

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: September 26, 2012
File No: VAR2012 0016

Kevin McDougall
PO Box 240714
Douglas, AK 99824

Application For: Kevin McDougall
Legal Description: Douglas Townsite Block 48 Lot 8
Property Address: 225 Saint Ann's Ave
Parcel Code No.: 2-D04-0-T48-020-0
Hearing Date: September 25, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 19, 2012, and **approved** the Variance to be conducted as described in the project description and project drawings submitted with the application, with the following conditions:

1. The applicant shall coordinate with the adjacent property owners to the east (305 Saint Ann's Avenue) to plant vegetation in the area directly east of the proposed addition. Vegetation shall be of sufficient species, density, and height at maturity to provide year-round screening of the roof and wall of the proposed addition from the adjacent property.
2. Prior to issuance of a Building Permit, a planting plan sufficient to meet the above described requirement must be approved by Community Development Department Staff.
3. Prior to issuance of a Certificate of Occupancy, 50% of the vegetation specified in the approved planting plan must be in place, or a bond for 50% of the cost of installation shall be secured. 50% of the required planting shall be completed within 2 years of the approval date of this variance.

Attachment: September 19, 2012, memorandum from Crystal Hitchings, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0016.

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 Commission, September 25, 2012
Expiration Date: The permit will expire 18 months after the effective date, or March 25, 2014, 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: Crystal Hitchings Dennis Watson
Crystal Hitchings, Planner Dennis Watson, Co Chair
Community Development Department Planning Commission
Beth M. Weeks 9/27/12
Filed With City Clerk Deputy Clerk 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.