

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: June 15, 2011

File No.: VAR20110012

Paul D. and Susan K. Douglas
5050 Thane Road
Juneau, AK 99801

Application For: A variance request to reduce the front yard setback from 20 feet to 17 feet to accommodate construction of a single-family dwelling.
Legal Description: Channel Heights II Block C Lot 3
Property Address: Foster Avenue
Parcel Code No.: 1-D05-0-L29-012-0
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 8, 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 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.

Attachment: June 8, 2011 memorandum from Kelly Keenan, Community Development, to the CBJ Board of Adjustment regarding VAR20110012

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.

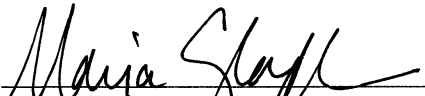
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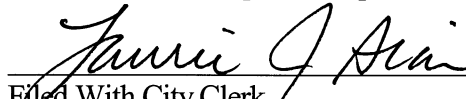
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June 17, 2011

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Project Planner: 
Kelly Keenan, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission


Filed With City Clerk

01/17/11
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.