

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: March 28, 2012
File No.: VAR2012 0003

Kent F. Crabtree
PO Box 241014
Douglas, AK 99824

Application For: A Variance request to reduce the street side yard setback from 13 feet to 7 feet for a new single family dwelling on a vacant lot.

Legal Description: Douglas Townsite Block 5 Lot 8

Property Address: 1st Street

Parcel Code No.: 2-D04-0-T05-007-0

Hearing Date: March 27, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings for the 'Alternate Scenario' as described in the attached memorandum dated March 21, 2012, and approved the Variance to be conducted as described in the 'Alternate Scenario' and with the following conditions:

1. Prior to Certificate of Occupancy an As-Built Survey shall be submitted showing the ground floor of the new single family dwelling no closer than 7 feet to the Bradley Street property line and eaves no closer than 4 feet 8 inches to the Bradley Street property line and the second and third floors of the new single family dwelling no closer than 10 feet to the Bradley Street property line and eaves no closer than 6 feet 8 inches to the Bradley Street property line. The As-Built Survey shall show that all other setbacks are met as required.
2. Prior to approval of the Foundation Setback Verification form a surveyor's statement of compliance shall include that the building's foundation is not closer than 5 feet to the fire hydrant in addition to all other setbacks being met.

Attachment: March 21, 2012, memorandum from Nicole Jones, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0003.

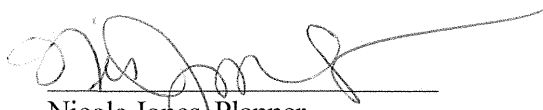
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

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).

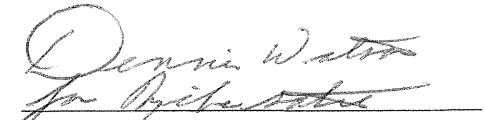
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Effective Date: The permit is effective upon approval by the Board, March 27, 2012
Expiration Date: The permit will expire 18 months after the effective date, or September 27, 2013, if no Building Permit has been issued and substantial construction 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.

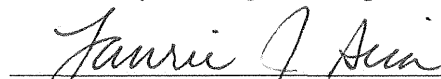
Project Planner:



Nicole Jones, Planner
Community Development Department



Mike Satre, Chair
Planning Commission



Filed With City Clerk

3/29/12

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.