

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: August 24, 2011

File No.: VAR20110018

Gary & Marcia Rohweder
PO Box 22134
Juneau, AK 99802

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

Legal Description: TIDELANDS ADDITION BL 51 LT 4

Property Address: 1050 Harbor Way, Juneau AK 99801

Parcel Code No.: 1-C06-0-K51-002-0

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 16, 2011 and approved the Variance to reduce both sideyard setbacks from 10 feet to 5 feet, and an additional encroachment of up to three feet (or up to two feet from the property line) for eaves, to be conducted as described in the project description and project drawings submitted with the application.

Attachment: August 16, 2011, memorandum from Teri Camery, Community Development, to the CBJ Board of Adjustment regarding VAR2011 0018.

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.


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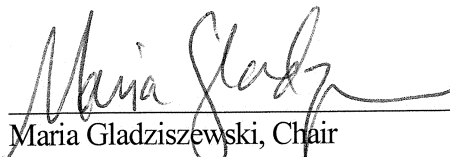
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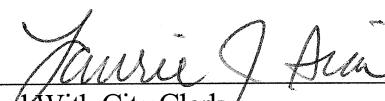
Project Planner:



Teri Camery, Planner
Community Development Department



Maria Gladyszewski, Chair
Planning Commission



Filed With City Clerk

8/25/2011

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.