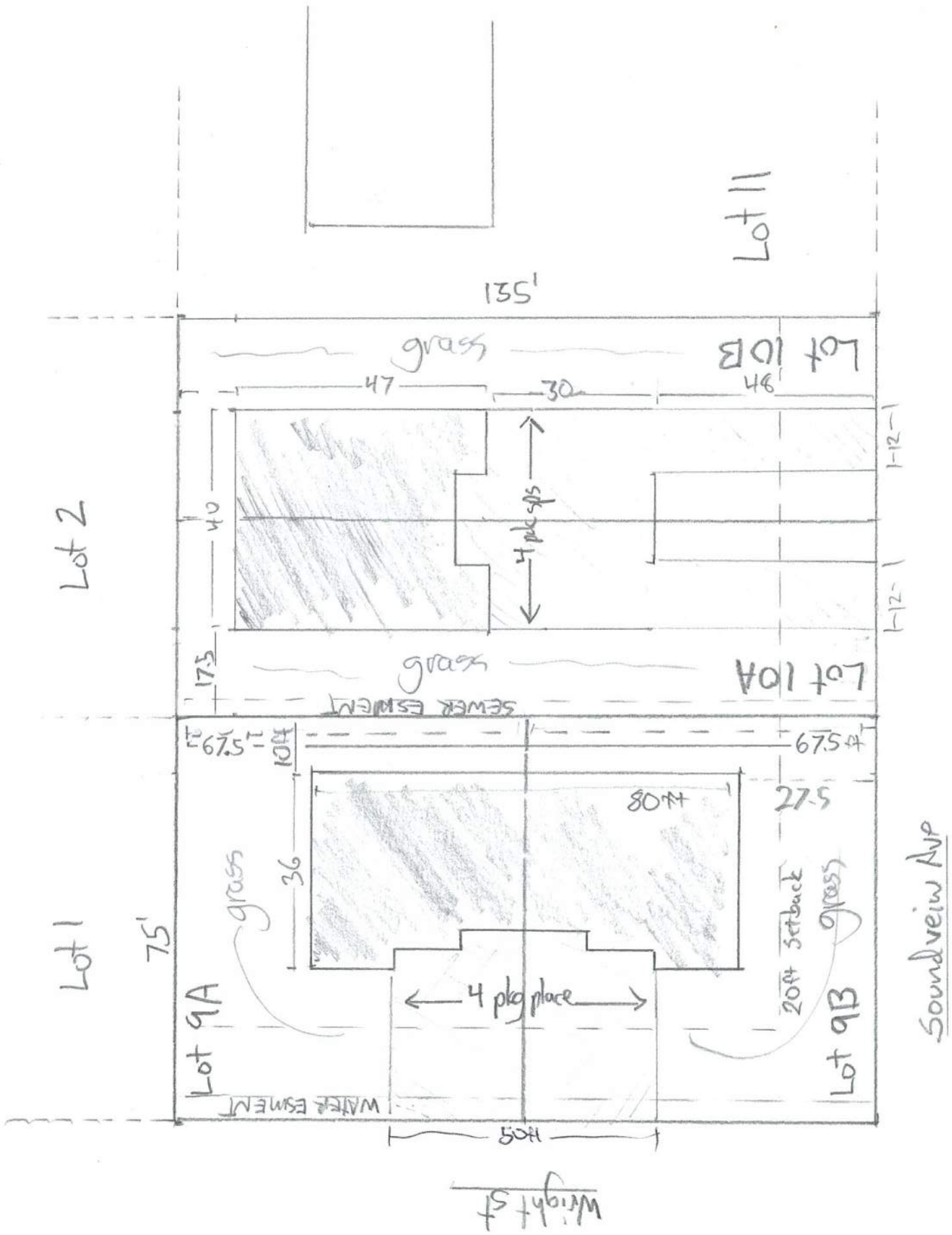
Contract purchaser

Applicant signature: \_\_\_\_\_

Date: 12/16/2014

Property Owner's signature: \_\_\_\_\_

Date: 12/16/2014





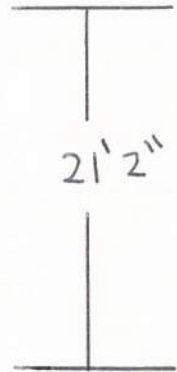


REVISIONS			
Number	Date	Revised By	Description

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



Total Height  
From Grade



PER UNIT  
1414 SQ.FT.  
3 BEDROOM  
2 BATH  
SINGLE CAR  
GARAGE  
PATIO

NOTE:  
IF THIS PLAN IS PRINTED  
ON 11"x17" PAPER, REDUCE  
NOTED SCALE BY 50%

~~3884~~ WRIGHT STREET

Lot 9

DELICATE BALANCE  
RESIDENTIAL DESIGN & DRAFTING  
NINA BURKHOLDER  
ninab99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER:	
1078679	
NEW HOME PLANS FOR:	
WEISSER WRIGHT ST DUPLEX	
CLIENT EMAIL:	CELL PHONE:
PHONE:	

