

PLANNING COMMISSION
NOTICE OF DECISION

Date: March 14, 2012

File No.: AAP2012 0002

David Phillips
2375 Jordan Avenue # 3
Juneau, AK 99801

Application For: A Conditional Use permit for an Accessory Apartment on a substandard lot attached to a single-family dwelling on a lot not served by city sewer.

Legal Description: Galine Block A Lot 3

Property Address: 12590 Glacier Hwy

Parcel Code No.: 4-B30-0-101-004-0

Hearing Date: March 13, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 6 2012, and approved construction of an Accessory Apartment on a substandard lot attached to a single-family dwelling on a lot not served by city sewer 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 a Certificate of Occupancy the applicant shall provide approval from DEC for the on-site waste water treatment system.

Advisory Conditions:

1. The applicant shall apply for a building permit for the existing accessory apartment.
2. Prior to issuance of a Certificate of Occupancy for the accessory apartment all building code requirements must be met.
3. If approval from Alaska Department of Environmental Conservation is not granted; the accessory apartment can not be occupied and the kitchen shall be removed and inspected by a CBJ Building Inspector.

Attachments: March 6 2012, memorandum from Nicole Jones, Community Development, to the CBJ Planning Commission regarding AAP2012 0002.

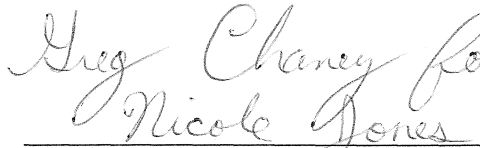
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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, March 13, 2012

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



Nicole Jones, Planner
Community Development Department



Michael Satre, Chair
Planning Commission



Filed With City Clerk Deputy
Clerk

3/14/2012
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.