

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: June 8, 2011

TO: Board of Adjustment

FROM: Kelly Keenan, Planner *KK*
Community Development Department

FILE NO.: VAR20110012

PROPOSAL: A variance request to reduce the front yard setback from 20 feet to 17 feet to accommodate construction of a single-family dwelling.

GENERAL INFORMATION

Applicant: Paul D. and Susan K. Douglas

Property Owner: Paul D. and Susan K. Douglas

Property Address: Foster Avenue

Legal Description: Channel Heights II Block C Lot 3

Parcel Code Number: 1-D05-0-L29-012-0

Site Size: 8764 square feet

Zoning: D-5

Utilities: CBJ Water and Sewer

Access: Foster Avenue

Existing Land Use: Vacant Lot

Surrounding Land Use:

Northwest	-	D-5; single-family dwelling
Southwest	-	D-5; Foster Avenue, single-family dwellings
Southeast	-	D-5; single-family dwelling
Northeast	-	D-5; single-family dwellings



ATTACHMENTS

Attachment A – Vicinity Map
Attachment B – Site Plan
Attachment C – Front Elevation
Attachment D – Site Plan Detail
Attachment E – Letters of Support

PROJECT DESCRIPTION

The applicant is seeking a variance to reduce the front yard setback from 20 feet to 17 feet in a D-5 zone. The purpose of this variance request is to better accommodate construction of a single-family residence on a vacant lot with a steep slope from front to back and a deep hollow in its center. Complying with the required 20 foot front yard setback would result in significant incremental engineering and construction costs associated with the site topography.

BACKGROUND

The subject lot is located on Foster Avenue, southeast of the Foster/Fairbanks intersection (see Attachment A). The area is zoned D-5, with minimum setbacks being 20 feet for the front and rear yards and five feet for the side yards. The lot is covered in dense vegetation and contains several piles of debris. The lot meets all dimensional standards for D-5 zones and is similar in size to other lots in the surrounding neighborhood, having an area of 8,764 square feet.

The site topography is characterized by a slope that drops roughly 40 feet from the high point at the front of the lot to the low point at the rear. The most challenging topography exists in the center of the lot, where the slope ranges from 30-50 percent, creating a deep bowl (see Attachment B).

The applicant is proposing to construct a dwelling with an attached garage, similar in scale to the other homes on Foster Avenue (see Attachment C). If the requested setback reduction is approved, the applicant would be able to construct a portion of the dwelling slightly forward of the bowl, which would significantly reduce the associated engineering and construction costs. The applicant has indicated that only a portion (less than 50 percent) of the frontage of the planned dwelling will be located between 20 and 17 feet from the front lot line (see Attachment D). All other parts of the dwelling will comply with required D-5 setbacks. According to CBJ§49.25.430 (4) (A), architectural features and roof eaves may project into a required yard four inches for each foot of yard setback required. Given the required 20 foot front yard setback at the property in question, the roof eaves on the proposed dwelling could be no less than 13.4 feet from the front property line.

Prior to submitting this variance application, the applicant provided the owners of the property adjacent to the subject site with the preliminary building plans, the site topography, and the setback reduction requested. The applicant has provided signed statements in support of the variance request from those property owners (see Attachment E).

ANALYSIS

Yard setbacks serve a variety of functions including the preservation of space for the movement of light and air, privacy, and fire separation. In addition to these functions, front yard setbacks provide for maintenance of travel way safety and adequate site distance.

As mentioned above, the applicant has indicated that only a portion of the proposed dwelling frontage (less than 50 percent) will be located between 20 and 17 feet from the front property line. Based on this proposal, staff has determined that the requested variance would have very minimal impact on the movement of light and air.

In reference to safety and site distance, staff received the following comment from Ron King with CBJ General Engineering (GE):

Foster Ave is a straight street with no real issues of sight distance, however any vehicle parked in the driveway shall not block the sidewalk. Twenty feet from back of sidewalk would be sufficient for that purpose. If the layout meets that criteria, GE would have no objections.

According to the site plan and preliminary building elevations provided by the applicant, the garage attached to the dwelling will be located 23 feet from the front property line, thereby satisfying the above layout criterion requested by General Engineering (see Attachment D).

