

**BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Date: August 25, 2011

File No.: VAR20110014

Coogan General, LLC.  
PO Box 034499  
Juneau AK, 99803

Application For: A Variance Request to allow playground areas less than 2,500 square feet in size  
Legal Description: USS 1564 Tract A & B & USS 2100 FR  
Property Address: 9951 Stephen Richards Memorial Drive  
Parcel Code No.: 5-B21-0-131-000-0  
Hearing Date: August 23, 2011

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 18, 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 Certificate of Occupancy or Temporary Certificate of Occupancy for any new mobile home, a picnic table and at least one of the following playground improvements listed below are to be in place in both approved pocket parks less than 2,500 square feet in size:
  - Wooden stepping timbers or tires placed at varying heights;
  - Sand box using natural landscape timbers as boundaries;
  - Swing set;
  - Slide; or
  - A series of balance beams placed 6" above the ground at alternating angles.
2. It shall be the obligation of the park owner to install and maintain playground improvements in working condition.

Attachment: August 18, 2011, memorandum from Laura A. Boyce, AICP, Community Development, to the CBJ Board of Adjustment regarding VAR20110014

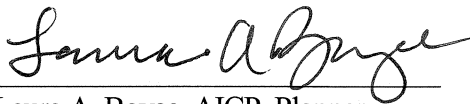
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.


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

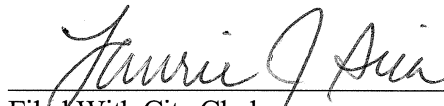
the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

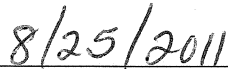
Effective Date: The permit is effective upon approval by the Board, August 23, 2011

Expiration Date: The permit will expire 18 months after the effective date, or February 23, 2013, 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:   
\_\_\_\_\_  
Laura A. Boyce, AICP, 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.