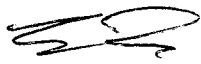


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: October 16, 2012

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: USE2012 0020

PROPOSAL: A Conditional Use permit for a second floor addition within the side yard setback.

GENERAL INFORMATION

Applicant: 917 Group

Property Owner: Alton SR Bypass Trust

Property Address: 917 Glacier Avenue

Legal Description: Lots 6 & Fraction 7 Block 225 Casey Shattuck

Parcel Code Number: 1-C06-0-C25-007-0

Site Size: 7,145 square feet

Comprehensive Plan Future Land Use Designation: General Commercial (GC)

Zoning: Light Commercial (LC)

Utilities: City Water & Sewer

Access: West Ninth Street & Glacier Highway

Existing Land Use: Residential, Retail & Restaurant

Surrounding Land Use: Northeast - LC; Single-Family Dwelling; W. Tenth St
Southwest - LC; Goldbelt Building; F Street
Southast - LC; Federal Building; W. Ninth St
NorthWest - LC; Juneau Softball Assoc. office; Glacier Hwy



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Project Plans

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit to expand the second story within a required side yard setback of the existing building containing Seong's Sushi Restaurant and CJ Enterprises in downtown Juneau.

According to the Land Use Code section shown below, a property owner may add a second story atop of a building that was permitted within a required yard setback:

CBJ § 49.25.430(4)(M) *Additional stories.*

The commission, through the conditional use permit process, may allow the addition of a second or third story atop or below an existing enclosed structure which projects into a required yard setback if the structure is either lawfully nonconforming or if a variance was previously granted for the structure. The commission may deny such request if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.

BACKGROUND

The neighborhood was platted and developed prior to zoning standards. Many properties do not conform to current standards. The subject building was constructed in 1951 prior to zoning regulations, and lies very close to many property lines. Under current zoning standards, the building encroaches into nearly all yard setbacks. This creates building challenges and limitations for expansions to meet the yard setbacks.

The property was recently purchased by the applicant and, as of the date of this memorandum, is currently renovating the entire building through Building permit no. BLD2012 522.

The following uses exist in the building:

- 1st Floor – Seong's Sushi Restaurant and CJ Enterprises (retail);
- 2nd Floor – One, 3-bedroom apartment.

Proposed changes under BLD2012 522:

- 1st Floor – Expand Seong's Sushi Restaurant, Reduce and halve CJ Enterprise retail space
- 2nd Floor – Expand second floor into 4 apartments (2, 2-bedroom and 2, 1-bedroom)

Except for the second-story addition in the side yard setback, all of the above proposed changes only require a Building permit.



Figure 1. Picture of subject building. Glacier Avenue is to the left and West Ninth Street is to the right side of the picture. Seong's Sushi Restaurant is shown on the ground floor.

As seen in Figure 1 above, the parking area is located along Glacier Highway and results in back-out parking onto Glacier Avenue. Back-out parking is unsafe and not allowed in the Land Use Code, but has occurred at this location before current parking standards. Along with the building renovation, all of the parking spaces will be relocated to the side alleyway. New planter boxes and benches will be constructed in place of the parking spaces. These can be seen in Figure 2 on the following page.

ANALYSIS

Project Site

As stated under Background, the site and building are being currently reconstructed. The adjacent properties have been developed with a mixture of uses. Northeast of the site lies the Public Employees Local 71 Building Association office, a single-family dwelling lies to the northwest, the Goldbelt Building to the southwest, and the Federal Building to the southeast. Heading further north lies the residential neighborhood of Casey Shattuck, while commercial uses line Glacier Avenue.

Project Design

The applicant's exterior design of the building is shown in Figure 2. As stated above under Background, only the second-story, northeast portion of the addition is the subject of the Conditional Use permit. By expanding this area to match the building's foot print, the side yard setback will not be met. This is shown on Sheet A201 of Attachment B. Staff notes that portions

of the existing second floor encroaches into the setback. Only the proposed northeastern corner requires a Conditional Use permit. The side property line is between the two buildings, as shown in Figure 3. The ground floor lawfully encroaches 6.5 feet into the 10-foot setback and the second floor would match it. The dimensions of the setback encroachment are 21' wide x 4' long = 84 square feet.