PAGE TITLE:
3D WATERCOLOR RENDERING

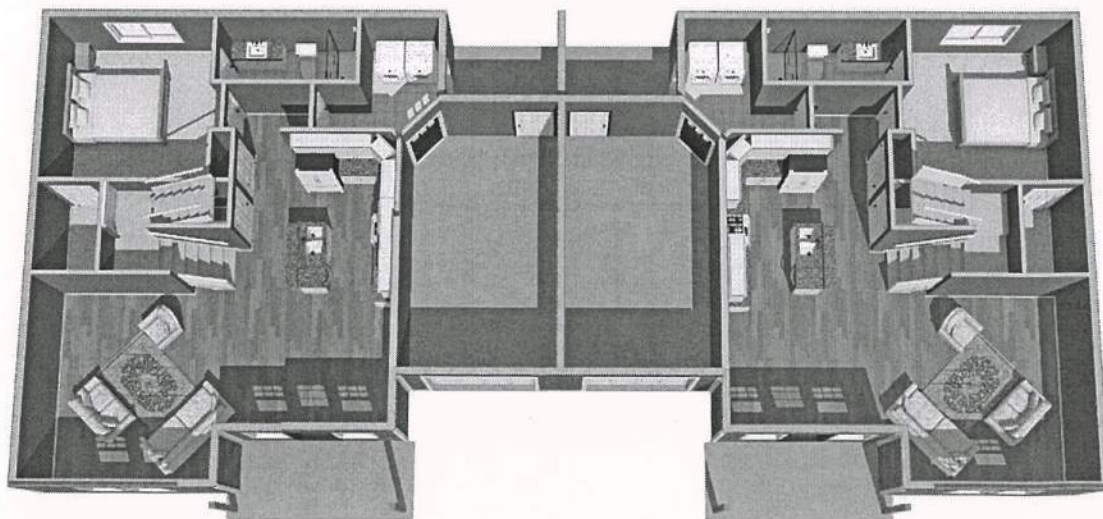
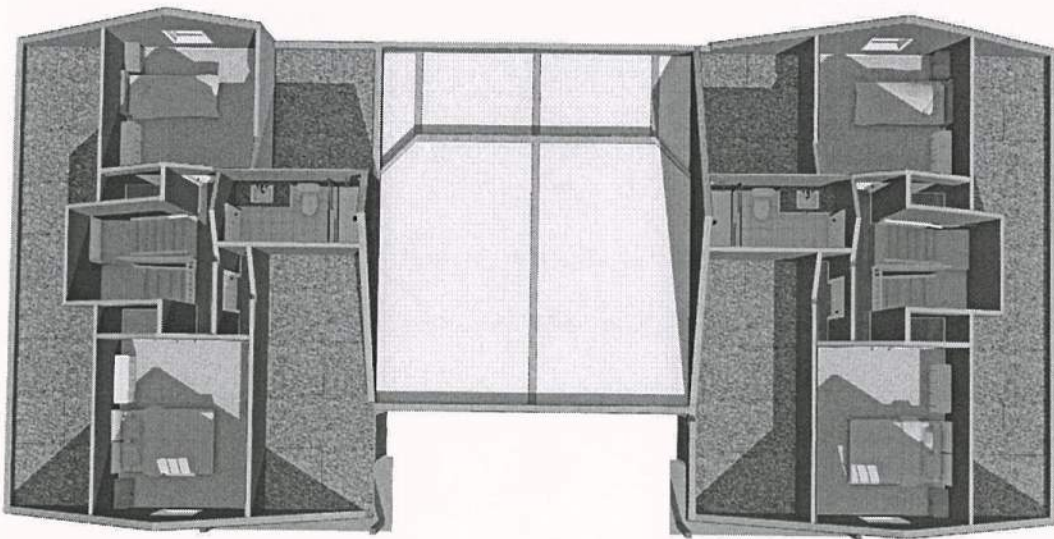
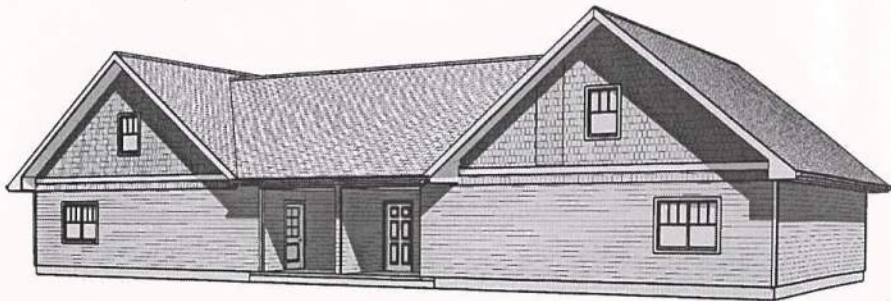
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11/15/2019

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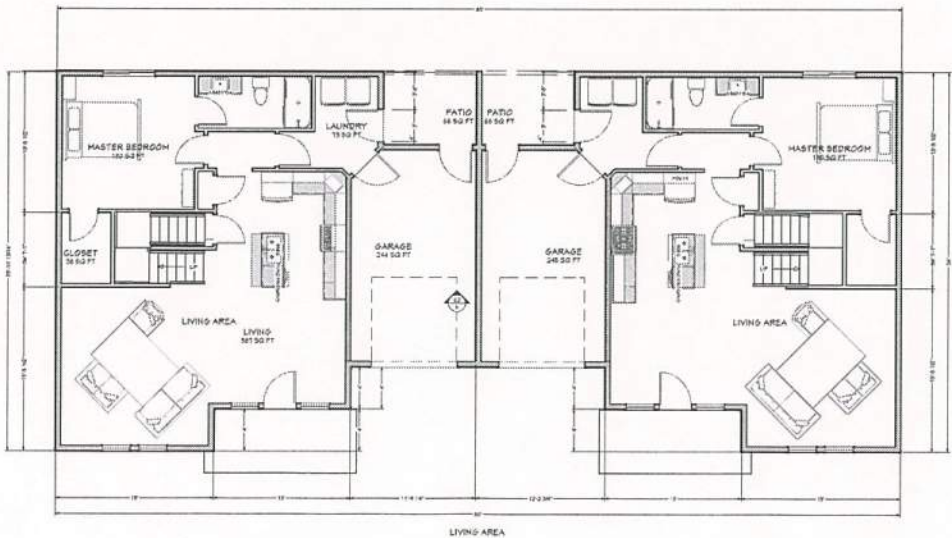
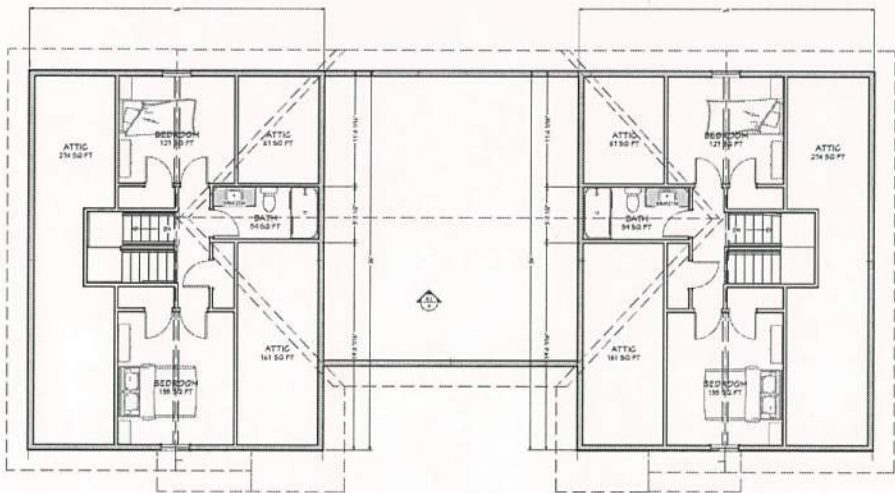
PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	General Notes, Code Info, Symbols, Keys
3	Plot Plan, Survey, Mapping (Plan Footprint)
4	As-Built Versus New (Demo Plan)
5	Exterior Elevations
6	Exterior Elevations



