

BOARD OF ADJUSTMENT

NOTICE OF DECISION

Date: October 25, 2012

File No.: VAR2012 0018

BSR Joint Venture
PO Box 210194
Auke Bay, AK 99821

Application For: Variance request to the minimum lot depth, width, and area for properties accessing a minor arterial.

Legal Description: Ferry Heights 2, Lots 1 and 2; Ferry Heights, fraction of Lot 2

Property Address: 13640, 13660, and 13680 Glacier Highway

Parcel Code No.: 4-B31-0-100-003-0, 004-0, and 005-0

Hearing Date: October 23, 2012

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


1. The subdivision plat shall include a note requiring that the five lots be accessed with a single, shared driveway only and that access to Glacier Highway via the individual lots will not be allowed.
2. Prior to final plat recording, the developer shall provide for a homeowner's association whose responsibility will be to ensure the property owners will provide for continued maintenance of the shared driveway.
3. Documents creating the homeowner's association shall be recorded concurrently with the final plat.
4. Provide a final grading and drainage plan for the proposed five-lot subdivision prior to final plat recording.
5. Fire apparatus access and turn-around must be provided, and shall be constructed to International Fire Code Standards prior to issuance of any Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).


Attachment: October 19, 2012, memorandum from Laura A. Boyce, AICP, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0018.

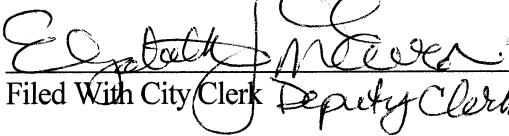
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

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, October 23, 2012
Expiration Date: The permit will expire 18 months after the effective date, or April 23, 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: 
Laura A. Boyce, AICP, Planner
Community Development Department


Michael Satre, Chair
Planning Commission

 10/25/2012
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.