

**BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**

Date: October 12, 2011  
File No.: VAR2011 0022

Paul Douglas  
5050 Thane Rd  
Juneau, AK 99801

Application For: A Variance request to reduce the side yard setback on two lots, allowing for construction of a common walkway.

Legal Description: Channel Heights II Block C Lots 3 & 2

Property Owners: Paul Douglas; Peter Argenti

Property Address: 3014 Foster Avenue and 3018 Foster Avenue

Parcel Code No.: 1-D05-0-L29-012-0 and 1-D05-0-L29-013-0

Hearing Date: October 11, 2011

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 7, 2011, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: October 7, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Board of Adjustment regarding VAR2011 0022

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, October 11, 2011.

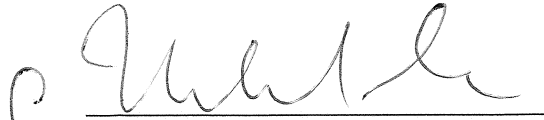
Expiration Date: The permit will expire 18 months after the effective date, or April 11, 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

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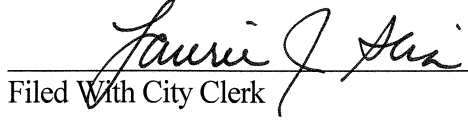
Project Planner:

  
\_\_\_\_\_  
Kelly Keenan, Planner

Community Development Department

  
\_\_\_\_\_  
Maria Gladziszewski, Chair

Planning Commission

  
\_\_\_\_\_  
Filed With City Clerk

10/12/2011  
\_\_\_\_\_  
Date

cc: Plan Review  
Peter Argenti

**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.