

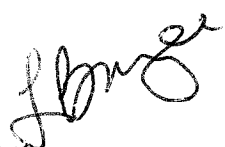
MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: May 17, 2012

TO: Board of Adjustment

FROM: Laura A. Boyce, AICP, Planner
Community Development Department 

FILE NO.: VAR2012 0005

PROPOSAL: A Variance request to lot width, depth, and area, as well as density, to allow for a minor subdivision.

GENERAL INFORMATION

Applicant: Len Ceder, Ceder Revocable Trust

Property Owner: Ceder Revocable Trust

Property Address: 17105 & 17125 Glacier Highway

Legal Description: Sunshine Lot 51B (Lena Cove Units 3 & 4)

Parcel Code Number: 8-B-34-0-102-001-3 & 8-B34-0-102-001-4

Site Size: 10,471 square feet

Zoning: D-1

Utilities: City Water & Marine Outfall (wastewater)

Access: Glacier Highway

Existing Land Use: Two residential homes

Surrounding Land Use:

North	-	D-1, Glacier Highway, Duplex & Single Family Residential
South	-	D-1, Single-Family Residential, Favorite Channel
East	-	D-1, Glacier Highway, Single-Family Residential
West	-	Favorite Channel



CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

ATTACHMENTS

Attachment A	Location Map
Attachment B	Application Materials
Attachment C	Public Notice

PROJECT DESCRIPTION

The applicant requests a variance to lot width, depth, and area requirements in the D-1 zone district in order to subdivide Sunshine Subdivision Lot 51B into two lots along Glacier Highway in Lena Cove. There are two existing homes on the parcel. The applicant wishes to subdivide so that each home would be located on its own lot. Currently, the two homes are set up as condo units (each home is a condo unit, for a total of two condo units) so that separate ownership of each home can occur, while having shared ownership of the common property, according to Condo Plat #81-33. Subdivision of the property would allow for individual ownership for each of the two homes on individually owned lots in fee-simple ownership.

BACKGROUND

When this lot was created in 1969, the property was zoned R-12 which required a minimum 12,000 square foot lot.

R-12 Residential District – The purpose of the R-12 district is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area. Principal uses permitted include single family and duplex dwelling units. Accessory uses permitted include a guest house. Dimensional standards include a 12,000 square foot minimum lot, 110 feet in width and 100 feet in depth. Maximum lot coverage is 25%, maximum height is 35 feet, front and rear yard setbacks are 25 feet, the side yard setback is 10 feet. No setback is required from shoreline properties.

In 1969, Variance case VR-5-69 was approved. This was a variance request for a reduction in the R-12 zoning standards to permit the subdivision of two existing lots (lots 51 and 52, U.S.S. 3267) into a three lot subdivision. The specific variance requests were as follows:

- To reduce the 12,000 minimum lot size to 9,860.19 square feet for Lot 51A and to 10,470.96 for Lot 51B (the subject parcel of this application); and
- To reduce the minimum 100 foot lot depth to 87 feet for Lot 52A, 82 feet for Lot 51A, and 65 feet for Lot 51B (the subject parcel of this application).

In 1974, Variance case VR-18-74 was approved. This was a variance request to reduce the required front yard setback of 25 feet in the R-12 zone district to 15 feet for a swimming pool addition (a separate structure from the main dwelling unit).

The pool building was built in 1974 and converted to a single-family residence in 1976, according to the staff report for VR-14-90 (detailed further below). Accessory guest houses were allowed in the R-12 zone district during this time period and staff speculates that this structure was allowed as a

guest house at that time.

In 1987, the property was rezoned to D-1 from R-12, increasing the minimum lot size from 12,000 square feet to 36,000 square feet. When this change occurred, the two residential units on the lot became nonconforming uses as well as the lot being nonconforming with D-1 district standards.

In 1990, Variance case VR-14-90 was approved. This was a variance request to reduce the front yard setback in the D-1 zone district from 25 feet to 16 feet to allow the construction of a 789 square foot second-story addition to the main residential dwelling.

ANALYSIS

The applicant proposes to create two lots of 5,235.5 square feet each from the existing 10,471 square foot subject parcel. A variance is desired because the minimum lot size in the D-1 zone district requires a minimum of 36,000 square feet. The subject parcel is a nonconforming lot at 10,471 square feet, which is 29% of the minimum lot size required for the district. The requested lot sizes of 5,235.5 square feet would be 14.5% of the D-1 minimum lot size if the variance is granted. Additionally, the minimum lot width required is 150 square feet. The proposed width for each lot is 73 feet, which is 48.6% of the required minimum width. Lot depth is also required at a minimum of 150 feet, one lot would be 75 feet in depth (50% of the required minimum depth) and 59 feet (39% of the required minimum depth). When this lot was created in 1969, the zoning district at that time – R-12 – required a minimum lot size of 12,000 square feet with a minimum width of 110 feet and a depth of 100 feet. The three lots in the Sunshine Subdivision received a variance, VR-5-69, to lot depth in order to create the three lots, two of which were smaller than the district standard of 12,000 square feet.

As stated previously, there are two single-family homes on this nonconforming 10,471 square foot lot. D-1 zoning was applied to the property in 1987, making this lot nonconforming to D-1 standards in both use, density, and lot size. The D-1 zone district requires a minimum of 72,000 square foot in order to have two-single family homes on the property. The existing parcel is 14.5% of the required minimum lot size for two single-family homes; this is well below the district standard for lot size requirements. According to the current Land Use Code, the nonconforming situation can continue (CBJ 49.30.100), but the nonconformity cannot be aggravated (CBJ 49.30.400). Additionally, CBJ 49.30.500 limits reconstruction of nonconforming buildings in the event of excessive damage. Nonconformities can be discontinued in different ways. In the case of a nonconforming use, when the use changes, the previous nonconforming use is no longer allowed to continue. Also, in the case of damage to a structure, when damage exceeds 75% of the cost of replacement of the building, reconstruction may not occur. These are methods that the Land Use Code uses in order to eliminate nonconforming situations. Long term continuance of a nonconformity is clearly not envisioned.