NOTE:  
IF THIS PLAN IS PRINTED  
ON 11"x17" PAPER, REDUCE  
NOTED SCALE BY 50%

REVISIONS			
Number	Date	Revised By	Description

3D VIEWS ARE NOT TO  
SCALE AND MAY NOT  
REFLECT EXACTLY WHAT  
IS AVAILABLE FOR THE  
PROJECT. RENDER VIEWS  
ARE REPRESENTATIONS  
OF WHAT THE VIEW  
COULD LOOK LIKE, NOT  
WHAT IT WILL LOOK LIKE.  
2D VIEWS ALWAYS  
SUPERCEDE 3D VIEWS



NO SCALE

DELICATE BALANCE  
RESIDENTIAL DESIGN & DRAFTING  
NINA BURKHOLDER  
ninas99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER:  
1078679

NEW HOME PLANS FOR:  
WEISSER WRIGHT SI  
DUPLEX  
1 1

CLIENT EMAIL:  
PHONE:  
CELL PHONE:

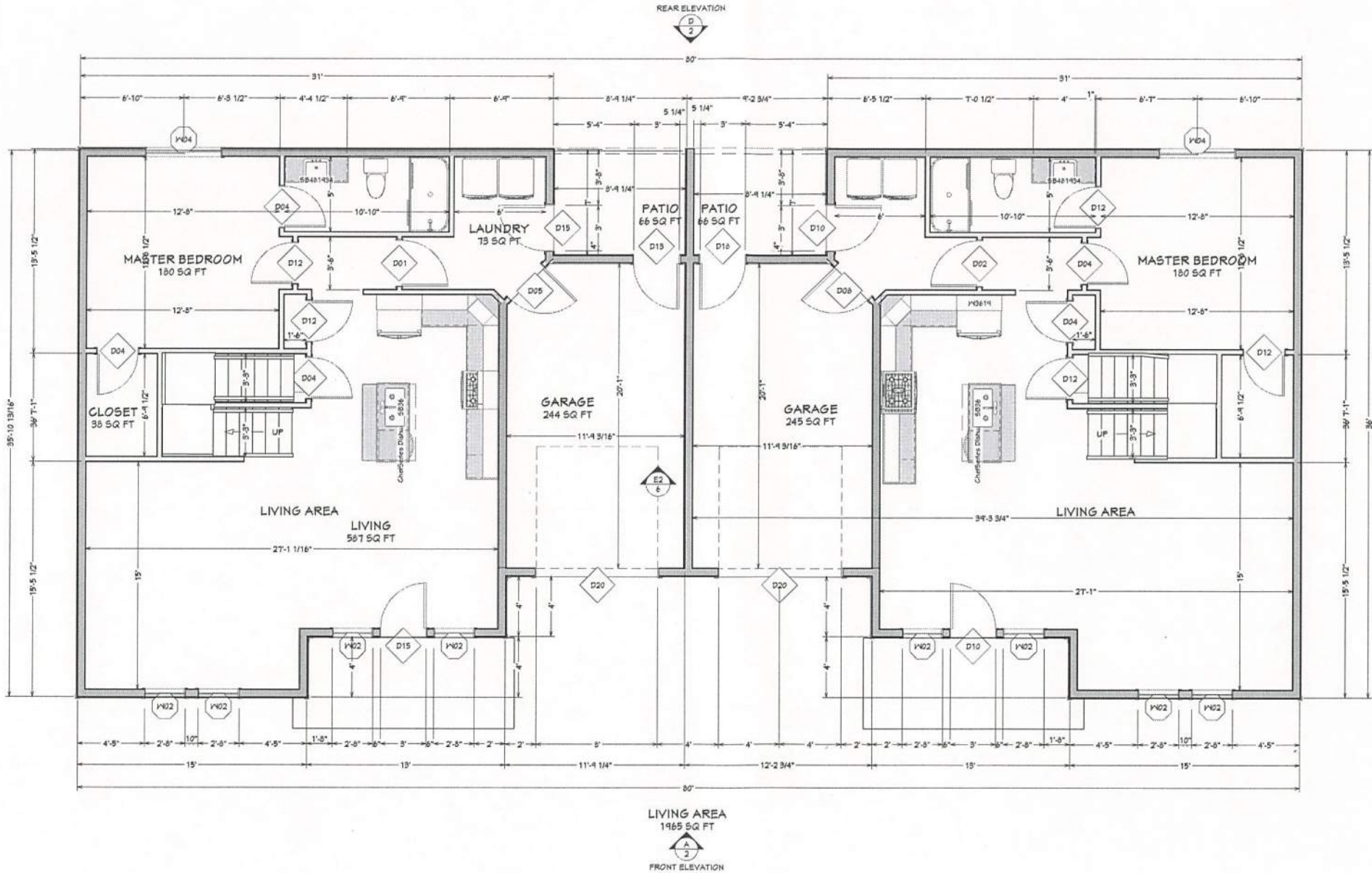
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PROJECT OVERVIEW

