

MEMORANDUM

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

DATE: August 16, 2011

TO: Board of Adjustment

FROM: Teri Camery, Planner
Community Development Department

FILE NO.: VAR20110018

PROPOSAL: A Variance application to reduce the side yard setback from 10 feet to 5 feet in the Waterfront Commercial zoning district.

GENERAL INFORMATION

Applicant: Gary A & Marcia E Rohweder

Property Owner: Gary A & Marcia E Rohweder

Property Address: 1050 Harbor Way, Juneau AK 99801

Legal Description: Tidelands Addition Block 51 Lot 4

Parcel Code Number: 1-C06-0-K51-002-0

Site Size: 4,617 square feet

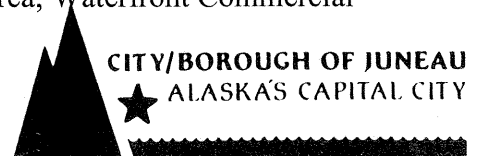
Zoning: Waterfront Commercial

Utilities: CBJ Water and Sewer

Access: Harbor Way

Existing Land Use: Vacant

Surrounding Land Use: Northeast - Harbor Way/Egan Drive; D-18 Residential
Southwest - Harris Harbor; Waterfront Commercial
Southeast - U.S. Fish and Wildlife Service Marine Building; Waterfront Commercial
Northwest - Harbor Way and parking area; Waterfront Commercial



ATTACHMENTS

Attachment 1	Vicinity Map
Attachment 2	Zoning Map
Attachment 3	Development Permit Application
Attachment 4	Variance Application
Attachment 5	Applicant Project Narrative
Attachment 6	Applicant photos
Attachment 7	Site plan
Attachment 8	Property Lines and Topography

PROJECT DESCRIPTION

The applicant requests a Variance to reduce both 10-foot side yard setbacks to five feet for construction of a 48' x 50' duplex on a vacant Waterfront Commercial lot adjacent to Harris Harbor. The lot size is 4,614 square feet. Approximately 35 percent of the lot is underwater due to the steep slope in the rear yard along the waterfront (Attachment 8). Site plan drawings are not exact, but it appears that the "optional deck" noted in the plans would be built on pilings (Attachment 7). Each unit would be 25 feet wide and approximately 2 ½ stories high. Reducing the side setback from ten feet to five feet would allow an additional 480 square feet for each floor of the building. The eaves could project an additional three feet from the building. No setback is required in the rear of the lot due to tidewater, per CBJ Code 49.25.430(4)(G).

The lot meets the minimum lot size, width, and depth requirements for the Waterfront Commercial zoning district. Waterfront Commercial allows for 18 units per acre, therefore the lot size allows for the proposed construction of a duplex.

To the southeast, the property is adjacent to the U.S. Fish and Wildlife Service marine building and government dock (referred to as the U.S. Forest Service building in the applicant's plans). This building has five-foot side yard setbacks instead of the required 10-foot setbacks, and it is partially built on pilings to accommodate the slope to tidewater. The building further southeast and adjacent to the USFWS building is the former Juneau Electronics Building, which is now the Marine Exchange of Alaska. This building also has five-foot side yard setbacks and is partially built on pilings. To the northeast, the property is adjacent to a parking area for Harris Harbor.

Access to the site is via Harbor Way, which is a platted right-of-way that runs parallel to Egan Drive. Harbor Way receives little traffic, and much of it is used as a parking lot for Harris Harbor users and residents. The proposed duplex would be the third and final building adjacent to Harbor Way and Harris Harbor, because it is the last vacant lot.

BACKGROUND

The applicant has also requested a Variance to back-out parking, which is prohibited for duplexes

located in commercial zoning districts, according to CBJ Code 49.40.230(b)(1). This Variance will be reviewed concurrently as VAR20110021.

ANALYSIS

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.***

The relaxation applied for would allow maximum use of a commercial lot to accommodate construction of a duplex. Approximately one third of this 4,617 square foot lot is underwater due to the slope to Harris Harbor, therefore the buildable area, without the use of pilings, is reduced to approximately 3,000 feet. The relaxation would provide substantial relief from this hardship by providing an additional 480 square feet of buildable area, and would be more consistent with justice to the two adjacent property owners, who each have five-foot side yard setbacks along their buildings.

This criterion 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 intent of Title 49 is established in Section 49.05.100 Purpose and Intent. Those sections, which are applicable to the requested variance, are as follows:

- 1) To achieve the goals and objectives and implement the policies of the Juneau Comprehensive Plan and the coastal management program;
- 2) To ensure that future growth 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 residences, the beneficial impacts of growth while minimizing the negative impacts;
- 4) To ensure that 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 and encourage its proper and beneficial use.

A grant of the variance would allow maximum use of this small commercial lot with minimal impacts to surrounding property owners, in conformance with intent numbers 2, 3, 5, and 6.

This criterion is met.

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

No evidence indicates that authorization of the Variance will injure nearby property. The two adjacent properties to the southeast have five-foot side yard setbacks instead of 10, and the immediately adjacent government building is typically used only in the summer. The area to the northeast is a parking area for Harris Harbor. CBJ Docks and Harbors does not have any objection to the proposal.

This criterion is met.

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

A duplex is an authorized use in the Waterfront Commercial zoning district, therefore the Variance would authorize a use that is allowed in the district involved.

This criterion 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 unreasonably prevent the owner from using the property for one of the many permissible principal uses in the Waterfront Commercial zoning district.

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 existing standards would prevent the owner from using the property in a

manner consistent with the scale, appearance, and features of existing development in the neighborhood of the subject property, because the two adjacent buildings each have five-foot side yard setbacks instead of the required 10 feet.

This sub-criterion is met.

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

Compliance with existing standards would be unnecessarily burdensome because the unique physical feature of the property—the slope to tidewater which renders approximately one-third of the lot very challenging to build on, would require construction of a significant portion of the duplex on pilings, which would be unreasonably expensive.

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 pre-existing non-conforming conditions exist on the parcel.

This sub-criterion is not met.

Criterion 5 is met because Criteria B & C are met.

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

A grant of the Variance would promote maximum use of this small commercial lot with minimal detriments to the neighborhood, since the adjacent property to the southeast is typically used only in the summer and already has five-foot sideyard setbacks, and because the adjacent property to the northwest is a parking area.

This criterion is met.

FINDINGS

1. *Is the application for the requested Variance complete?*

Yes. The application is complete.

