



FEE: \$50.00  
SITE PLAN  
(WAIVED 2013 PER  
RESOLUTION #12-72)

## CITY OF VALDEZ

### APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE
NAME OF APPLICANT	Geeks in Valdez
ADDRESS OF APPLICANT	5445 Cummings Way #1935
DAYTIME PHONE	360-470-4813
SIGNATURE	Lucas Brown
LEGAL OWNER	Geeks in Valdez
ADDRESS	
PHONE NUMBER	360-470-4813
STREET ADDRESS:	5445 Cummings Way
LEGAL DESCRIPTION:	Block 3 Lot 1A
CURRENT ZONING	CR
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED	rental of tiny houses
TEMPORARY	HOW LONG
PERMANENT	2 yrs

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Before ~~starting~~ developing Lot 4A, we want to understand demand for ~~the~~ rentals. If we are unable to get software engineers to work remotely with us, renting future accommodations will be the backup.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

The property is zoned "commercial" residential.

Why is this site especially suited to the Conditional Use proposed?

The three houses already exist. Beautiful views of Robe Lake and access to it.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

We own most of the surrounding property. ~~and~~ Renting out houses when owners gone so shouldn't be any increase in usage.

Attach or include any other information you feel is relevant to this application

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**From:** Lucas Brown <lucas@geeksinthewoods.com>  
**Sent:** Wednesday, March 25, 2020 11:42 AM  
**To:** Kate Huber <KHuber@ValdezAK.Gov>  
**Cc:** Nicole LeRoy <NLeRoy@ValdezAK.Gov>  
**Subject:** Re: [External Attachment \*Caution\*]-Re: Business Registration Application

Hi Kate. Each house is 10' wide by 45' long. This includes an 8' deck and thus the interior space is only 10' x 37'.

I have reviewed the zoning information and yes rental cabins seem most appropriate. Each house (rental cabin) only has one bedroom and one bathroom. Ideally, they would be rented for multiple days (6-10) at once, but generally stays would be 1-2 nights.

We have plenty of room for 8' x 19' parking spaces in the old cul-de-sac. I have included six in the updated diagram.