To ensure that the proposed development does not encroach beyond the requested three foot variance and that it provides for unobstructed pedestrian travel, staff recommends the following condition of variance approval:

1. Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Community Development Department an as-built survey showing the location of the structure with a minimum setback of 17 feet from the front property line and with roof eaves no less than 13.4 feet from the front property line. Additionally, the as-built survey shall show that the door of the garage is located at least 20 feet from the sidewalk.

As of the date of this memorandum, staff has received no additional concerns regarding this variance request from other CBJ Departments or from members of the public.

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot

coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. ***That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

Reducing the front yard setback from 20 feet to 17 feet would provide the property owner with substantial relief from the significant engineering and construction costs associated with building the entire dwelling within the steep bowl in the center of the subject lot. Further, the relaxation would allow the property owner to more feasibly build a dwelling in a similar fashion, and of similar scale, to other homes on Foster.

Therefore, criterion 1 is **met**.

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The Purpose and Intent of Title 49 is provided in CBJ§49.05.100 as follows:

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;
- (2) To ensure that future growth is and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;
- (4) To ensure the future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health safety and general welfare;
- (5) To provide adequate open space for light and air; and
- (6) To recognize the economic value of land encourage its proper and beneficial use.

In accordance with purposes (3) and (5), staff has determined that a relaxation of three feet applied to the front yard setback will not negatively impact current and future neighborhood residents, or significantly impact the movement of light and air, provided that the recommended condition of approval is adopted.

Therefore, criterion 2 is **met**.

3. ***That the authorization of the Variance will not injure nearby property.***

As discussed previously, the applicant has provided signed statements from adjacent property owners in support of the requested variance. No evidence has been presented indicating that the three foot

variance would injure nearby property in any way.

Therefore, criterion 3 is **met**.

4. *That the Variance does not authorize uses not allowed in the district involved.*

Single-family dwellings are permitted in D-5 zones. Therefore, the variance does not authorize a use not allowed in the district involved.

Criterion 4 is **met**.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

Compliance with the existing standards would not prevent the property owner from constructing a single-family dwelling, which is a permissible principal use in D-5 zones.

Therefore, this sub-criterion is **not met**.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

Compliance with the existing standards would not necessarily prevent the property owner from constructing a dwelling similar in scale to the existing development on Foster Avenue.

Therefore, this sub-criterion is **not met**.

(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

Complying with the existing 20 foot front yard setback would result in significant cost increases associated with engineering and constructing the dwelling to be located entirely within the steep bowl at the center of the lot. This physical feature is unique to the property in question.

Therefore, this sub-criterion is **met**.

or

(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of*

the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.

No preexisting nonconforming conditions exist on the subject lot. Therefore, this sub-criterion is **not applicable**.

Because sub-criterion C is met, criterion 5 is **met**.

6. That a grant of the Variance would result in more benefits than detriments to the neighborhood.

The grant of the variance will result in the conversion of a vacant lot containing piles of construction debris to a landscaped home, providing the neighborhood with an aesthetic benefit.

Therefore, criterion 6 is **met**.

49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS

Not applicable. No sensitive habitat is present on the property.

ALASKA COASTAL MANAGEMENT PROGRAM (ACMP)

Not applicable. This project does not require a state-coordinated ACMP review.

FINDINGS

1. Is the application for the requested Variance complete?

Yes. We find that the application contains information necessary to conduct a complete review of the proposed development. The applicant submittal, including the appropriate fees, substantially conforms to the requirement of CBJ§49.15.

2. Will the proposed development comply with the Alaska Coastal Management Program?

Not applicable. Staff finds that no provisions of the Alaska Coastal Management Program apply to the proposed development.

3. Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?

Yes. Based on the analysis above, staff finds that the proposal does meet the CBJ§49.20.250,

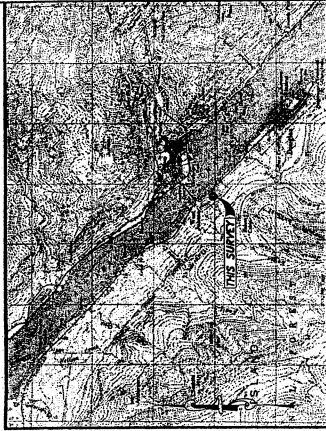
Grounds for Variance.

RECOMMENDATION

It is recommended that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR20110012. The Variance permit would reduce the front yard setback on the subject site from 20 feet to 17 feet with the following condition:

1. Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Community Development Department an as-built survey showing the location of the structure with a minimum setback of 17 feet from the front property line and with roof eaves no less than 13.4 feet from the front property line. Additionally, the as-built survey shall show that the door of the garage is located at least 20 feet from the sidewalk.