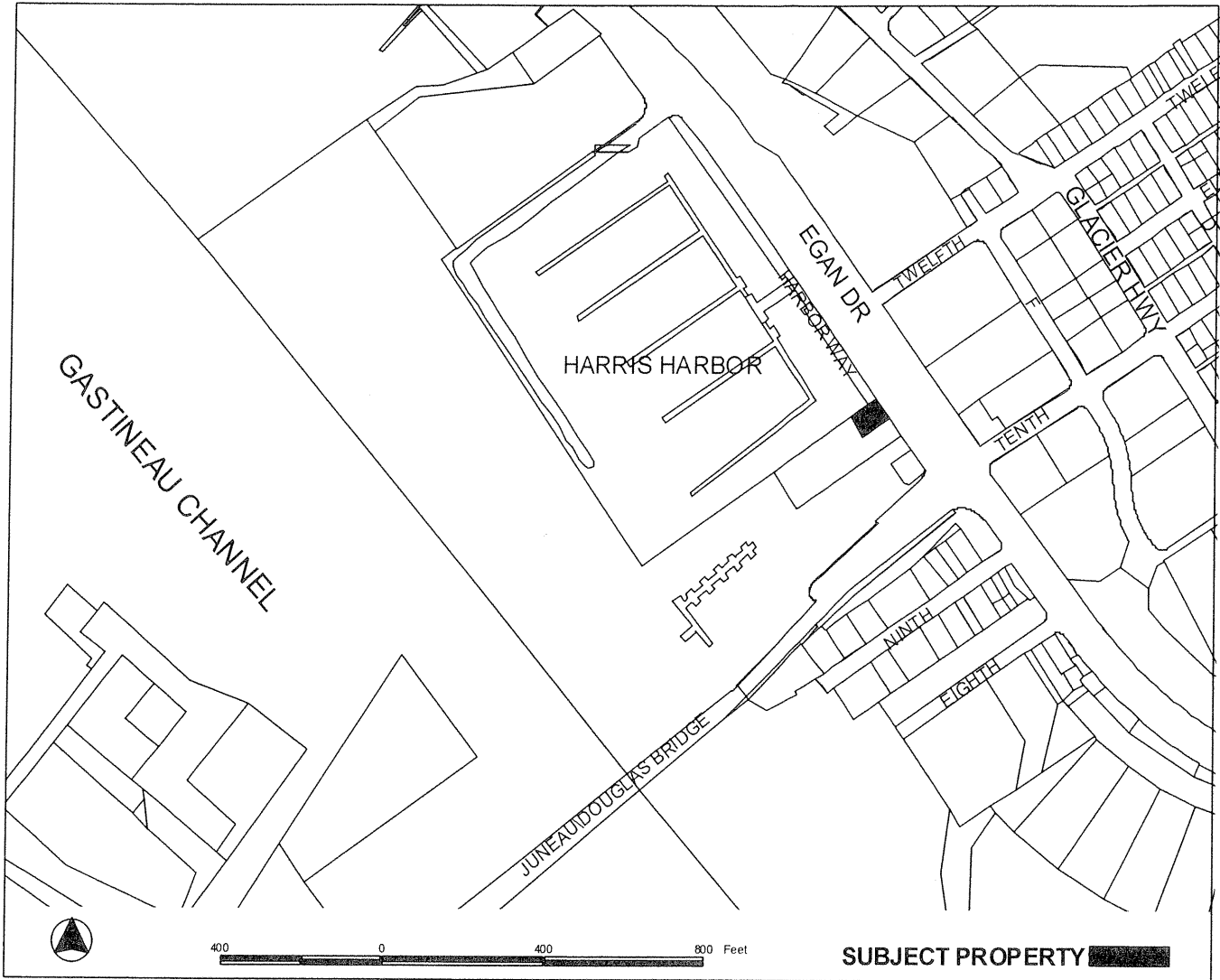
2. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

Yes. As discussed in the staff report above, the variance meets criteria 1, 2, 3, 4, 5(B), 5(C), and 6.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and grant the requested Variance, VAR20110018. The Variance would allow for construction of a duplex with 5-foot side-yard setbacks and an additional encroachment of up to three feet for eaves.

NOTICE OF PUBLIC HEARING



PROPOSAL: VAR20110018: A Variance Request to reduce the side yard setback from 10 feet to 5 feet.
 VAR20110021: A Variance Request to allow back-out parking.

<p>FILE NO: VAR20110018 VAR20110021</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: August 23, 2011</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: GARY & MARCIA ROHWEDER</p> <p>Property PCN: 1-C06-0-K51-002-0</p> <p>Owner(s): GARY & MARCIA ROHWEDER</p> <p>Size: 4617 sqft</p> <p>Zoned: Waterfront Commercial (WC)</p> <p>Site Address: 1050 HARBOR WAY</p> <p>Accessed via: HARBOR WAY</p>
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PROPERTY OWNERS PLEASE NOTE:

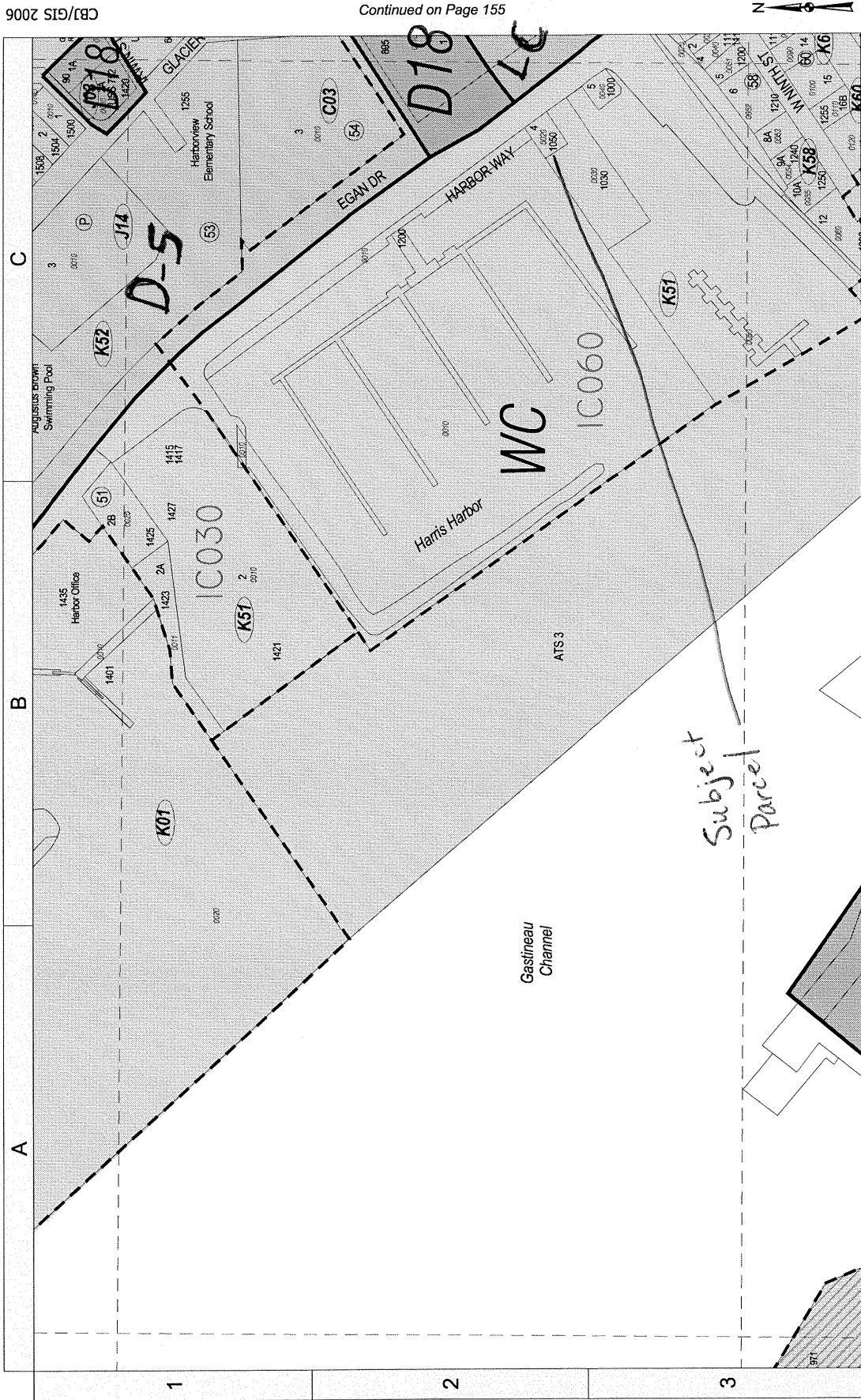
You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials 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 Teri Camery at (907)-586-0755 or e-mail: teri_camery@ci.juneau.ak.us

