

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: May 15, 2012

File No.: VAR2012 0007

City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Application For: A Variance to the 50-foot no-development setback and 25-foot no-disturbance zone for Auke Lake Wayside Recreational Improvements.

Legal Description: USS 3832 LT 2

Property Address: 11050 Glacier Highway

Parcel Code No.: 4-B23-0-103-008-0

Hearing Date: May 8, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 3, 2012, and approved the Variance for Auke Lake Wayside Recreational Improvements that are within the 50-foot no-development setback and 25-foot no-disturbance zone from Auke Lake, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. If the project site plan is modified, prior to issuance of a Building Permit, the modified proposal shall be provided to CDD staff to determine if additional Planning Commission review is required.

Attachment: May 3, 2012, memorandum from Teri Camery, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0007

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).

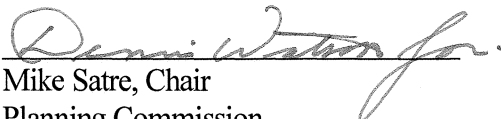
Effective Date: The permit is effective upon approval by the Board, May 8, 2012

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

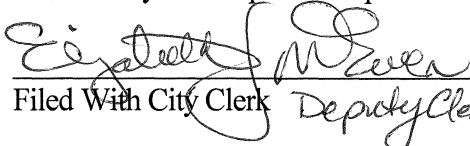
Project Planner:



Teri Camery, Senior Planner
Community Development Department



Mike Satre, Chair
Planning Commission



Elizabeth M. Green
Filed With City Clerk Deputy Clerk Date 5/14/2012

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.