[illegible]



VICINITY MAP

SOURCE: U.S.G.S.

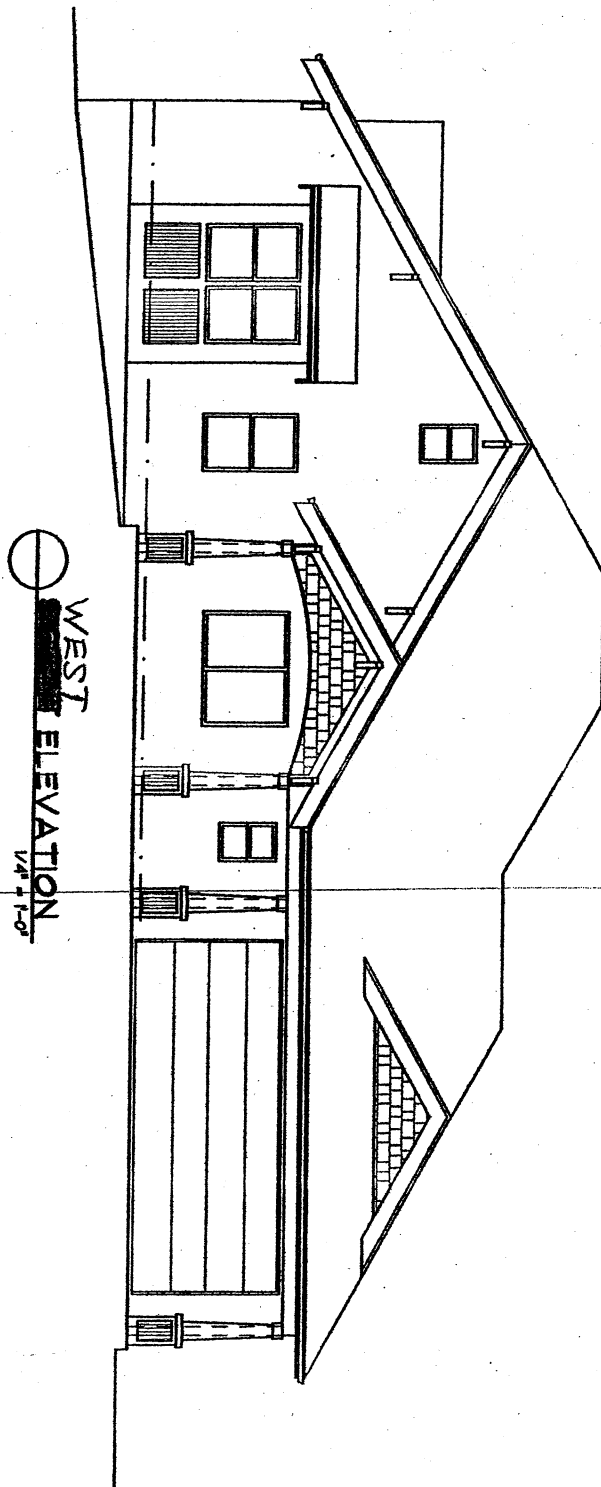
DATE: 1982

REV: 1974

1. THE BASIS OF BEARING FOR THE SURVEY IS THE CORD BEARING OF THE LOT 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-12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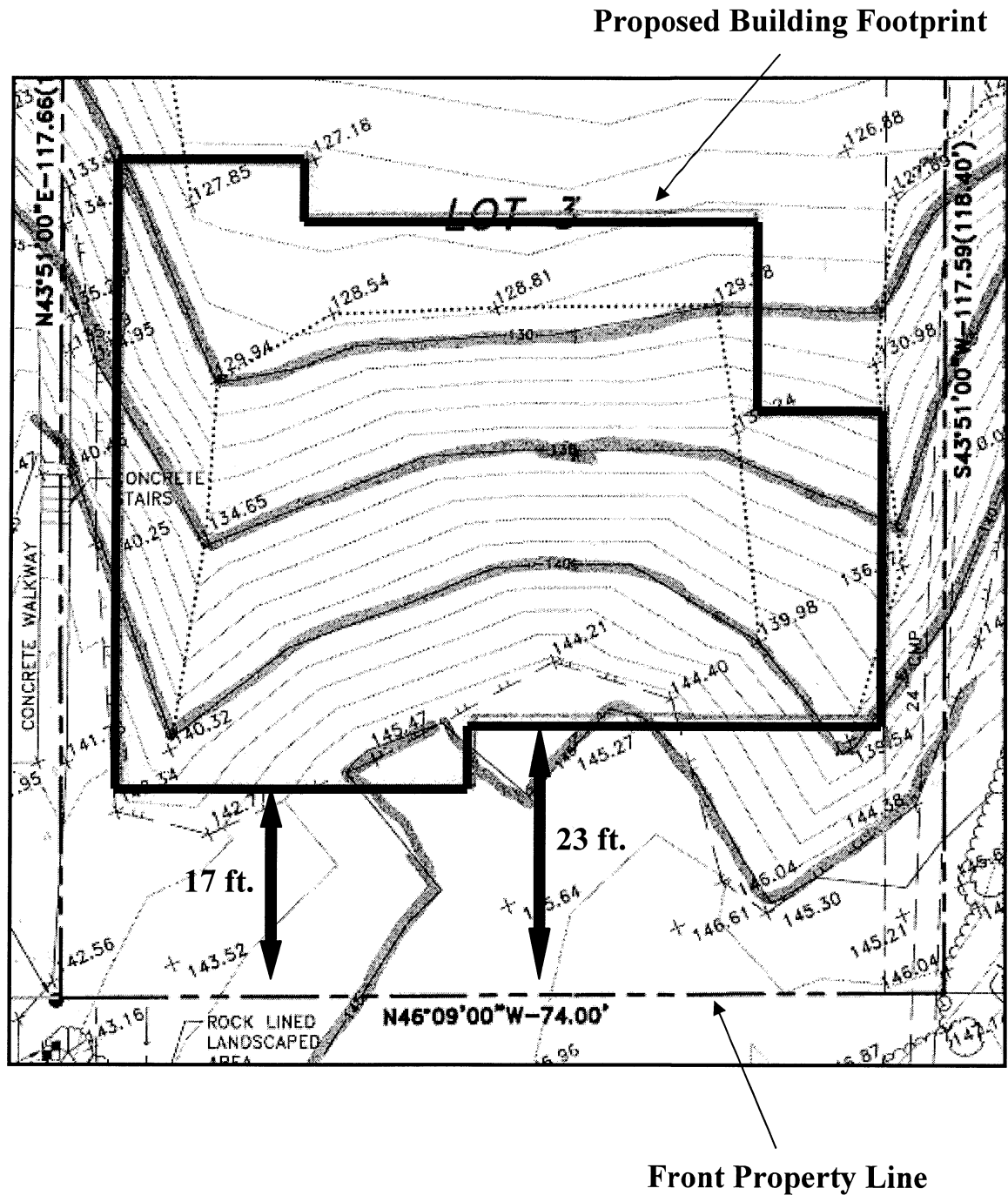
Attachment C – Front Elevation

RECEIVED
MAY 10 2011
PERMIT CENTER/CDD



RECEIVED
MAY 10 2011
PERMIT CENTER/CDD

Attachment D –Site Plan Detail



Attachment E – Letters of Support

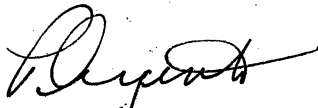
May 6, 2011

CBJ Planning Commission

Dear Commissioners:

I had the opportunity to share with Sioux and Paul Douglas their plans to construct a new home on the lot adjacent to the south of my property. They shared a topographic map of their lot with the outline of the foundation, including the requested three-foot variance, super-imposed; and floor plans of the planned residence were also reviewed.

I find no issues with the Douglas' building plans, including the requested variance. The requested variance seems to address the known steep drop off at the center of the lot with no impact to my adjoining property, and I therefore support their proposal..



Peter Argenti
3018 Foster Avenue
Juneau, AK 99801

RECEIVED
MAY 10 2011
PERMIT CENTER/CDD

May 3, 2011

CBJ Planning Commission

Dear Commissioners:

Please be advised that Sioux and Paul Douglas have shared with me their plans for their new home on Foster Avenue on the lot adjacent to the north of mine. They reviewed with me a topographic map of their lot with the outline of the foundation super-imposed, including the three-foot variance they have requested. We also reviewed the basic floor plan of their new home.