As applied to the subject parcel, CBJ 49.30.500(a) states that if one or both of the two homes on the subject parcel are damaged in any way that exceeds 75 percent of the cost of replacement of the building, only one of the structures can be rebuilt; this would result in the property coming into compliance with the current zoning standards requiring one single-family home on this lot due to its

size. However, if the property were subdivided, resulting in one house on each lot, and if damage were to occur to the buildings, both homes could be rebuilt. This would result in permanently approving nonconforming housing density that, under current regulations without subdividing the lot, would return to compliance if one of the buildings were destroyed. Because of this, it is the Director's determination that this variance would, in the long term, result in an increase in housing density.

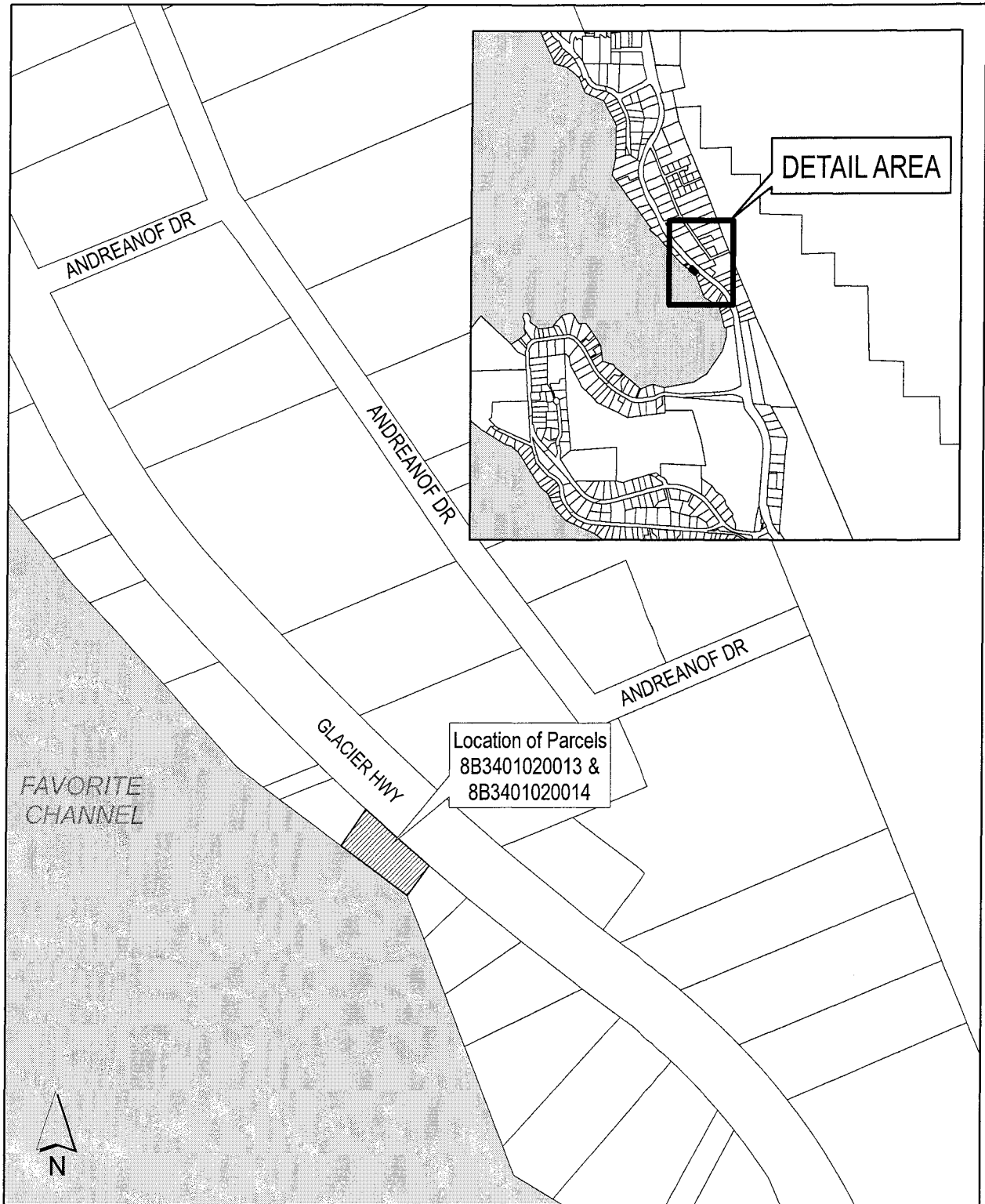
CBJ 49.20.250(b) states that the Board of Adjustment cannot grant variances in these instances: "*A variance may vary any requirement or regulation of this title concerning dimensional and other design standards, **but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards***".

The Board of Adjustment is authorized by CBJ 49.20.300 to interpret the text of the Land Use Code. Therefore, the Director of Community Development is requesting that the Board of Adjustment determine if the variance, as requested, would constitute a variance to housing density which is specifically not within the Board's power to grant.

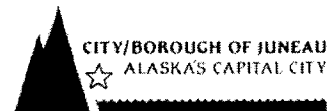
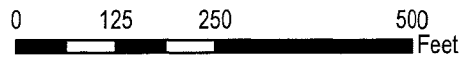
If the Board of Adjustment decides that the variance request, if approved, would not result in an increase in housing density, then staff will bring forward the full variance request at the next scheduled meeting.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and determination and deny the requested Variance, VAR2012 0005, on the grounds that approval of the variance would ultimately result in an increase in housing density.



