

**BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Date: September 14, 2011

File No.: VAR20110020

Kally Flynn & Bradley Leimbach  
P.O. Box 21795  
Juneau, AK 99802

Application For: A Variance Request to reduce the minimum lot size for four proposed lots fronting along a minor arterial from 36,000 square feet to 11,859 square feet.

Legal Description: USS 1521 Tract B Lot 4A  
USS 1521 Tract B Lot 4B

Property Address: 4021 Mendenhall Loop Rd

Parcel Code No.: 5-B24-0-115-005-0  
5-B24-0-115-006-0

Hearing Date: September 13, 2011

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 9, 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 plat recording, the applicants shall install a bicycle path warning sign and a stop sign visible to vehicles exiting the property. The locations and specifications of the signs will be subject to CBJ Engineering Department approval.
2. The subdivision plat shall include a note requiring that the four lots be accessed with a single, shared driveway.

Attachment: September 9, 2011 memorandum from Kelly Keenan, Community Development, to the CBJ Board of Adjustment regarding VAR20110020.

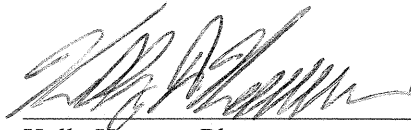
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

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. 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, September 13, 2011

Expiration Date: The permit will expire 18 months after the effective date, or March 13, 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.

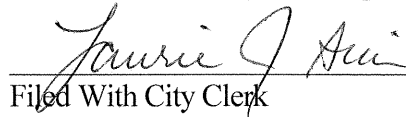
Project Planner:



Kelly Keenan, Planner  
Community Development Department



Maria Gladziszewski, Chair  
Planning Commission



Filed With City Clerk

9/15/11

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.