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

Continued on Page 150

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Assessor Tax Code
16D090 **102** **0030**
 Parcel Code Block Lot
 Number Number Number

Continued on Page 126

200 0 200 Feet

Continued on Page 155

CBJ/GIS 2006

ATTACHMENT 2

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 6-30-11
Project Name (City Staff to assign name)		

PROJECT / APPLICANT INFORMATION	Project Description <i>Variance application for below described property. A variance request to reduce the side yard setback from 10' to 5' for new construction.</i>															
	PROPERTY LOCATION															
	Street Address <i>1050 Harbor Way</i>	City / Zip <i>Juneau 99801</i>														
	Subdivision (if known) <i>Tidelands addition to Townsite of Juneau</i>	Survey (if known)	Block / Tract (if known) <i>51</i> Lot (if known) <i>4</i>													
	Assessor's Parcel Number (if known) <i>10060K510020</i>															
	LANDOWNER/LESSEE		Work Phone No. <i>209-4946</i>													
	Property Owner's Name <i>Gary Rohweder & Marcia Rohweder</i>		FAX No.													
	Mailing Address <i>P.O. Box 22134 Juneau, AK. 99802</i>		Home Phone No. <i>586-8120</i>													
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY													
	<p>I am (we are) the owner(s) or Lessee 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> <p><input checked="" type="checkbox"/> <i>Gary Rohweder</i> <u>6-29-2011</u> Landowner/Lessee Signature Date</p> <p><input checked="" type="checkbox"/> <i>Marcia C. Rohweder</i> <u>6-29-2011</u> Landowner/Lessee Signature Date</p> <p>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 and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> </thead> <tbody> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td><i>GR</i></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </tbody> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE	<i>GR</i>	DESIGN REVIEW		SUBDIVISION		OTHER:
APPLICATION TYPE	OWNER'S INITIALS															
ALLOWABLE USE																
CONDITIONAL USE																
VARIANCE	<i>GR</i>															
DESIGN REVIEW																
SUBDIVISION																
OTHER:																
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)		Work Phone No.														
Applicant's Name <i>Same</i>		FAX No.														
Mailing Address		Home Phone No.														
Applicant's Signature <i>Gary Rohweder</i>		Date of Application <i>6-29-2011</i>														

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL					WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
	<input checked="" type="checkbox"/>	VARIANCE		<i>6/29/11</i>	<i>var20110619</i>		GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR				DRIVEWAY PERMIT		
			MAJOR				RIGHT-OF-WAY PERMIT		
		SUBDIVISION	MINOR				PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
			MAJOR				OTHER - (Describe)		
			PUD						
		STREET VACATION							
	SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO							
	BUILDING PERMIT						Permit Intake Initials		
Zone		Total Lot Area		Required Setbacks Front _____ Back _____ Side _____ Other _____					
COMMENTS:									

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

VARIANCE APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

Project Number	Project Name	Case Number	Hearing Date	Date Received
				6/30/11

VARIANCE TYPE: Setback Height Bulk Other (Describe) _____

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

Construction of a building requiring a maximum foot print in order to be economically feasible. The Topography of the lot makes construction a hardship in that 35% of the lot is under water and construction would require piling and a platform.

PREVIOUS VARIANCE APPLICATIONS:

Date of Filing: _____ Yes No

Variance from which standards: Setback Height Bulk Other (Describe) _____

Was variance granted? Yes No

EXISTING USE OF LAND OR BUILDING(S):

Vacant

PROPOSED USE OF LAND OR BUILDING(S):

Construct a 2-3 story duplex designed for residents who desire an active boating and fishing lifestyle and wish to live near the harbor and downtown.

UTILITIES AVAILABLE

WATER: Public On Site

SEWER: Public On Site

PROPOSED SETBACKS (If variance changes setbacks):

Front _____ ft. Rear _____ ft. Side 5 ft. Other _____ ft.

UNIQUE CHARACTERISTICS OF LAND OR BUILDING (Difference from other properties in the area):

Lot size is only 4614 sq. ft. with approximately 35% under water. For economic reasons a larger footprint for a building then the current 10 ft. side setbacks allow a duplex 50 ft wide provides the economy needed. Each duplex would then be 25 ft wide.

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

the topography (35% under water) would require driving piling to use enough of the lot to make it economical for anyone to build something usable. Thus, the need for 5 ft side setbacks. Also, parking would require square footage.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

The hardship would be that the site is difficult to construct a structure economically useful within the current setback requirements.

REVIEW APPROVALS

Buildings	_____	_____
Engineering	_____	_____
Planning	015	6-30-2011

VARIANCE FEES

Application Fees	\$ 400.00	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ 400.00	6065	001671	6/30/11

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

RECEIVED

JUN 30 2011

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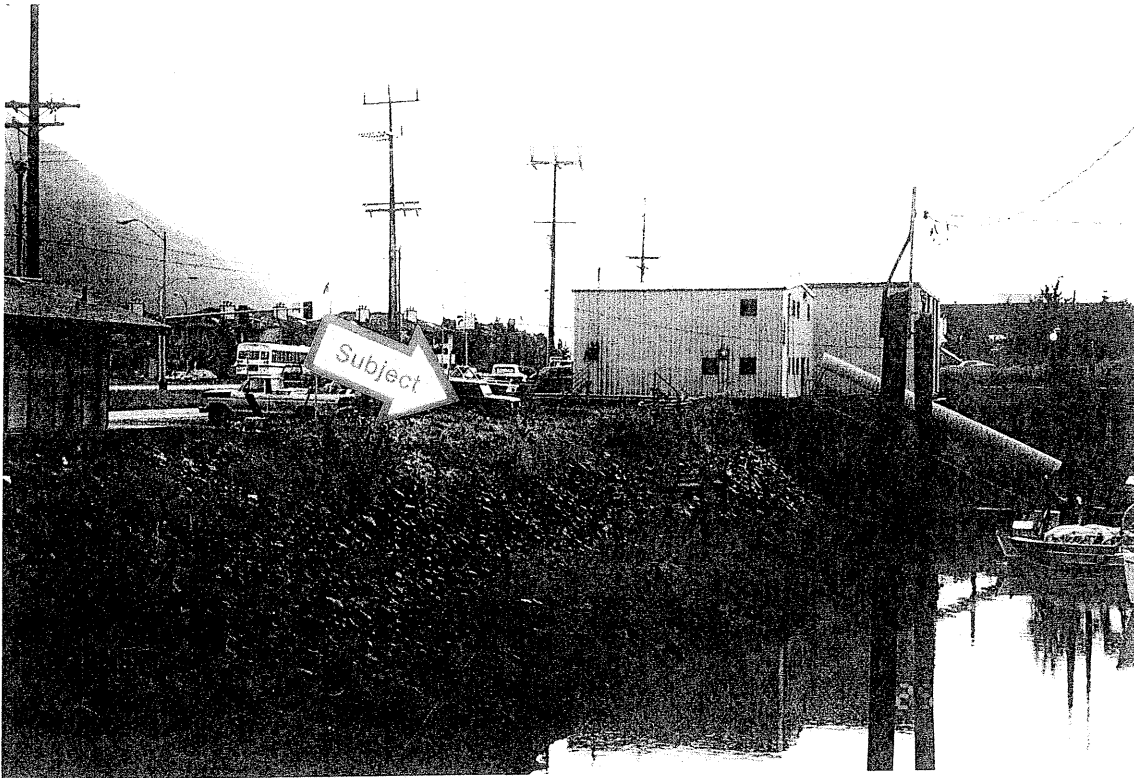
VARIANCE APPROVAL NARRATIVE:

1. Substantial relief, 5 ft. instead of 10" side setbacks, would allow a larger building and more parking spaces. This allows the project to be economically feasible. The 5 ft. setbacks are consistent with the setbacks for adjacent properties.
2. The relief would be consistent with the intent of the land use code and the building code. The relief would not impede safety, traffic patterns, adjacent property uses, etc..
3. The variance approval will not injure nearby property. Harbor parking is on the west side and the Fish and Wildlife building on the other. The street is front is dead end and carries minimal traffic. The Fish and Wildlife building is mainly used in the summer.
4. The intended project, with approved variance, will maintain the same uses currently allowed.
5. (A.) The unreasonableness would make it not feasible economically to go to the expense of constructing a smaller building with the associated high cost of the piling and associated platform.
(B.) By allowing 5 ft. side setbacks shows using the property to be consistent with the scale, amenities and appearance with existing development in the neighborhood.
(C.) Unique physical features of the property - that being that it is a small lot with 35% under water. Attempting to build under current lot conditions using existing setbacks is burdensome and is the probable reason no one has ever built on that lot.
(D.) 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.
6. The grant of the variance would result in more benefits than detriments to the neighborhood by presenting an attractive building with appropriate landscaping. Also, the duplex would provide the added benefits of a minimum of noise due to less people and car traffic coming and going.

Having permanent residents living on the harbor and over-seeing harbor activity would be like another set of eyes - possibly preventing mischief taking place on the dock.

Gary A. Schneider

PHOTOGRAPHS OF SUBJECT PROPERTY



SE VIEW OF SUBJECT TAKEN FROM HARRIS HARBOR FLOAT

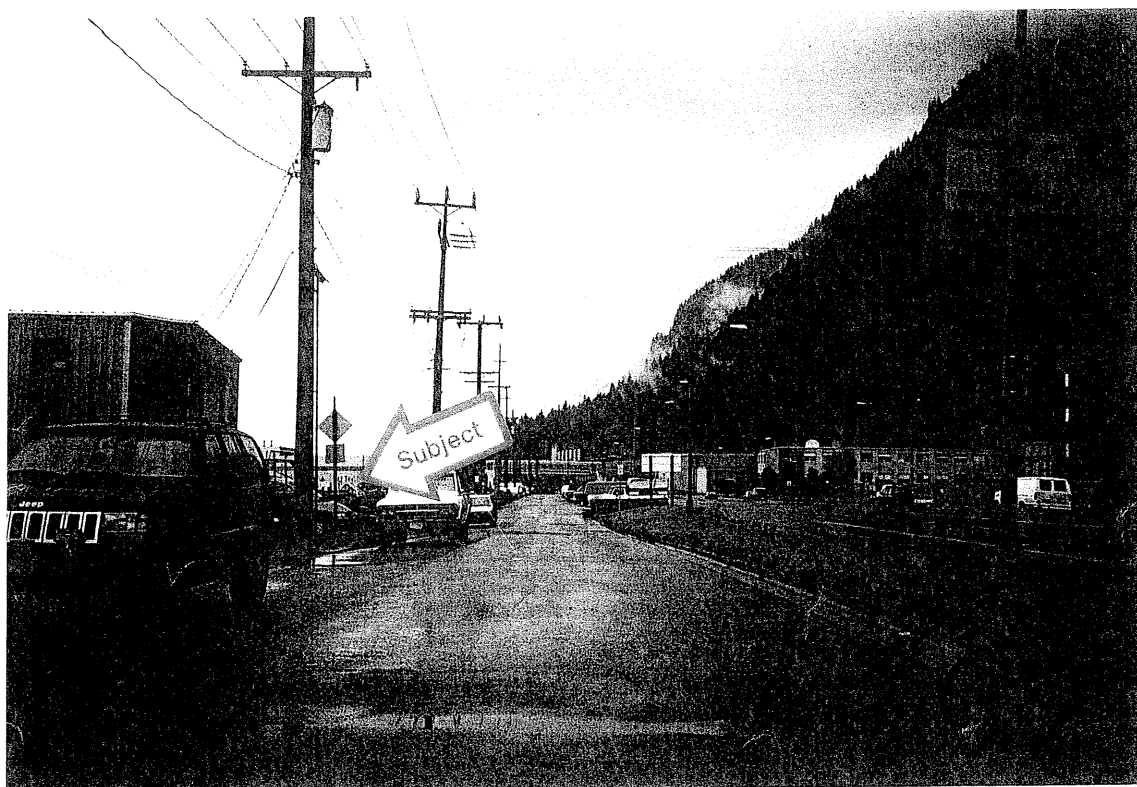
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PERMIT CENTER/CDD