-THIS IS NOT A SURVEY-
Property lines are approximate



Map created: 5/15/ 2012

ATTACHMENT A

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>3/16/12</u>
Project Name (City Staff to Assign Name)		

INFORMATION

Project Description: Subdivision of lot with two existing homes

PROPERTY LOCATION

Street Address: 1705 Glacier Hwy City/Zip: Juneau, AK 99705

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)

Assessor's Parcel Number(s): 8B3401020014

LANDOWNER/ LESSEE

Property Owner's Name: Lehart C. Ceder Rev. Trust Contact Person: Ken Ceder Work Phone: _____

Mailing Address: 15332 S Highland Rd. Oregon City Oregon Home Phone: _____ Fax Number: _____

E-mail Address: lcceder@gmail.com / 97045 Other Contact Phone Number(s): (503) 720-2742

PROJECT / APPLICANT

LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X [Signature] Landowner/Lessee Signature Date: 2-29-12

X _____ Landowner/Lessee Signature Date: _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date of file.

Applicant's Name: SAME Contact Person: _____ Work Phone: _____

Mailing Address: _____ Home Phone: _____ Fax Number: _____

E-mail Address: _____ Other Contact Phone Number(s): _____

X [Signature] Applicant's Signature Date of Application: 2-29-12

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS

	Permit Type	Date Received	Application Number(s)
<input type="checkbox"/>	Building/Grading Permit		
<input type="checkbox"/>	City/State Project Review and City Land Action		
<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
X	Variance Case (De Minimis and all other Variance case types)	<u>3/16/12</u>	<u>VAR20120005</u>
<input type="checkbox"/>	Wetlands Permits		
<input type="checkbox"/>	Zone Change Application		
<input type="checkbox"/>	Other (Describe)		

***Public Notice Sign Form filled out and in the file.

Comments: _____

Permit Intake Initials: [Signature]

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>VAR/0120005</i>	Date Received <i>3/16/12</i>
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TYPE OF VARIANCE REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Variance to the Sign Standard (VSG) | <input checked="" type="checkbox"/> Variance to Dimensional Standards (VDS) |
| <input type="checkbox"/> Variance to Habitat Setbacks (VHB) | <input type="checkbox"/> Variance to Parking Requirements (VPK) |
| <input type="checkbox"/> Variance to Setback Requirements (VSB) | |

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

Creating a subdivision with each lot having less lot area than zoning district and less lot width.

Previous Variance Applications?

- YES NO

Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Two water front residential dwellings with separate access and adequate building square footage for separate residences. Separate parking for 2 vehicles per residence.

UTILITIES AVAILABLE:

WATER: Public On Site

SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

To allow for purchase and sale by a single family per dwelling. Impractical as is for individual purchase/sale.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

Inability for two owners to live on a prime water front location. Inability to be able to sell the same.

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>400.00</u>	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ <u>400.00</u>	<u>02</u>	<u>0007051</u>	<u>3/16/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:


- (1) *The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;*
- (2) *Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;*
- (3) *The authorization of the variance will not injure nearby property;*
- (4) *The variance does not authorize uses not allowed in the district involved;*
- (5) *Compliance with the existing standards would:*
 - (A) *Unreasonably prevent the owner from using the property for a permissible principal use;*
 - (B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*
 - (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive; or*
 - (D) *Because of preexisting nonconforming conditions on the subject parcel, the grant of the variance would not result in a net decrease in overall compliance with the land use code, title 49, or the building code, title 19, or both; and*
- (6) *A grant of the variance would result in more benefits than detriments to the neighborhood.*

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title concerning dimensional and other design standards, but **NOT** those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards.

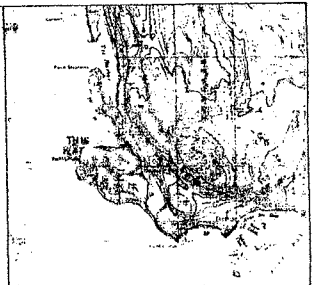
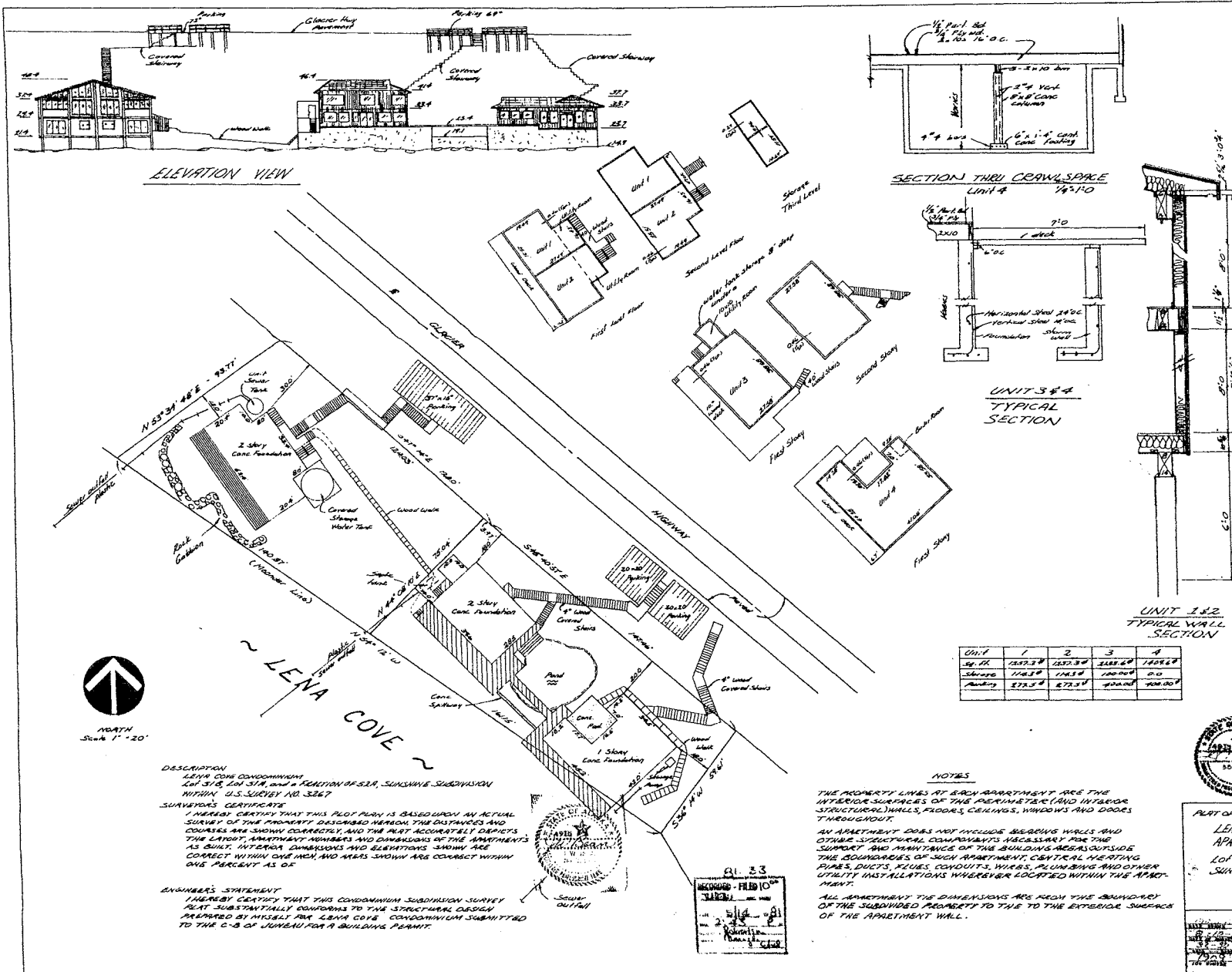
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Variance Approval Criteria