After discussion of all aspects of the Douglas' planned residence, I believe the requested variance is warranted and will pose no issues with me.



Pam Johansen
3010 Foster Avenue
Juneau, AK 99801

RECEIVED
MAY 10 2011
PERMIT CENTER/CDD

NOTICE OF PUBLIC HEARING



PROPOSAL: A variance to reduce the front yard setback from 20 feet to 17 feet to better accommodate construction of a single-family dwelling.

FILE NO: VAR2011-12	APPLICANT: PAUL D DOUGLAS
TO: Adjacent Property Owners	Property PCN: 1D050L290120 Size: 8764 sq ft Zoned: D5
HEARING DATE: Jun 14, 2011	Owner(s): PAUL D DOUGLAS & <input type="checkbox"/> SUSAN K DOUGLAS
HEARING TIME: 7:00 PM	Site Address: FOSTER AVE
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Accessed via: FOSTER AVE

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact

KELLY KEENAN 586-0756 KELLY_KEENAN@CI.JUNEAU.AK.US

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: May 31, 2011

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>VAR20110012</u>	Date Received <u>5/10/11</u>
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TYPE OF VARIANCE REQUESTED:

<input type="checkbox"/> Variance to the Sign Standard (VSG) <input type="checkbox"/> Variance to Habitat Setbacks (VHB) <input checked="" type="checkbox"/> Variance to Setback Requirements (VSB)	<input type="checkbox"/> Variance to Dimensional Standards (VDS) <input type="checkbox"/> Variance to Parking Requirements (VPK)
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DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:
A 3-foot variance to the front 20 foot setback to better accommodate the building structure on the lot which has a significant gradient drop from front to back

Previous Variance Applications? ☐ YES ☒ NO Date of Filing: _____
 Previous Case Number(s): _____
 Was the Variance Granted? ☐ YES ☐ NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____
The topography of the land includes a deep hollow or bowl in the center part of the lot. Locating the building structure slightly forward on the lot reduces the need for additional structural adaptations to deal with the hollow/bowl on the lot

UTILITIES AVAILABLE: WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?
A variance is needed to reasonably design and construct a dwelling consistent with the surrounding neighborhood homes while accommodating the very steep drop off in the topography of the lot.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?
Significant incremental costs would be required to engineer and construct the building's foundation and support structures to address the deep hollow/bowl in the center of the lot.

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	<table> <tr> <th style="text-align: left;">VARIANCE FEES</th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> <tr> <td>Application Fees</td> <td style="text-align: center;">\$ _____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Adjustment</td> <td style="text-align: center;">\$ _____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total Fee</td> <td style="text-align: center;">\$ <u>900.00</u></td> <td style="text-align: center;"><u>1063</u></td> <td style="text-align: center;"><u>1394</u></td> <td style="text-align: center;"><u>5/10/11</u></td> </tr> </table>	VARIANCE FEES	Fees	Check No.	Receipt	Date	Application Fees	\$ _____	_____	_____	_____	Adjustment	\$ _____	_____	_____	_____	Total Fee	\$ <u>900.00</u>	<u>1063</u>	<u>1394</u>	<u>5/10/11</u>
VARIANCE FEES	Fees	Check No.	Receipt	Date																	
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Total Fee	\$ <u>900.00</u>	<u>1063</u>	<u>1394</u>	<u>5/10/11</u>																	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 5/10/11
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Request for setback variance		
	PROPERTY LOCATION		
	Street Address Foster Avenue	City/Zip Juneau 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Channel Heights Subdivision II, Block C, Lot 3		
	Assessor's Parcel Number(s) 11-130-00C-003-0000 ID050L290120		
	LANDOWNER/ LESSEE		
	Property Owner's Name Paul D. and Susan K. Douglas	Contact Person: Paul Douglas	Work Phone: N.A.
	Mailing Address 5050 Thane Road, Juneau, AK 99801	Home Phone: 463-3042	Fax Number:
	E-mail Address pddoug@gci.net	Other Contact Phone Number(s): 209-3706 (cell)	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X <u>Paul Douglas</u> Landowner/Lessee Signature		05/06/11 Date	
X <u>Susan Douglas</u> Landowner/Lessee Signature		05/06/11 Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Same	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X _____ Applicant's Signature		_____ Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	✓	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	X	Variance Case (De Minimis and all other Variance case types)		5/10/11	VAR20110012
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments: #400 variance				Permit Intake Initials SGH