PHOTOGRAPHS OF SUBJECT PROPERTY



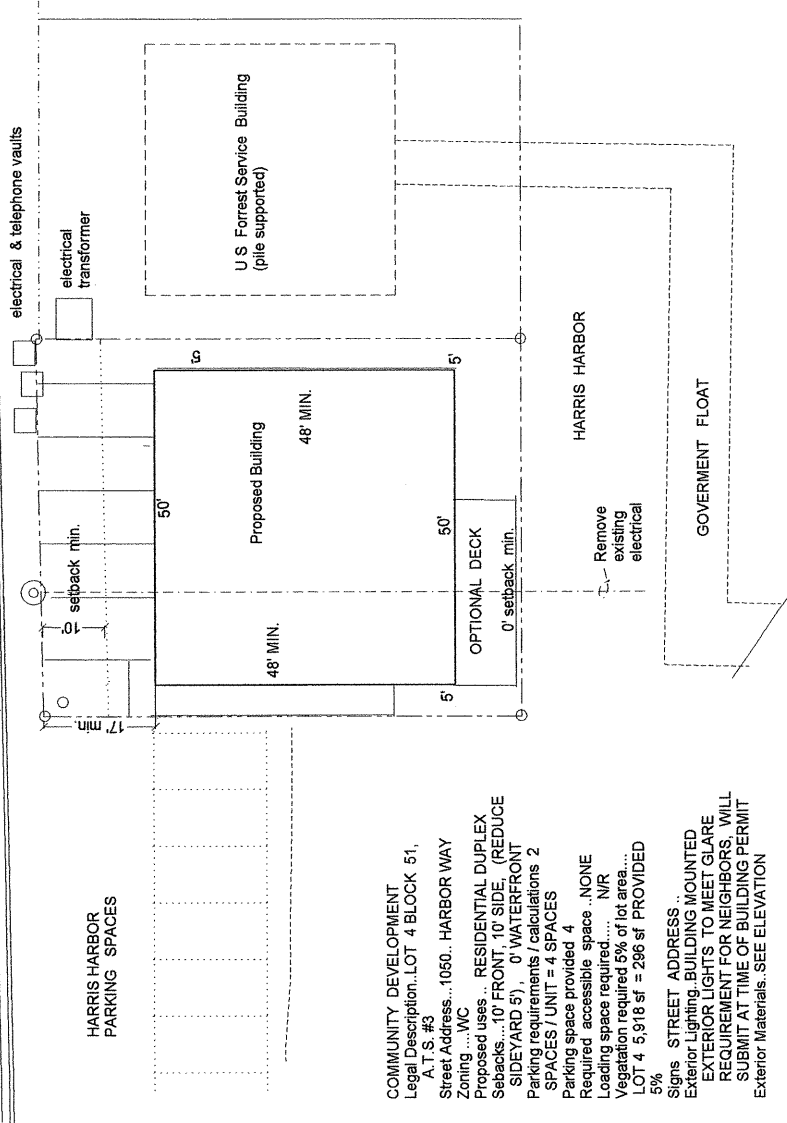
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AERIAL VIEW OF SUBJECT PROPERTY LOOKING NE




LOOKING NW ALONG HARBOR WAY PAST SUBJECT. THE SCHOOLS AND PEDESTRIAN OVERPASS ARE VISIBLE IN THE DISTANCE

HARBOR WAY
32' curb cut

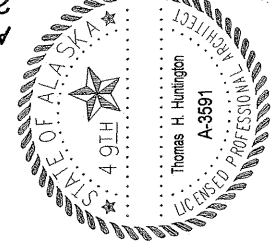


HARRIS HARBOR
PARKING SPACES

COMMUNITY DEVELOPMENT
Legal Description...LOT 4 BLOCK 51,
A.T.S. #3
Street Address...1050... HARBOR WAY
Zoning... WC
Proposed uses... RESIDENTIAL DUPLEX
Setbacks...10' FRONT, 10' SIDE (REDUCE
SIDEYARD 5'), 0' WATERFRONT
Parking requirements / calculations 2
SPACES / UNIT = 4 SPACES
Parking space provided 4
Required accessible space .NONE
Loading space required..... N/R
Vegetation required 5% of lot area...
LOT 4 5,918 sf = 296 sf PROVIDED
5%
Signs... STREET ADDRESS
Exterior Lighting... BUILDING MOUNTED
EXTERIOR LIGHTS TO MEET GLARE
REQUIREMENT FOR NEIGHBORS. WILL
SUBMIT AT TIME OF BUILDING PERMIT
Exterior Materials...SEE ELEVATION

 **SITE PLAN**
1"=20'

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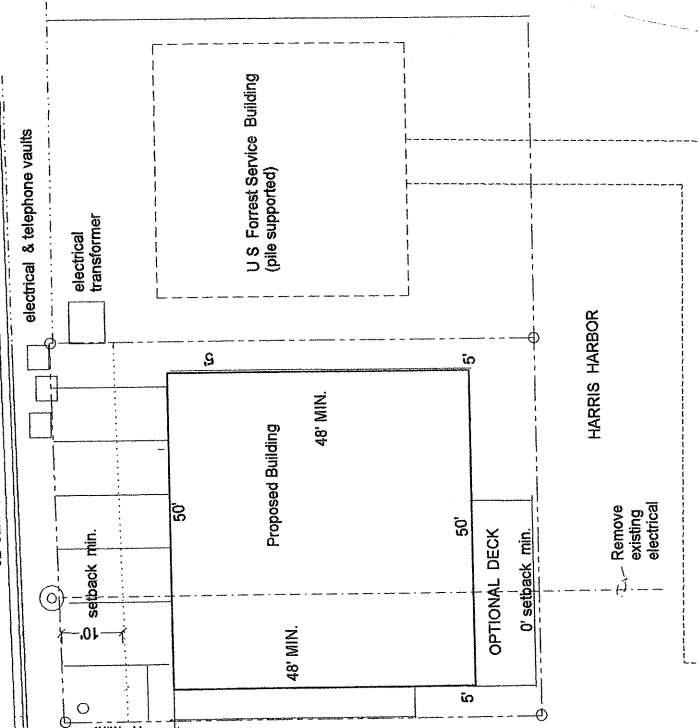
DUPLEX
MARSHA & GARY ROHWEDER
1050 HARBOR WAY
JUNEAU ALASKA

1 of 5
10.20.09

ATTACHMENT 7

2314 DOWNS HIGHWAY AK 99824 907-364-3636 & FAX
ABC/THOMAS H. HUNTINGTON, ARCHITECT

HARBOR WAY
32' curb cut



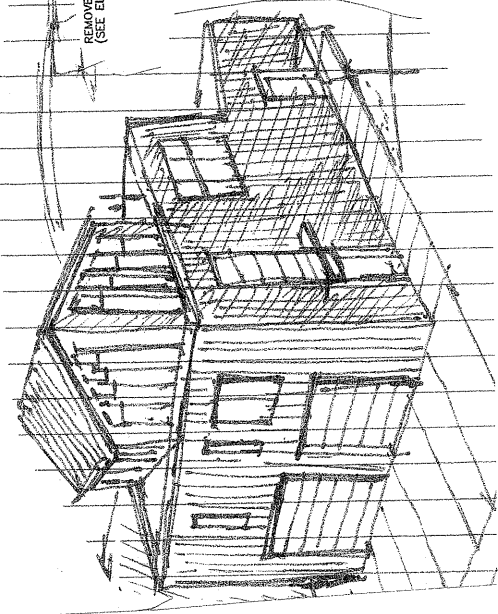
HARRIS HARBOR
PARKING SPACES

Proposed Building
48' MIN.
50'
48' MIN.

OPTIONAL DECK
0' setback min.