1. The relaxation would allow for the two single-family dwellings to be sold separately and would allow separate occupancy which is consistent with adjacent properties.
2. Public safety and welfare will be unaffected in that the two houses in question have had separate occupancy for over thirty years without incident.
3. The adjacent properties will be unaffected in that they have not been negatively affected in the past thirty years. (i.e.no change in status).
4. The use of the property will be for individual dwellings consistent with the surrounding area.
5. Compliance with existing standards prevents use of the property in a manner consistent with adjacent land use and development. (i.e. single family dwellings).
6. A grant of the variance would have no detrimental effect on the neighborhood as to population density, prevailing use and esthetic value. It would therefore allow two owners the privilege of waterfront property ownership at a more reasonable price.


3-8-12

1. Unit 4, Lena Cove Residential Condominium Apartments according to the Declaration beginning at Book 179, Page 539 dated May 8, 1981 and Plat #81-33 as amended by that certain Amendment to Declaration dated September 9, 1981, and recorded at Book 190, Page 753-754, Juneau Recording District, First Judicial District, State of Alaska.
2. Unit 3, Lena Cove Residential Condominium Apartments according to Declaration recorded May 14, 1981 in Book 179 at Page 573, as amended by instruments recorded January 8, 1982 in Book 190 at Page 753 and July 16, 1982 in Book 198 at Page 627, and Plat 81-33, Juneau Recording District, First Judicial District, State of Alaska, together with an undivided 57% interest in the common areas.



VICINITY MAP
TAKEN FROM U.S.G.S. SCALE 1" = 1/4 MILE

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT I, ALICE B. DEAN, OWNER IN FEE SIMPLE OF THE PROPERTY HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFICATES THE SAME FOR CONDOMINIUM PURPOSES THE PARKING AREAS, WALKS, STAIRS, BALCONIES, LOBBIES AND SERVICE AREAS ARE NOT DEDICATED TO THE PUBLIC GENERALLY BUT ARE SPECIFICALLY DEDICATED FOR THE EXCLUSIVE USE AND BENEFIT OF APARTMENT OWNERS AS EXAMINER AGENTS ACCORDING TO THE DECLARATION. THIS PLAT OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED UNDER BOOK 171 PAGES 581-513 OFFICE OF THE RECORDS, JUNEAU, ALASKA RECORDING DISTRICT, JUNEAU, ALASKA
Alice B. Dean
Debra P. Dean

JUNEAU RECORDING DISTRICT } 33
 STATE OF ALASKA }

ON THIS 5 DAY OF MAY 1981, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, RESIDING AT JUNEAU, ALASKA, IN SAID STATE, PERSONALLY ALICE B. DEAN, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE HERE-UNTO AFFIXED MY SIGNATURE AND OFFICIAL SEAL THE DAY MONTH AND YEAR IN THIS CERTIFICATE FIRST ABOVE AND THEREIN MENTIONED.

Alice B. Dean
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES
July 11, 1981



PART OF:
LENA COVE RESIDENTIAL CONDOMINIUM APARTMENTS
 LOT 51/B, LOT 51/A, AND A REACTION OF SE/4 SUNSHINE SUBDIVISION, WITHIN U.S.S. NO. 3267

J. W. DEAN
 PROFESSIONAL SURVEYOR
 R.R. # BOX 387, JUNEAU, AK. 99801
 DISTRICT LICENSE NO. 1000

UNIT	1	2	3	4
SQ. FT.	1257.29	1257.30	1257.29	1257.29
Volume	1447.8	1447.8	1447.8	1447.8
Number	272.5	272.5	272.5	272.5

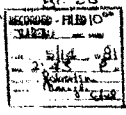
NOTES
 THE PROPERTY LINES AT EACH APARTMENT ARE THE INTERIOR SURFACES OF THE PERIMETRIC (AND INTERIOR STRUCTURAL) WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THROUGHOUT.
 AN APARTMENT DOES NOT INCLUDE BEARING WALLS AND OTHER STRUCTURAL COMPONENTS NECESSARY FOR THE SUPPORT AND MAINTENANCE OF THE BUILDING AREAS OUTSIDE THE BOUNDARIES OF SUCH APARTMENT, CENTRAL HEATING PIPES, DUCTS, FLEXIBLE CONDUITS, WIRES, PLUMBING AND OTHER UTILITY INSTALLATIONS WHEREVER LOCATED WITHIN THE APARTMENT.
 ALL APARTMENTS THE DIMENSIONS ARE MEAN THE BOUNDARY OF THE SUBDIVISION PROPERTY TO THE TO THE EXTERIOR SURFACE OF THE APARTMENT WALL.



