

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: November 23, 2011

File No.: AAP2011 0012

Nick & Kathleen Goddard
5160 N. Douglas Hwy
Juneau, AK 99801

Application For: A Conditional Use permit request to establish an accessory apartment within an existing home on a 10,018 square foot lot.

Legal Description: Graham Lot 3B

Property Address: 5160 North Douglas Hwy

Parcel Code No.: 6-D07-0-108-004-0

Hearing Date: November 22, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 17, 2011, and approved the request to establish an accessory apartment within the existing home at 5160 North Douglas Highway to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant must obtain a building permit and a Certificate of Occupancy prior to utilizing the proposed accessory apartment.
2. Prior to issuance of any occupancy permits, a release of the deed restriction recorded October 9, 2003, on the subject property must be recorded.

Attachments: November 17, 2011, memorandum from Kelly Keenan, Community Development, to the CBJ Planning Commission regarding AAP2011 0012.

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. 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 Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

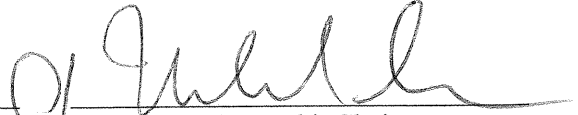
Effective Date: The permit is effective upon approval by the Commission, November 22, 2011.

Expiration Date: The permit will expire 18 months after the effective date, or May 22, 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

11/29/2011
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.