

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: November 9, 2011

File No.: AAP2011 0010

Lee Armstrong  
25020 Glacier Hwy  
Juneau, AK 99801

Application For: A Conditional Use permit request to establish an accessory apartment served by an on-site sewer system.

Legal Description: USS 2902 Lot 19B

Property Address: 1230 Mendenhall Peninsula Road.

Parcel Code No.: 4-B19-0-101-005-0

Hearing Date: November 8, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 20, 2011, and approved the request to establish an accessory apartment served by an on-site sewer system 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 any occupancy permits, the applicant must modify building permit BLD2011 0525 to include kitchen facilities.
2. Prior to issuance of any occupancy permits, the applicant must submit to the Community Development Department documentation of Alaska Department of Environmental Conservation approval of an on-site sewer system.


Attachments: October 20, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Planning Commission regarding AAP2011 0010


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

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. 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 Planning Commission 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 Commission, November 8, 2011.

Expiration Date: The permit will expire 18 months after the effective date, or May 8, 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

11.9.11  
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.