

BOARD OF ADJUSTMENT

NOTICE OF DECISION

Date: November 9, 2011

File No.: VAR2011-0023

David Blommer
P.O. Box 33517
Juneau, AK 99803

Application For: A Variance to allow a triplex to be built within the street side yard setback from Douglas Highway.

Legal Description: Lot 7 Hamdy Acres

Property Address: Creek Street

Parcel Code No.: 2-D05-0-B03-007-0

Hearing Date: November 8, 2011

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 31, 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 condition:

1. An as-built survey shall be required to be submitted to the Community Development Department prior to the issuance of a Certificate of Occupancy.

Attachment: October 31, 2011 memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2011-0023

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).

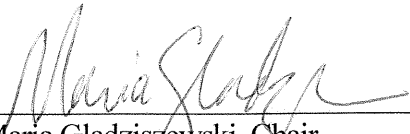
Effective Date: The permit is effective upon approval by the Board, November 8, 2011.

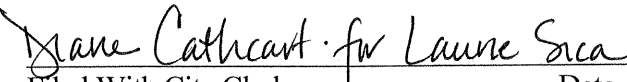
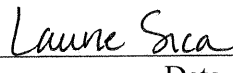
Expiration Date: The permit will expire 18 months after the effective date, or May 8, 2013 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

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Project Planner:


Eric Feldt, Planner
Community Development Department


Maria Gladyszewski, Chair
Planning Commission

 *for* 
Filed With City Clerk Date 11.9.11

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.