DATE:  
11/15/2019

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1/4"= 1'0"

SHEET #:  
1





REVISIONS			
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DELICATE BALANCE  
RESIDENTIAL DESIGN & DRAFTING  
NINA BURKHOLDER  
nina@delicatebalance.com 907-235-2631 or 907-599-0226

NEW HOME PLANS FOR:  
**WEISSER WRIGHT ST  
DUPLEX**  
1 1  
CLIENT EMAIL:  
PHONE: CELL PHONE:

PAGE TITLE:  
**1ST FLOOR PLAN**  
DATE:  
11/15/2019  
SCALE:  
SHEET #:  
**3**

NOTE:  
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REVISIONS			
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RESIDENTIAL DESIGN & DRAFTING  
NINA BURKHOLDER  
nirab99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER:  
1078679

NEW HOME PLANS FOR:  
WEISSER WRIGHT ST  
DUPLEX

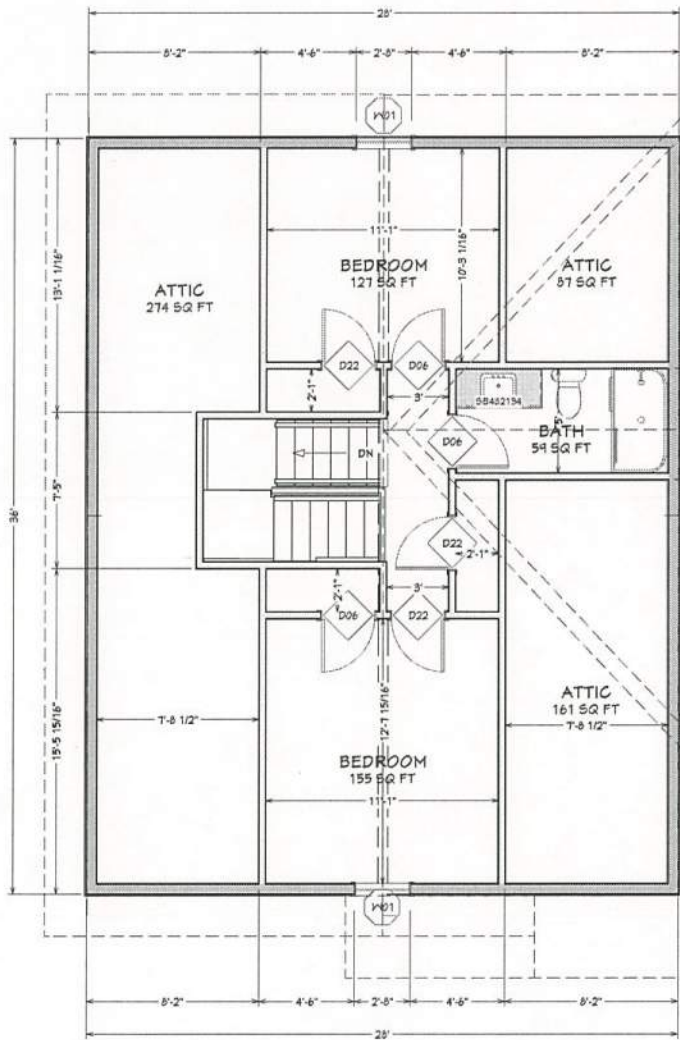
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PHONE:  
CELL PHONE:

PAGE TITLE:  
2ND FLOOR PLAN

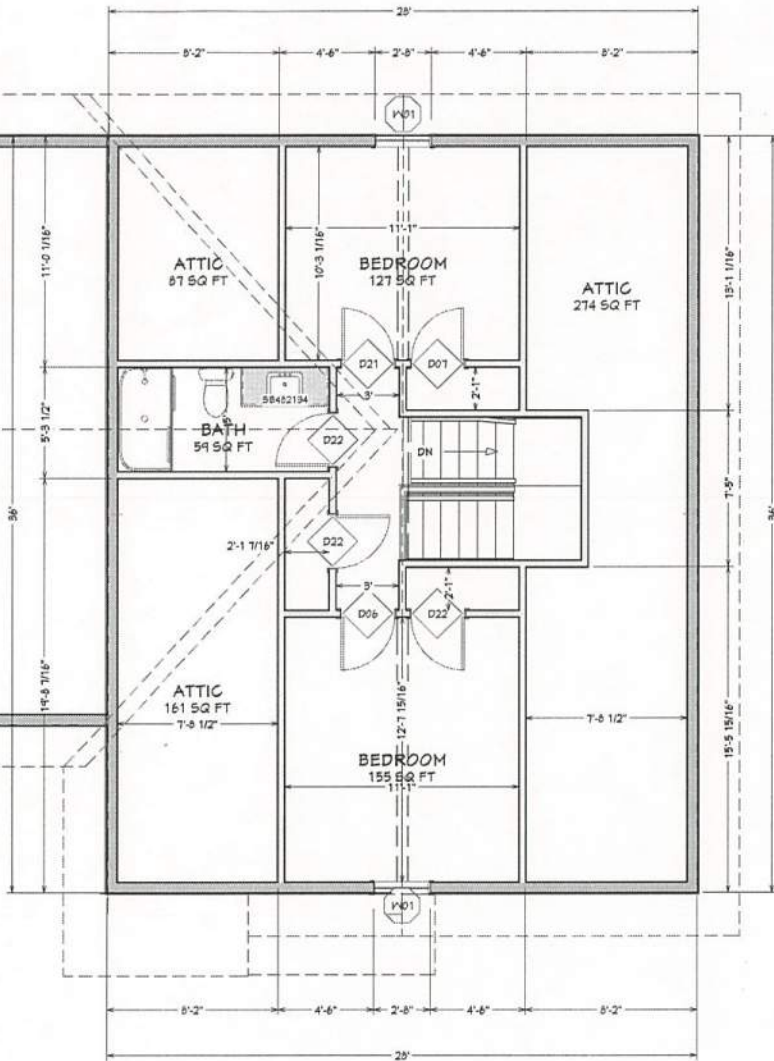
DATE:  
11/15/2019

SCALE:  
1/4" = 1'0"