DESCRIPTION
 LENA COVE CONDOMINIUM
 LOT 51/B, LOT 51/A, AND A REACTION OF SE/4, SUNSHINE SUBDIVISION WITHIN U.S. SURVEY NO. 3267

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLOT PLAN IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREON. THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, AND THE MOST ACCURATELY OBJECTS THE LAYOUT, APARTMENT NUMBERS AND DIVISIONS OF THE APARTMENTS AS BUILT. INTERIOR DIMENSIONS AND ELEVATIONS SHOWN ARE CORRECT WITHIN ONE INCH, AND AREAS SHOWN ARE CORRECT WITHIN ONE PERCENT AS OF

ENGINEER'S STATEMENT
 I HEREBY CERTIFY THAT THIS CONDOMINIUM SUBDIVISION SURVEY PLAT SUBSTANTIALLY CONFORMS TO THE STRUCTURAL DESIGN PREPARED BY MISSILET RAY, LENA COVE CONDOMINIUM SUBMITTED TO THE C-3 OF JUNEAU FOR A BUILDING PERMIT.



PLAT # 81-33

AS314 Real Property Inquiry
Last Update: CURRENT Property Information DATE: 05/12/10

PARCEL NUMBER:	8B3401020013	* ROAD/NR:	001
CURR OWNER:	CEDER_LENART_TRUST	* WATER AVAI:	001
C/O:		* WATER SYS:	000
MAIL ADDR:	17105 GLACIER_HWY	* SEWER AVAI:	002
CITY/STATE:	JUNEAU AK	* SEWER SYS:	000
STREET NAME:	GLACIER*HWY*****	HOUSE NUMBER:	17125*
LEGAL DESCRPTN:	LENA_COVE_CONDO_#3	LOT SIZE:	10471.00
PREV OWNER:	CEDAR_LEN & PATRICIA	* AREA UNIT:	001
LAST TRANSFER:	96/12 (YY/MM)	TOTAL SQFT:	2348
TAX YEAR:	2010	* USE CODE:	001
SITE VALUE:	155,800.00	* ZONING:	001
BLDG VALUE:	208,600.00	NO UNITS:	1
TOTAL VALUE:	364,400.00	YR BUILT:	1970
* EXEMPT CODE:	000	* STYLE:	004
EXMP TYPE 1:	0.00	BEDROOMS:	4
EXMP TYPE 2:	0.00	BATHS:	2.00
EXMP TOT:	0.00	TOT ROOMS:	11
		* ATTIC TYPE:	000
		* ATTIC SQFT:	0
		* GARAGE DESC:	000
		* GARAGE SQFT:	0
		BSMNT SQFT:	0

(En)Find (2/18)First/Last (4)Prior (5)Next (6/22)List/Search (7)Change Key
(8)Prev Yr (10)Inquiry (11)Names (13)Taxes (14)Utility (15)Print (16)Exit