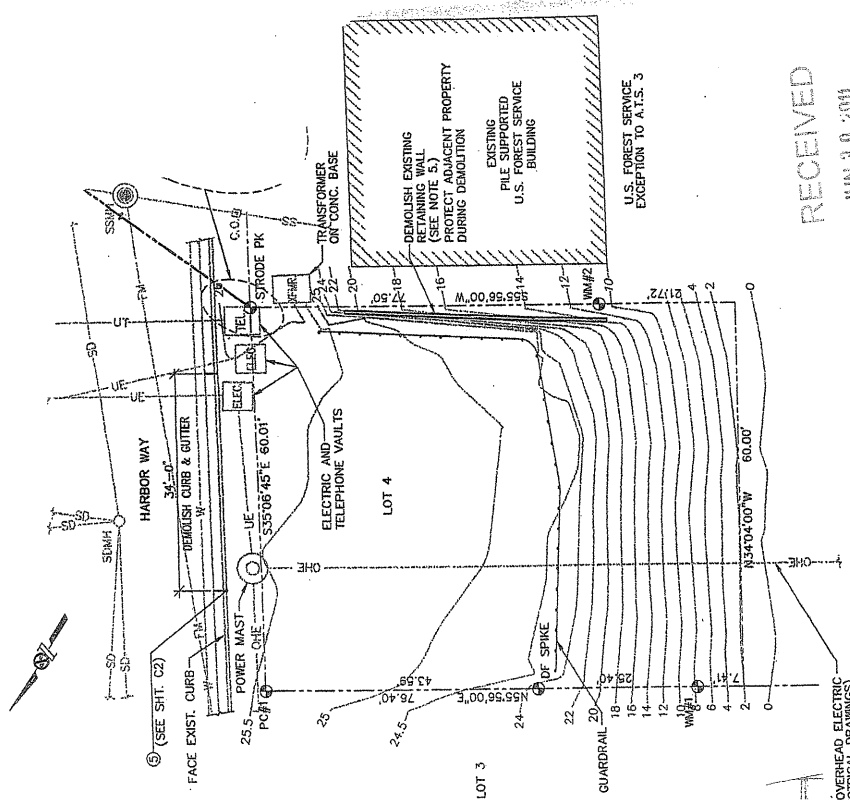
COMMUNITY DEVELOPMENT
Legal Description... LOT 4 BLOCK 51,
A.T.S. #3
Street Address... 1050.. HARBOR WAY
Zoning... VC
Proposed uses... RESIDENTIAL DUPLEX
Setbacks... 10' FRONT, 10' SIDE, (REDUCE
SIDEYARD 5'), 0' WATERFRONT
Parking requirements / calculations 2
SPACES / UNIT = 4 SPACES
Parking space provided 4
Required accessible space .NONE
Loading space required... NIR
Vegetation required 5% of lot area...
LOT 4 5,918 sf = 286 sf PROVIDED
5%
Signs STREET ADDRESS
Exterior Lighting..BUILDING MOUNTED
EXTERIOR LIGHTS TO MEET GLARE
REQUIREMENT FOR NEIGHBORS.. WILL
SUBMIT AT TIME OF BUILDING PERMIT
Exterior Materials..SEE ELEVATION

SITE PLAN
1"=20'

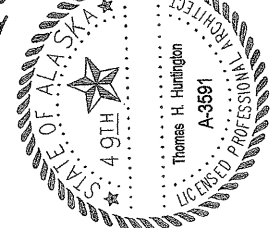


DUPLEX BUILDING
MARSHA & GARY ROHWEDER
1050 HARBOR WAY
JUNEAU ALASKA

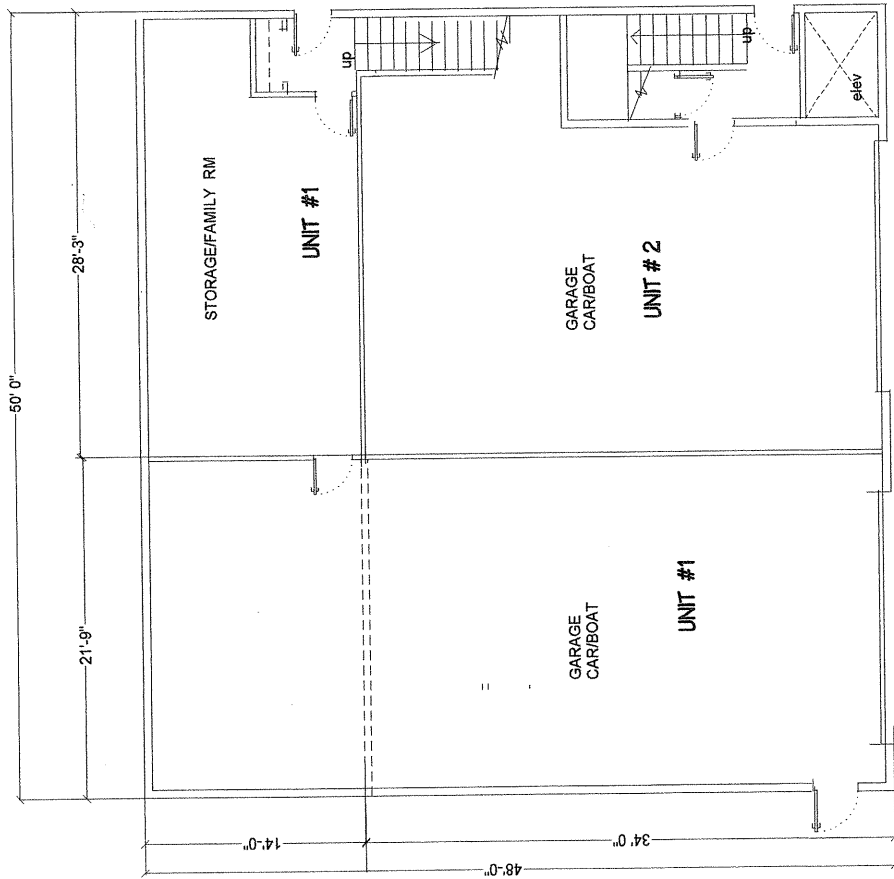
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10.20.09



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ABC/ THOMAS H. HUNTINGTON, ARCHITECT
3274 PARKWAY AS 99242 907-364-3636 & FAX



UNIT #1
 1,480 SF FIRST FLR
 1,578 SF SECOND FLR
 3,058 SF TOTAL

UNIT #2
 920 SF FIRST FLR
 122 SF SECOND FLR
 1,263 SF THIRD FLR
 2,305 SF TOTAL

FIRST FLOOR PLAN

1/8"=1'-0"

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 JUN 30 2011
 PERMIT COLLECTION



