

BOARD OF ADJUSTMENT

NOTICE OF DECISION

Date: October 17, 2012

File No: VAR2012 0020

Dennis & Sharon Early
17009 Towers Rd
Juneau, AK 99801

Application For: A variance request to reduce the front yard setback from 25' to 5' for a new 13' x 32' boat port, to be attached to a proposed garage.

Legal Description: Lena Point 2 Lot 8

Property Address: 17009 Towers Road

Parcel Code No.: 8-B33-0-101-008-0

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 17, 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. Prior to final inspection, an As-Built survey will be required to document that the boatport/garage meets the required 5 foot front yard setback.

Attachment: October 17, 2012 memorandum from Crystal Hitchings, Planner, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0020

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, 2012, 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
Crystal Hitchings, Planner
Community Development Department

Michael Satre
Michael Satre, Chair
Planning Commission

Crystal Hitchings
Filed With City Clerk Deputy Clerk

10/26/2012
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.