WORKSTATION 255 - USER TLU - tlu

Wed May 12 16:14:12 2010

AS314

Real Property Inquiry
Property Information

Last Update: CURRENT

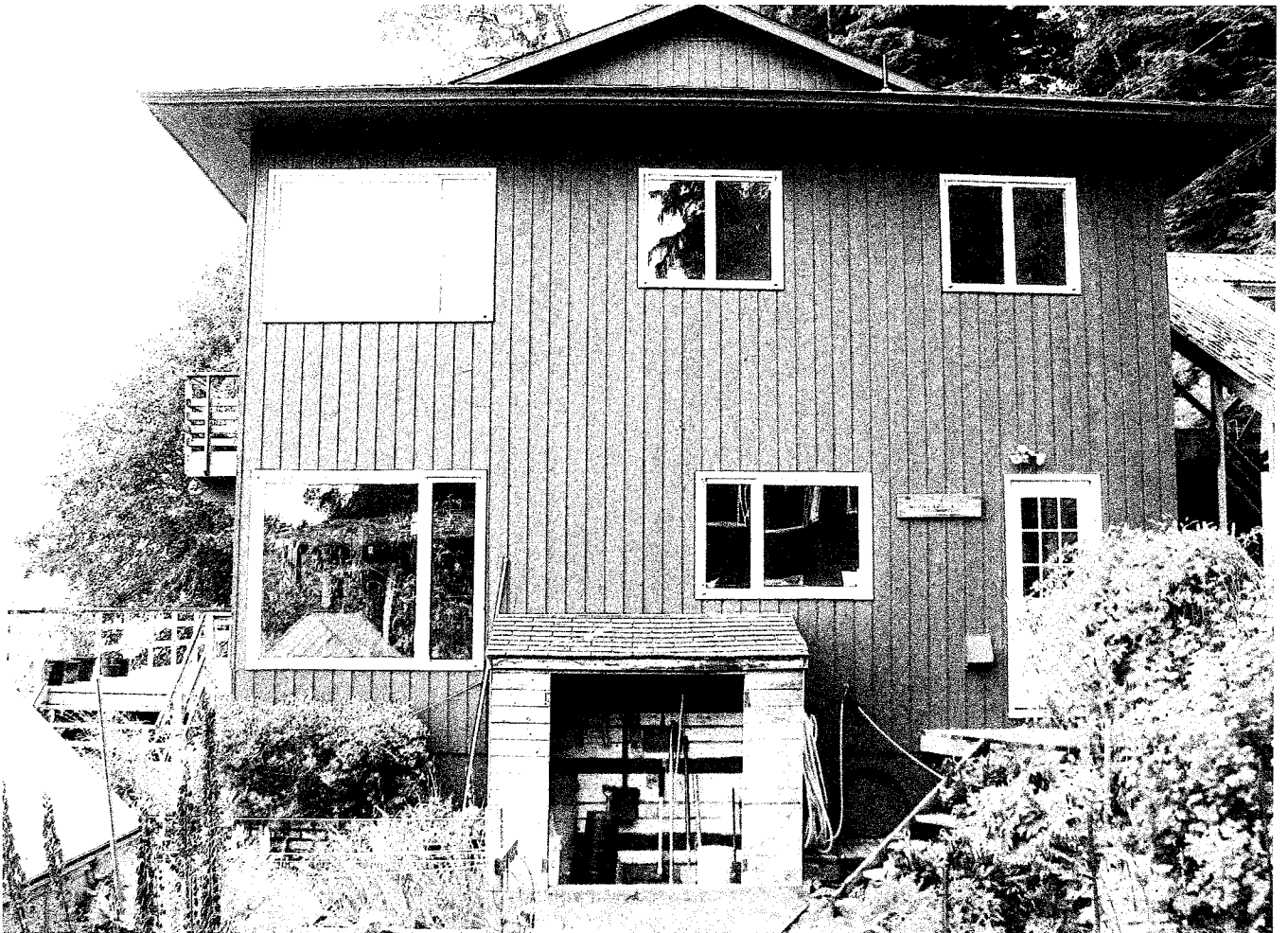
DATE: 05/12/10

PARCEL NUMBER:	8B3401020014	* ROAD/NR:	001
CURR OWNER:	CEDER_LENART_TRUST	* WATER AVAI:	001
C/O:		* WATER SYS:	000
MAIL ADDR:	17105 GLACIER HWY	* SEWER AVAI:	002
CITY/STATE:	JUNEAU AK	* SEWER SYS:	000
STREET NAME:	GLACIER*HWY*****	HOUSE NUMBER:	17105*
LEGAL DESCRPTN:	LENA_COVE_CONDO_#4	LOT SIZE:	0.00
PREV OWNER:	CEDAR_LEN & PATRICIA	* AREA UNIT:	000
LAST TRANSFER:	96/12 (YY/MM)	TOTAL SQFT:	2273
TAX YEAR:	2010	* USE CODE:	001
SITE VALUE:	155,800.00	* ZONING:	001
BLDG VALUE:	225,900.00	NO UNITS:	1
TOTAL VALUE:	381,700.00	YR BUILT:	1976
* EXEMPT CODE:	000	* STYLE:	004
EXMP TYPE 1:	0.00	BEDROOMS:	2
EXMP TYPE 2:	0.00	BATHS:	2.00
EXMP TOT:	0.00	TOT ROOMS:	5
		* ATTIC TYPE:	000
		* ATTIC SQFT:	0
		* GARAGE DESC:	000
		* GARAGE SQFT:	0