SHEET #:  
4



LIVING AREA  
427 SQ FT



LIVING AREA  
428 SQ FT

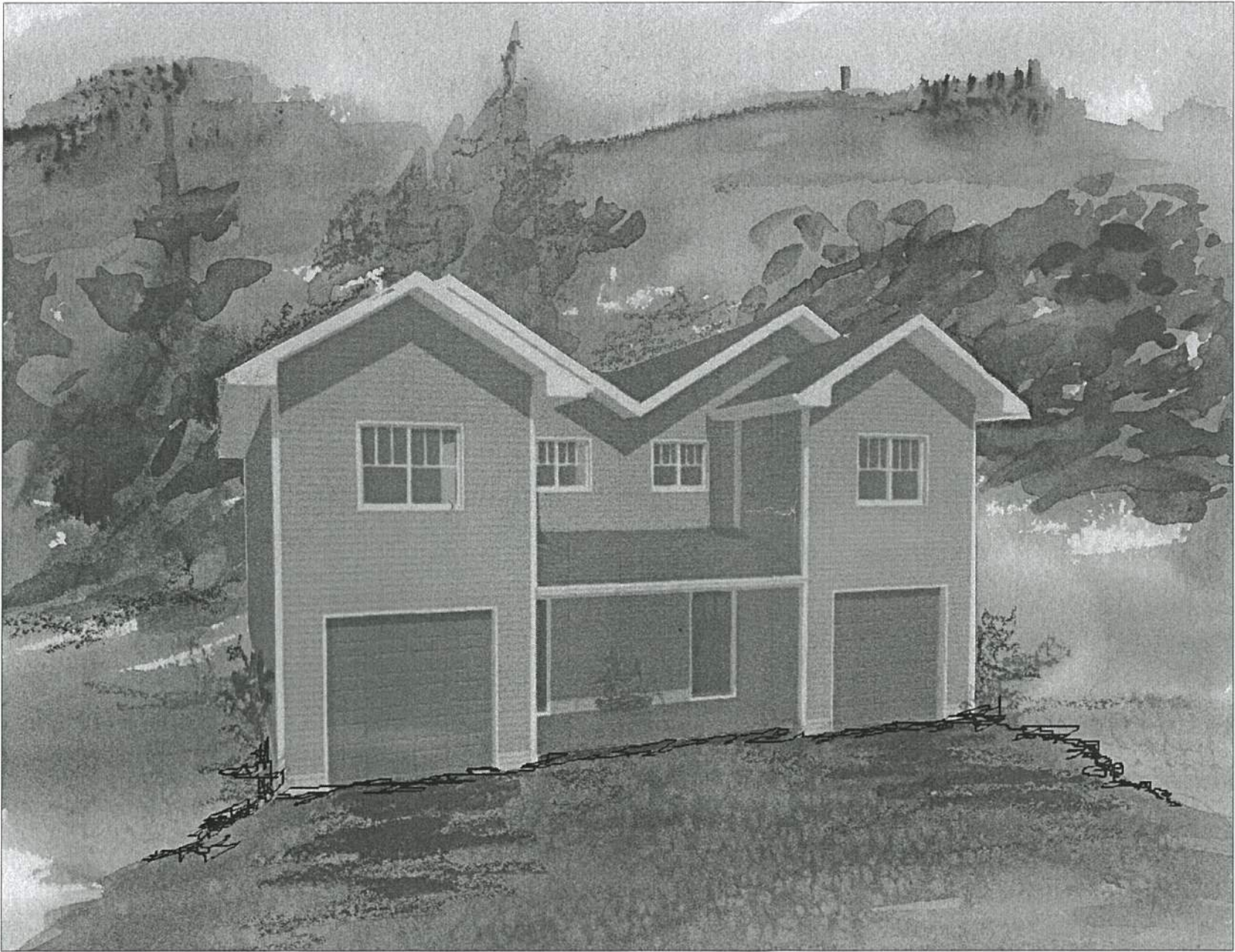


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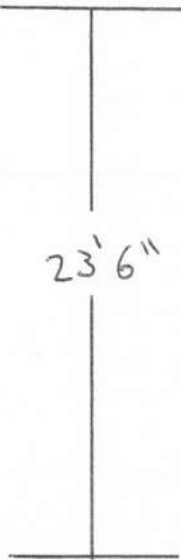


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Total Height  
from grade



23'6"

436 SOUNDVEIW-HOMER AK  
3 BEDROOM 2 & 1/2 BATHS  
PER UNIT.  
GARAGE=236 SQ.FT.  
LIVING SPACE=1544 SQ.FT

NOTE:  
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Lot 10

DELICATE BALANCE  
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ninas99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER:  
1078679

NEW HOME PLANS FOR:  
JESSICA PROPERTY  
DUPLEX  
436 SOUNDVEIW HOMER AK  
CLIENT EMAIL:  
PHONE:  
CELL PHONE:

PAGE TITLE:  
COVER PAGE

DATE:  
12/16/2019

SCALE:

SHEET #:



PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	General Notes, Code Info, Symbols, Keys
3	Exterior Elevations
5	Architectural Plan, Floor 1
6	Architectural Plan, Floor 2

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nina@59603@gmail.com 907-235-2631 or 907-595-0226