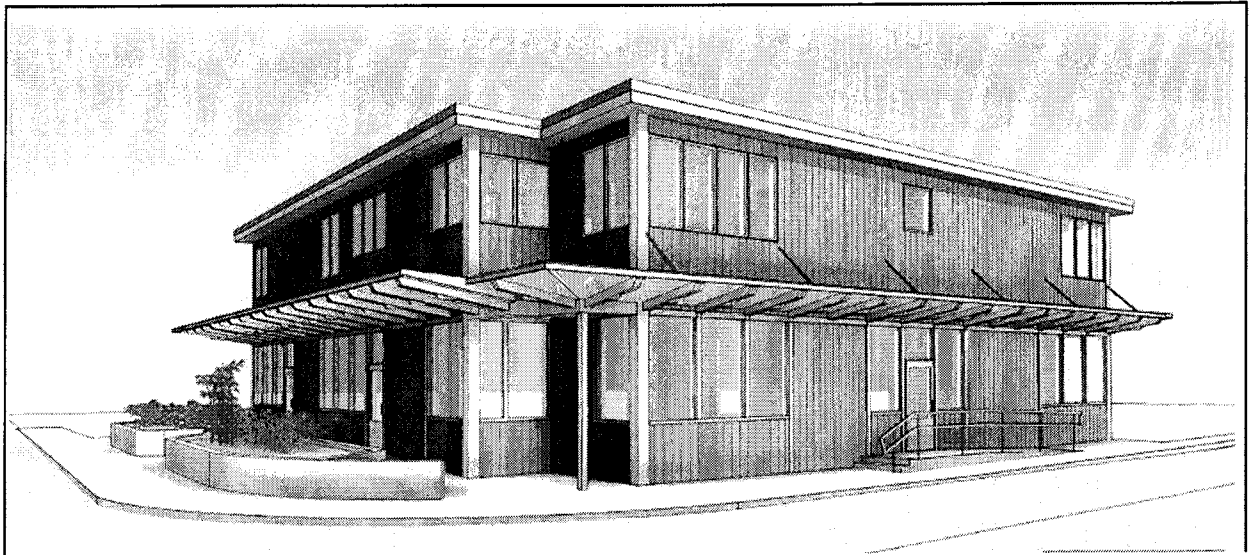


Figure 2. Drawing of the proposed building façade. Seong's Sushi Restaurant would remain on the right-side ground floor, two new commercial spaces would be created on the ground floor on the left side, and four new apartments would be created on the second floor.

The plans show new windows on the second floor within the side yard setback that will provide views of the Casey Shattuck neighborhood and Mt. Juneau. As seen in Figure 3, the closest building is the Public Employees office. This is a single-story building with windows along the same side property line. Due to the close distance between the two buildings and the second story of the subject building, a cavern effect is created and casts a shadow over the public employee's office building. This minimizes light and views from inside the ground floor windows. This cavern effect will likely continue with a denied Conditional Use permit because the second floor will be setback only 6.5 feet from the ground floor wall.