DUPLEX
MARSHA & GARY ROHWEDER
 1090 HARBOR WAY
 JUNEAU ALASKA

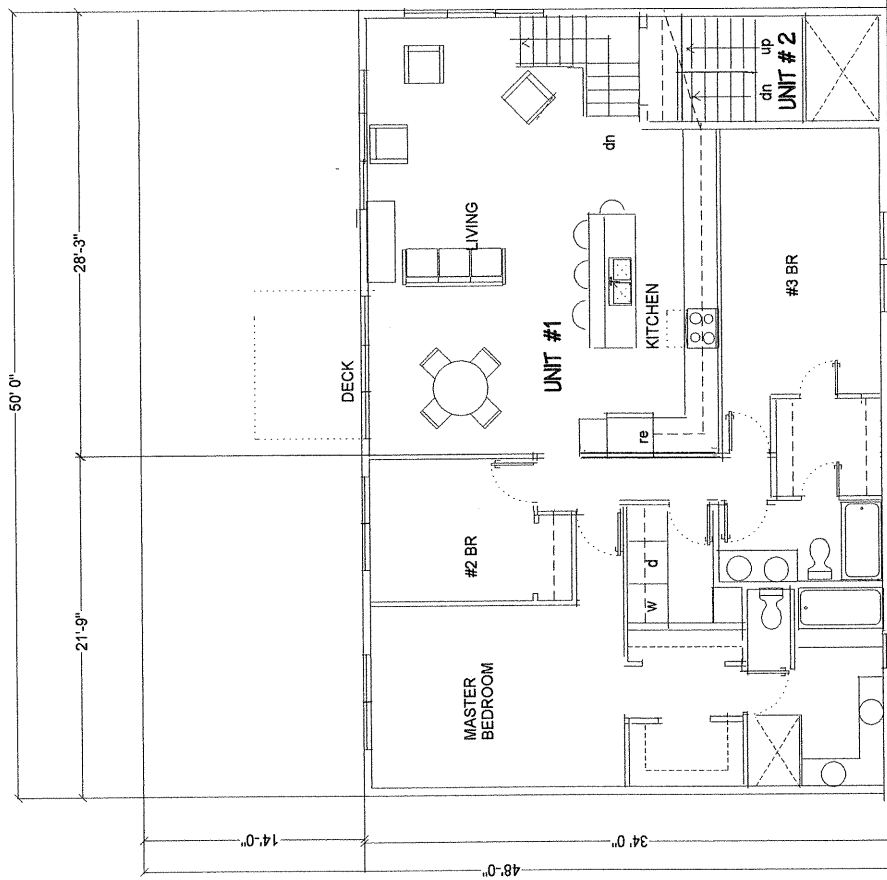
2 of 5
 10.20.09



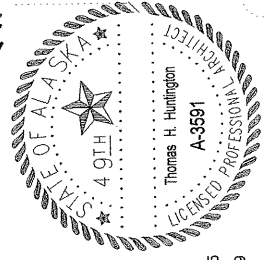
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3 of 5
10.20.09

DUPLEX
MARSHA & GARY ROHWEDER
1050 HARBOR WAY
JUNEAU ALASKA



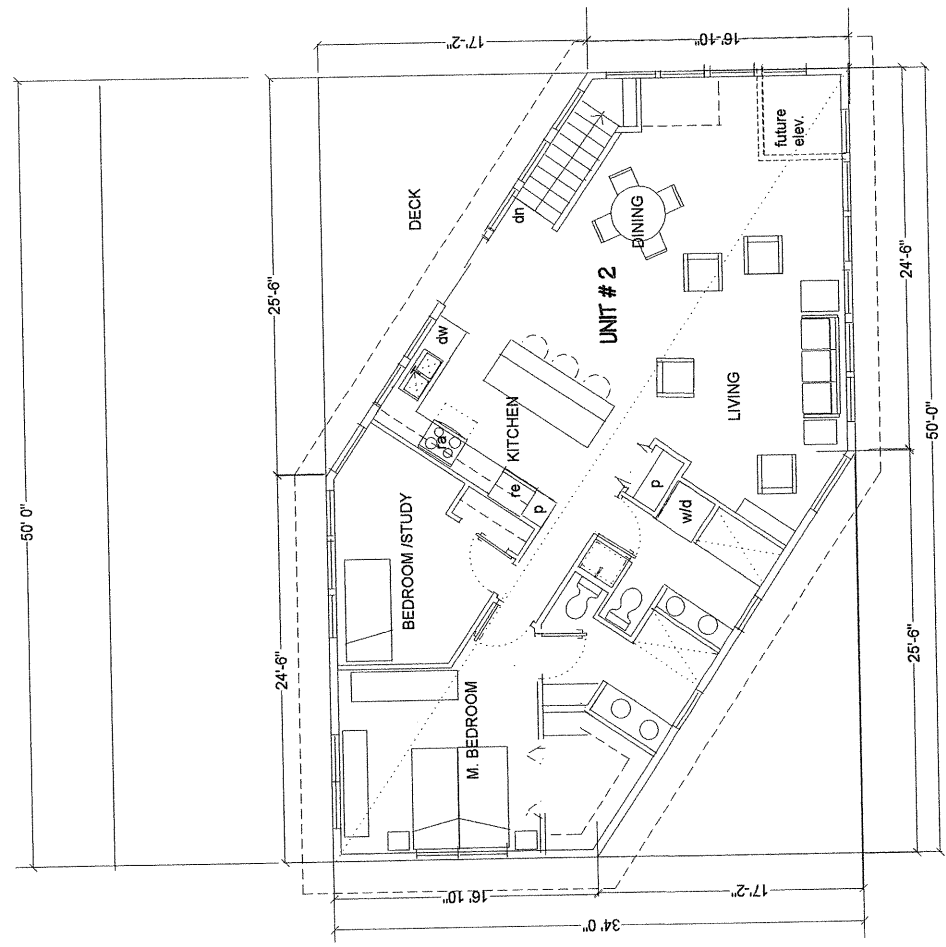
SECOND FLOOR PLAN 1/8"=1'-0"



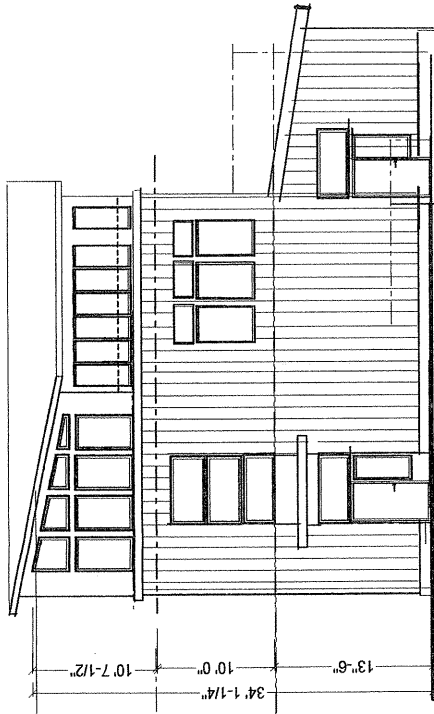
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4 of 5
10.20.09

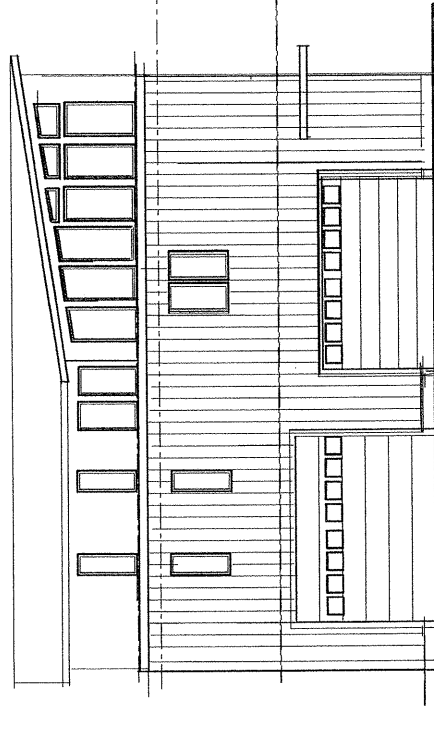
DUPLEX
MARSHA & GARY ROHWEDER
1050 HARBOR WAY
JUNEAU ALASKA



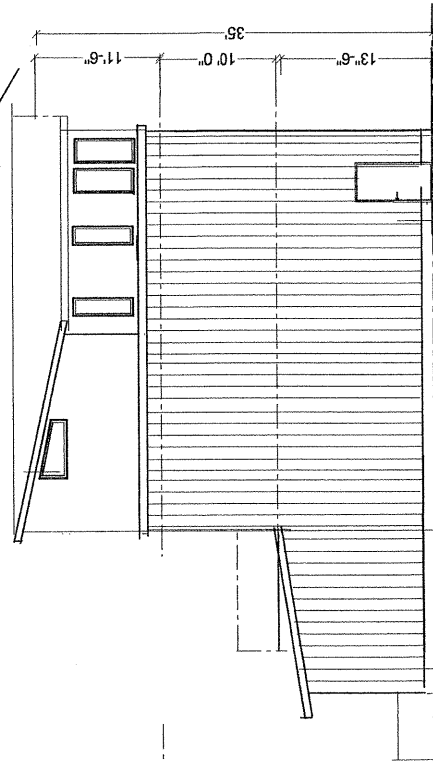
THIRD FLOOR PLAN 1/8"=1'-0"