(En)Find (2/18)First/Last (4)Prior (5)Next (6/22)List/Search (7)Change Key
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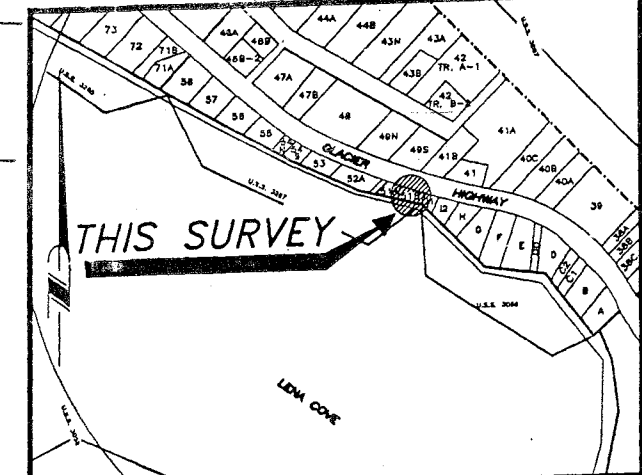
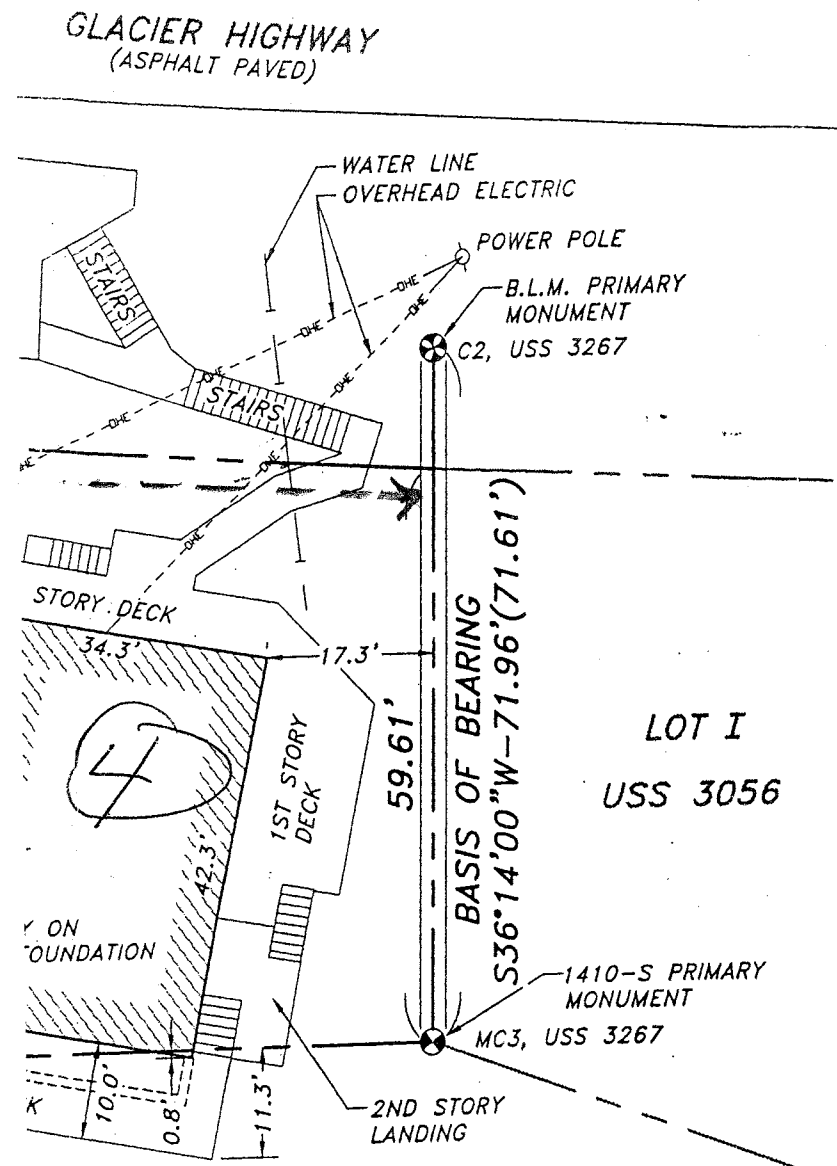
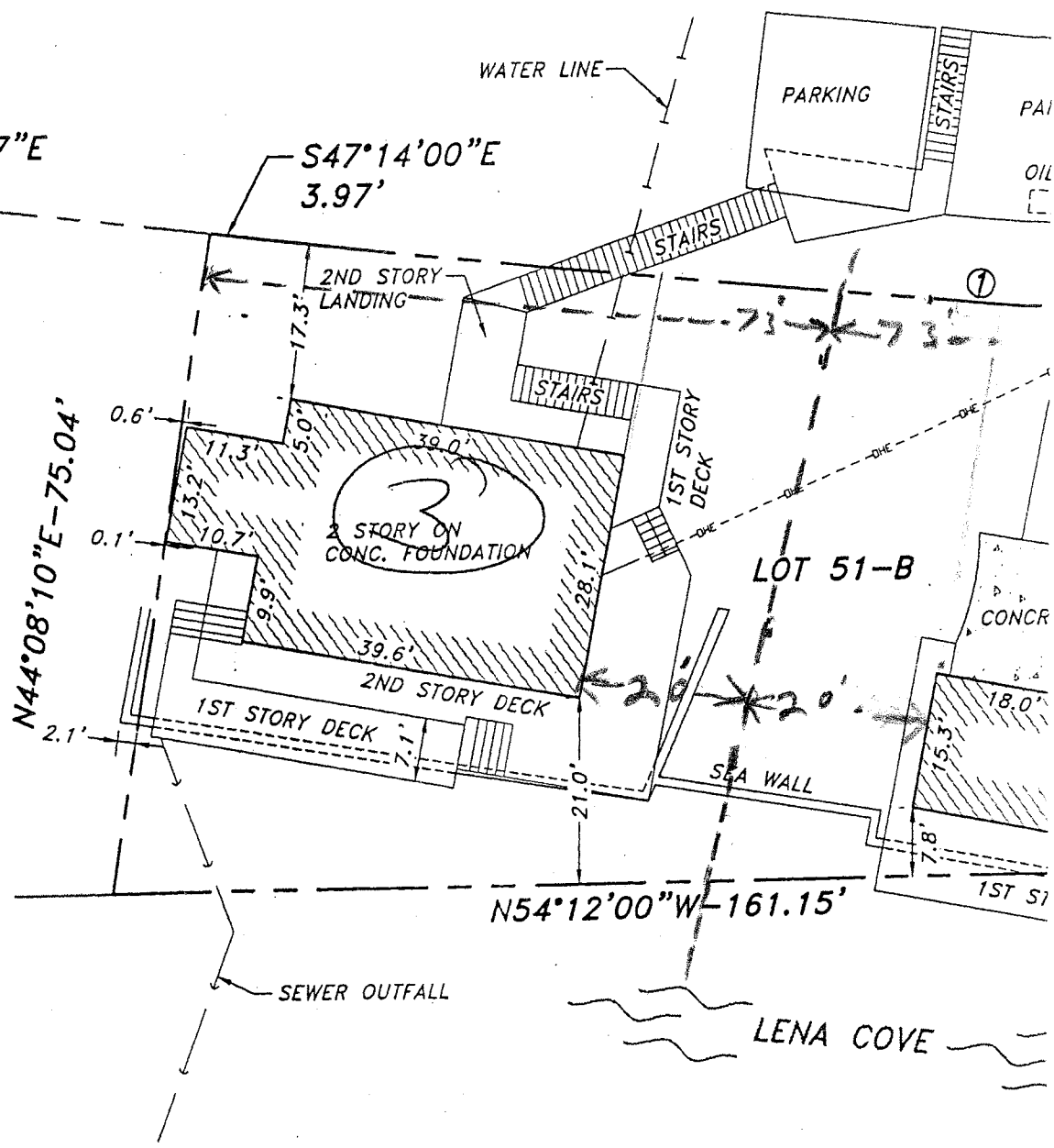








① CURVE DATA
 $\Delta = 02^{\circ}53'56''$
 $R = 2,914.79'$
 $L = 147.47'$
 $T = 73.75'$
 $CH = S48^{\circ}41'27''E$
 $147.46'$



VICINITY MAP

SOURCE: C.B.J. ALTAS
 SCALE: 1"=1000'±

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED PRIMARY MONUMENT FOR MC3, USS 3267 AND RECOVERED B.L.M. MONUMENT FOR C2, USS 3267, HAVING A RECORD BEARING OF S36°14'00"W.
- 2.) THE PLATS USED FOR THIS SURVEY WERE PLAT #538-SUNSHINE SUB. & PLAT #81-33 LENA COVE RESIDENTIAL CONDOMINIUMS ON FILE IN THE JUNEAU RECORDING DISTRICT.
- 3.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS, THUSLY; S28°36'45"W-674.21' (S28°37'00"W-673.89').
- 4.) DOMESTIC WATER IS PROVIDED BY CITY & BOROUGH OF JUNEAU PUBLIC UTILITIES AND SANITARY SEWER DISPOSAL IS PROVIDED BY AN ON LOT TREATMENT SYSTEM.

