

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: June 15, 2011

File No.: VAR20110013

Gerald Gotschall
8300 N Douglas HWY
Juneau AK, 99801

Application For: Variance request to reduce the side yard setback from 5' to 3' for an addition.
Legal Description: Casey Shattuck Block 207 Lot 3
Property Address: 419 West Twelfth Street
Parcel Code No.: 1-C03-0-C07-003-0
Hearing Date: June 14, 2011

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 6, 2011, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
2. An as-built survey showing the addition is no closer than 3 feet to the side property line with eaves no closer than 2 feet to the side property line shall be submitted before Certificate of Occupancy is issued.

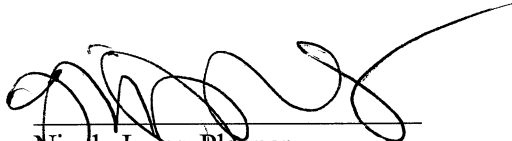
Attachment: June 6, 2011, memorandum from Nicole Jones, Community Development, to the CBJ Board of Adjustment regarding VAR20110013

This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.


This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Board, June 14, 2011.
Expiration Date: The permit will expire 18 months after the effective date, or December 14, 2012, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:



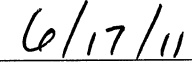
Nicole Jones, Planner
Community Development Department



Maria Gladziszewski, Chair
Planning Commission



Filed With City Clerk



Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.