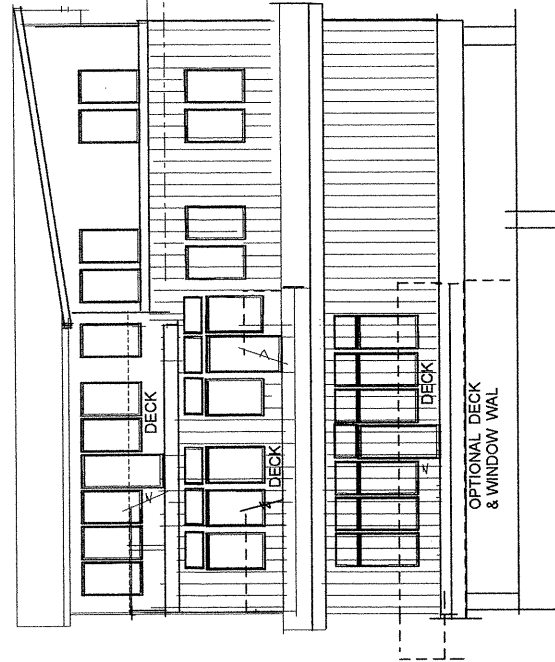
RIGHT ELEVATION 3/32"=1'-0"



FRONT ELEVATION 3/32"=1'-0"



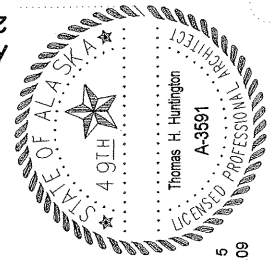
LEFT ELEVATION 3/32"=1'-0"



REAR ELEVATION 3/32"=1'-0"

DUPLEX
MARSHA & GARY ROHWEDER
 1050 HARBOR WAY
 JUNEAU ALASKA

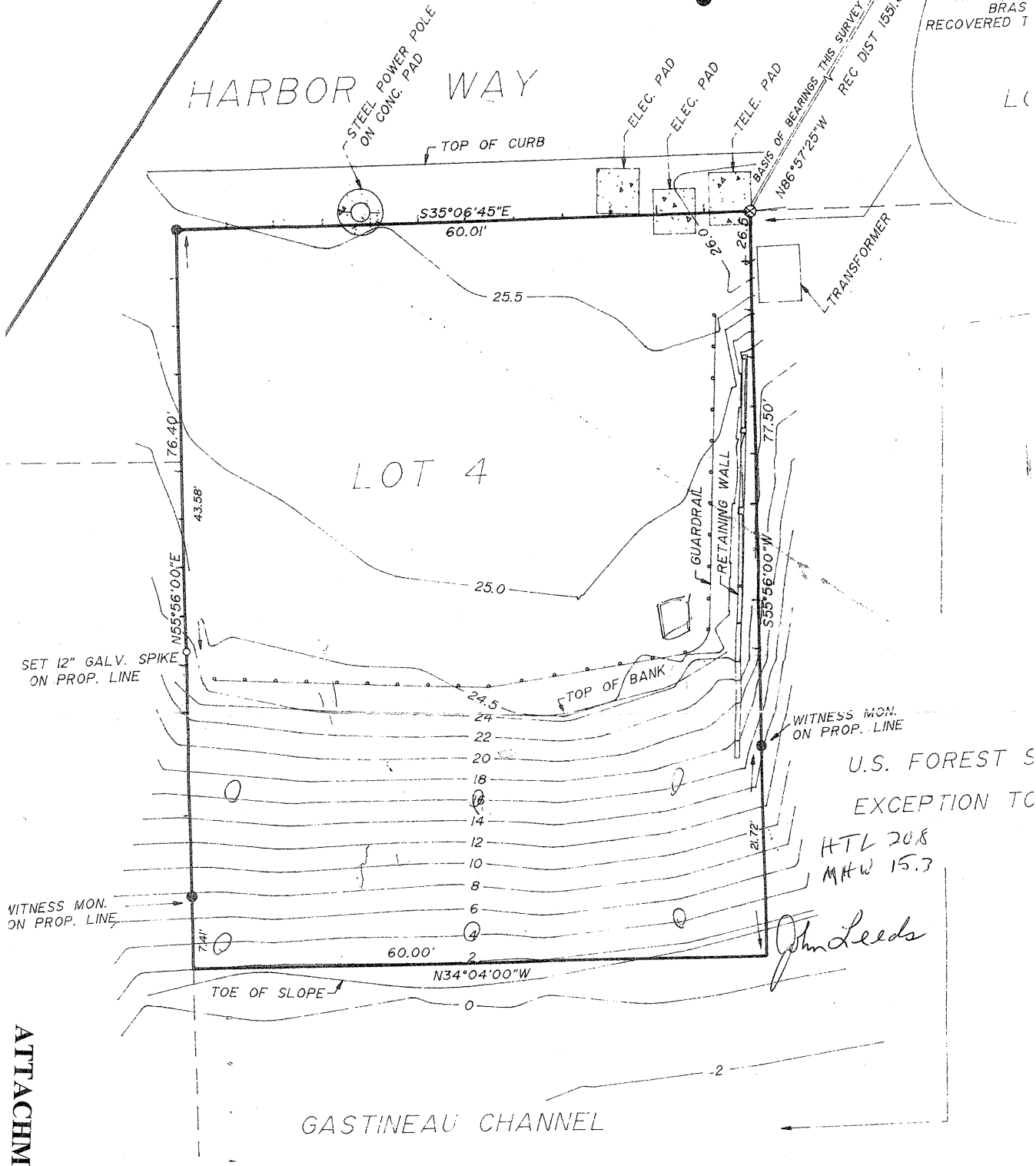
RECEIVED
 JUN 30 2011
 JUNEAU CITY ENGINEER/ODD



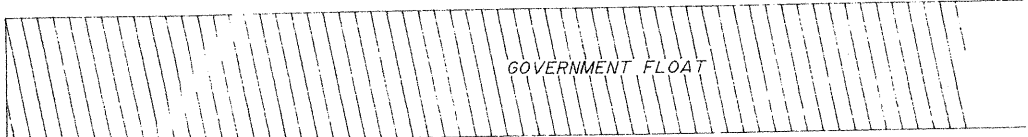
5 of 6
 10.20.09

U.S. FORE. BRAS RECOVERED T

HARBOR WAY



ATTACHMENT 8



RECEIVED
 JUN 30 2011
 PERMIT CENTER/CDD

...DIAL OBSERVATIONS)

...IFICATE OF REGI...
 ...RTIFY THAT I AM A...
 ...Y DIRECT...
 ...GS...