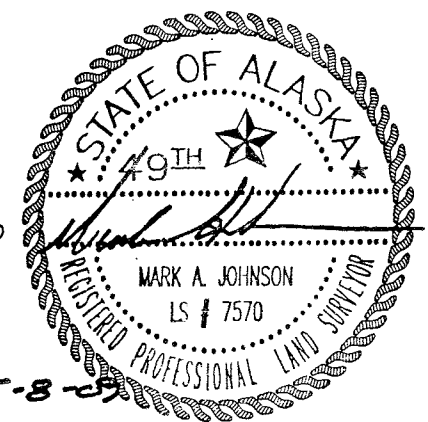
Lot to be split evenly

*Lot size = 10,471
 Proposed subdivision = halve lot into two*

NOTE:
 UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF LOT 51-B, U.S. SURVEY 3267, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN.

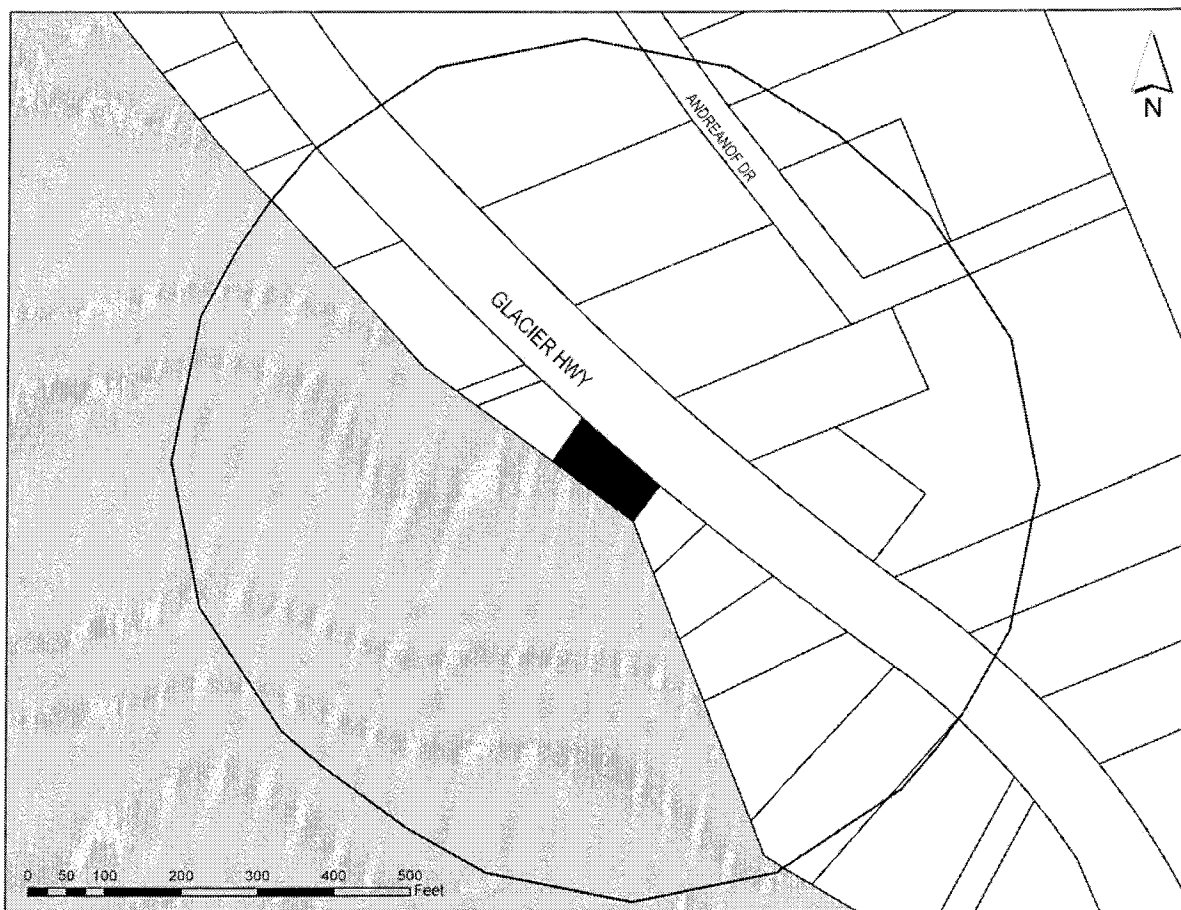


AN AS-BUILT SURVEY
 PLAT OF
LOT 51B
 WITHIN
U.S. SURVEY 3267
 CITY AND BOROUGH OF JUNEAU, ALASKA

DATE 4/24/2009	SCALE 1"= 20'	DRAWN BY M.L.L.	CHECKED BY C.C.	PROJECT NO. 091731	DRAWING NO. 1-1
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FIELD SURVEY DATE: 4-16-09

NOTICE OF PUBLIC HEARING



PROPOSAL: A Variance request to lot width, lot area, and lot coverage to allow for a minor subdivision.

<p>FILE NO: VAR2012 0005</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: May 22, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: CEDER REVOCABLE TRUST</p> <p>Owner(s): CEDER REVOCABLE TRUST</p> <p>Property PCN: 8B3401020013 8B3401020014</p> <p>Parcel Size: 0.24 acres</p> <p>Zoned: D1</p> <p>Site Address: 17105 GLACIER HWY 17125 GLACIER HWY</p> <p>Accessed via: GLACIER HWY</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact: Laura Boyce at 586-0753 or email at laura_boyce@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: May 9, 2012