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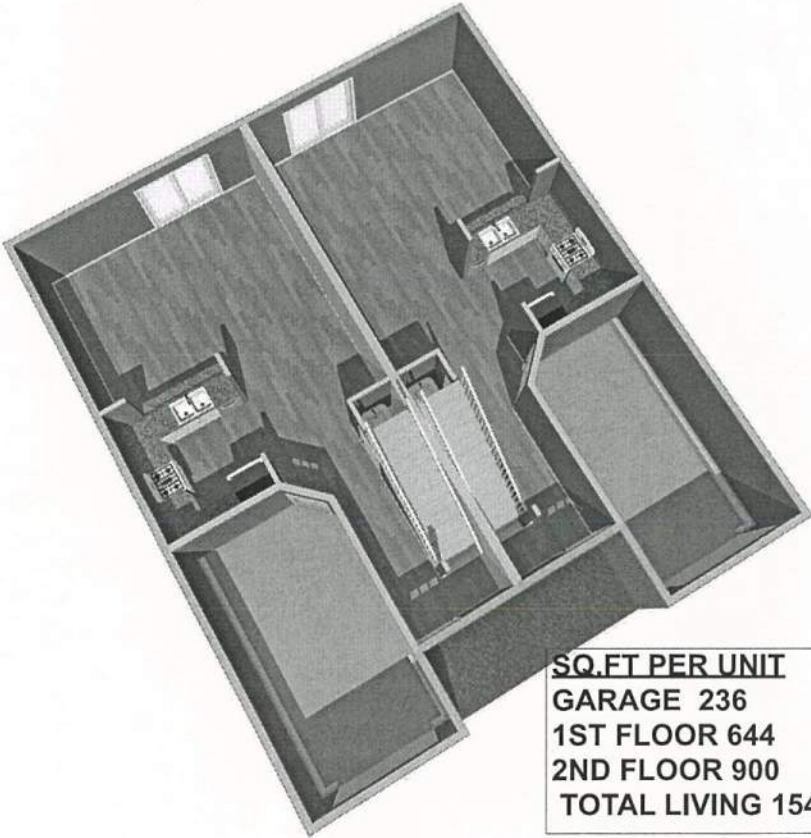
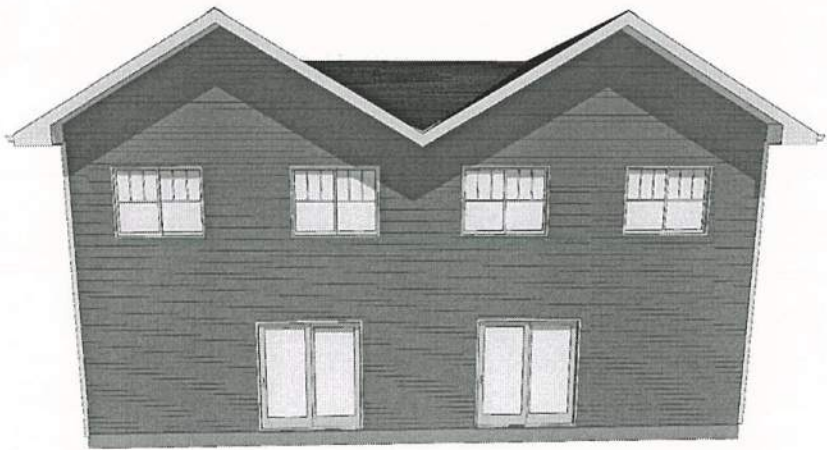
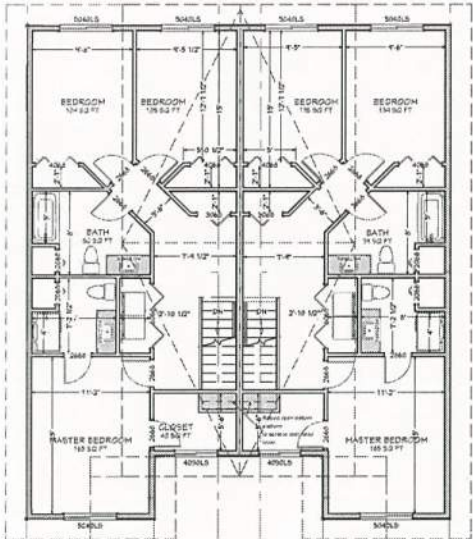
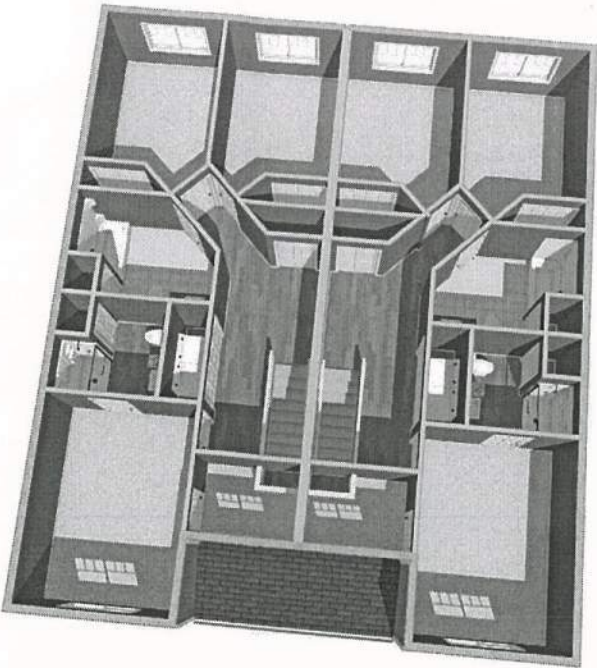
NEW HOME PLANS FOR:  
**JESSICA PROPERTY**  
**DUPLEX**  
436 SOUNDVIEW HOMER AK  
CLIENT EMAIL:  
PHONE:  
CELL PHONE:

PAGE TITLE:  
Project Overview

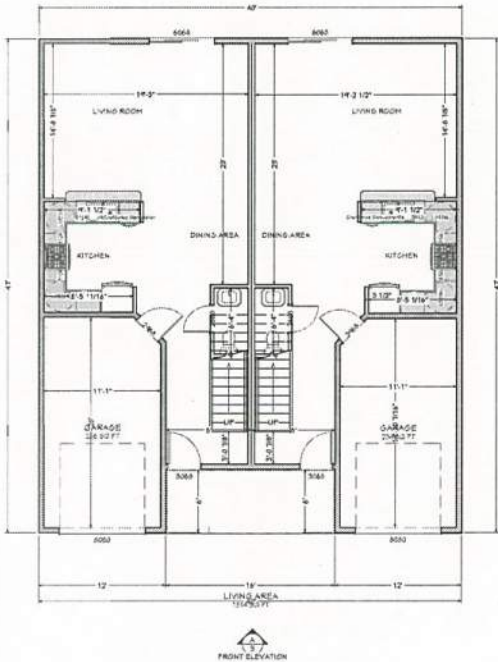
DATE:  
12/16/2019

SCALE:  
1/4" = 1'0"

SHEET #:  
1



SQ.FT PER UNIT  
GARAGE 236  
1ST FLOOR 644  
2ND FLOOR 900  
TOTAL LIVING 1544



NOTE:  
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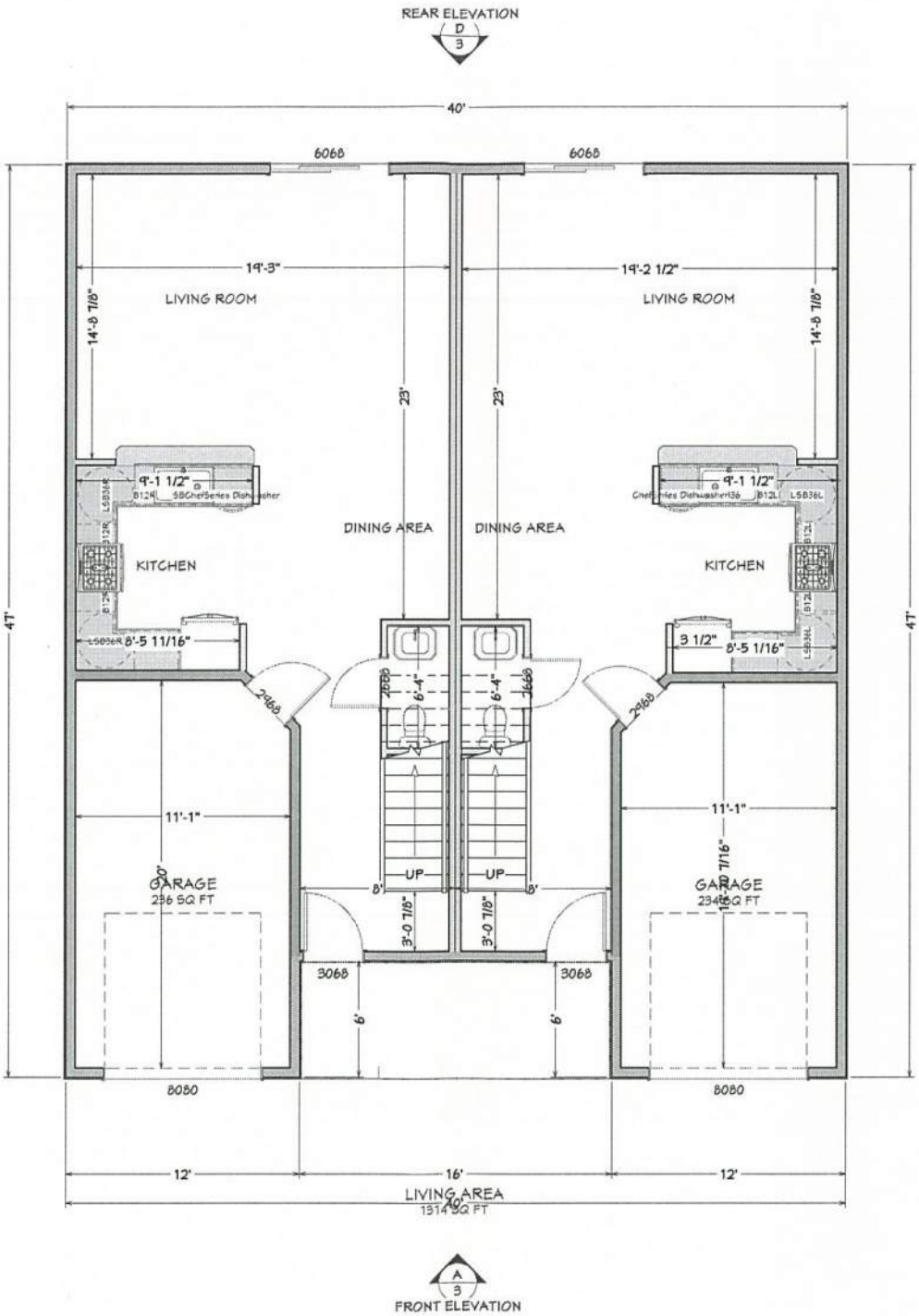
NEW HOME PLANS FOR:  
JESSICA PROPERTY  
DUPLEX  
436 SOUNDVIEW HOMER AK  
CLIENT EMAIL:  
PHONE:  
CELL PHONE:

PAGE TITLE:  
Architectural Plan, Floor 1

DATE:  
12/16/2019

SCALE:  
1/4" = 1'0"

SHEET #:  
5



NOTE:  
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NEW HOME PLANS FOR:  
**JESSICA PROPERTY**  
**DUPLEX**  
436 SOUNDVIEW HOMER AK  
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PHONE:  
CELL PHONE:

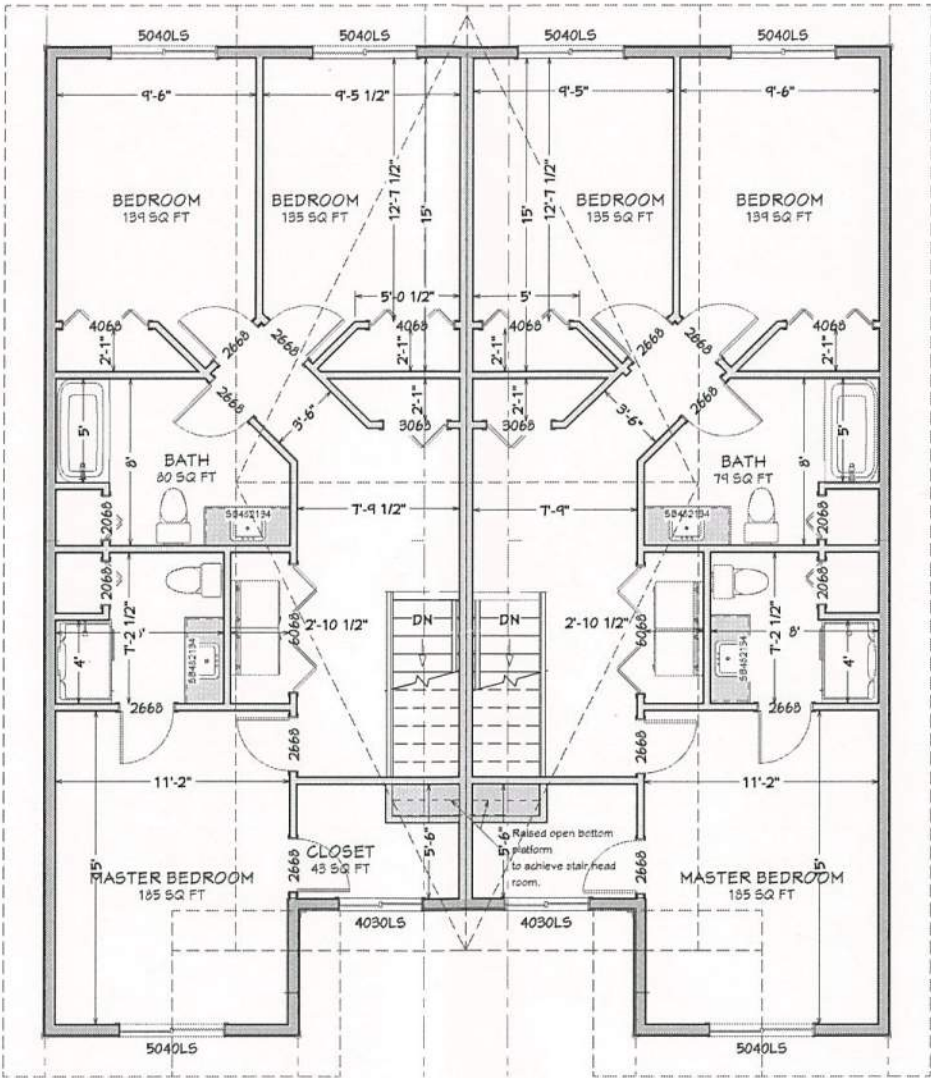
PAGE TITLE:  
Architectural Plan, Floor 2

DATE:  
12/16/2019

SCALE:  
1/4" = 1'0"

SHEET #:  
6

LEFT ELEVATION  
D  
3



RIGHT ELEVATION  
D  
3

NOTE:  
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## **PUBLIC HEARING NOTICE**

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, January 15, 2020 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

**A REQUEST FOR CONDITIONAL USE PERMIT (CUP) 20-03 FOR TOWNHOUSE DEVELOPMENTS AT 436 & 450 SOUNDVIEW AVENUE. A CUP IS REQUIRED FOR TOWNHOUSE DEVELOPMENTS, PER HOMER CITY CODE 21.14.030(B). THE APPLICANT PROPOSES A DUPLEX ON EACH OF THE TWO LOTS AND FUTURE SUBDIVISION TO CREATE FOUR TOTAL LOTS. THE SUBJECT PROPERTIES ARE LOTS 9 & 10, BLOCK 2, OF HOMER ENTERPRISES INC SUBDIVISION, T. 6S., R. 13W., SEC. 19, S.M. HM 0594561.**

Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

**NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY**

.....

**VICINITY MAP ON REVERSE**

# Vicinity Map

Karen Hornaday Park

W. FAIRVIEW AVE.

RANGEVIEW AVE.

SOUNDVIEW AVE.

NOVIEW AVE.

SPRUCEVIEW AVE.

TS ST.

BA

BARTLETT ST.

A two-unit townhouse (duplex)  
is proposed on each of these two lots



City of Homer  
Planning and Zoning Department

December 31, 2019

## Request for CUP 20-03 a townhouse development

Marked Lots are w/in 300 feet  
and property owners notified.

0 205 410 Feet



**Disclaimer:**  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.



Legend

Existing property lines

Proposed future property lines

Proposed Driveway

—

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Lot 9  
450 Soundview Ave.

Lot 10  
436 Soundview Ave.

The diagram is a site plan for a residential development. It shows a grid of lots: Lot 9A and Lot 9B on the left, and Lot 10A and Lot 10B on the right. A red dashed line runs vertically through the center, labeled 'Proposed Driveway' in the legend. To the left of the driveway, Lot 9A contains 'Townhouse 1 (Duplex)' with 'Unit A' and 'Unit B'. To the right of the driveway, Lot 10A contains 'Townhouse 2 (Duplex)' with 'Unit A' and 'Unit B'. Dimensions are given for various setbacks and lot widths: 75' for the left boundary, 36' for the townhouse width, 104' for the lot width, and 67.5' for the right boundary. A '4' ft wide driveway is shown crossing the lots. Other labels include 'WATER EASEMENT' on the left, 'SEWER EASEMENT' on the right, and 'grass' areas. Lot 11 is shown to the right of Lot 10B. The street 'Soundview Ave' is at the bottom.

Wright St

Soundview Ave

Townhouse 1  
(Duplex)



Townhouse 2  
(Duplex)







City of Homer  
Planning and Zoning Department  
December 31, 2019

## Request for CUP 20-03 for two duplexes, a townhouse development

Marked Lots are w/in 300 feet  
and property owners notified.

0 205 410 Feet



*Disclaimer:*  
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