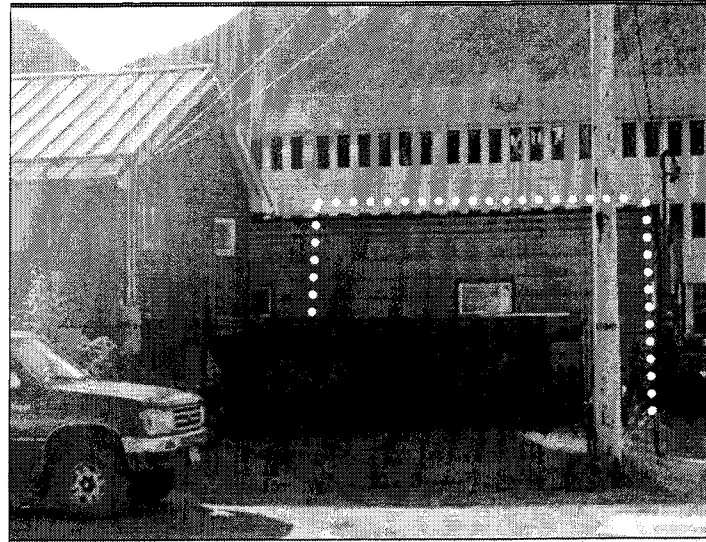


Figure 3. Left Picture: Looking southeast, the second floor of the subject building will be expanded toward the viewer. The building on the left is the Public Employees Local 71 Building Association office. The side property line runs between the two buildings. Right Picture: Looking southwest, the white dotted lines show the area of the existing building to be demolished for a new parking area.

Approximately 20 feet of the western section of CJ Enterprises will be removed to create new parking spaces. Sections A101 & A102 of Attachment B provide a comparison between existing and proposed plans. This section of the building is depicted in Figure 3 with a white dotted line. This will allow some light into the westerly-facing windows of the office building. Regardless of the Conditional Use permit, some light and view sheds enjoyed by the office building may be further minimized.

Staff contacted the Public Employees Local 71 Building Association office for comments on the project. They indicated that their windows closest to the side property line do not afford them significant views or sunlight; the western windows on the end of the building provide these elements. They were supportive of the new parking lot as it may improve access along the alleyway. They did not have any negative comments with the overall project.

If the subject Conditional Use permit is denied, the northeastern corner of the second-story will need to be setback back 6 feet to meet the setback. In doing so, the second-story area will create a notch around the roof of the ground floor. This will result in a smaller apartment living room, odd building angles, and inefficient use of building space.

Overall, the ground floor height of the subject building is taller than the highest windows of the

public employees office building and will continue to cast a shadow. Having the second-story sit back 6 feet to meet the setback may not make any significant difference in the movement of light and air between the two buildings. Demolishing part of the ground floor of the building for future parking will create more space for the movement of light and air to the western, end side of the office building.

If the proposal is approved, staff would ensure the second story addition within the setback does not encroach closer than 3.5 feet to the side property line by requiring a surveyor to confirm the distance prior to framing inspection. Staff recommends this as a condition of approval.

Traffic

The building is located at a very busy traffic intersection of Glacier Avenue and West Ninth Street. Glacier Avenue is a major thoroughfare in the downtown area, linking large employment centers, entertainment places, Egan Drive and the Juneau/Douglas bridge. West Ninth Street, on the other hand, is typically its busiest during rush hour with traffic going to/ from the Federal Building and Post Office. In addition to high car volume, high pedestrian and city bus traffic exists due to the nearby City Capital Transit bus transfer station.

Automobile and pedestrian volume will slightly increase with the new apartments on the second floor. Since the addition within the setback will only enlarge the living area of one apartment, traffic volume would not change.

Parking and Circulation

As stated under Background, parking currently exists along Glacier Highway and will be entirely relocated along the alleyway to the west side of the property and comply with parking standards. The second floor addition in the side yard setback will have no impact to the parking and circulation on site.

Noise

The addition in the setback will afford the corner apartment a larger living room. Noise levels from this apartment will likely be of a typical small residence. More noise volume is anticipated to be generated from the ground floor commercial uses and adjacent businesses.

Public Health or Safety

The Building permit for the entire renovation BLD2012 522 meets local Building code for public health and safety, which includes Fire Department review. The walls along the side lot line will be reconstructed with fire resistant material, as required by the Building code and enforced during the Building permitting process.

Habitat

There is no habitat regulated by the Land Use Code that will be affected with the second-story addition in the side yard setback.

Property Value or Neighborhood Harmony

As stated earlier, the closest building to the second floor addition is the Public Employees Local 71 Building Association office. They did not have any negative concerns about the project. Other developed properties in the area are more distant from the setback and will not be significantly affected.

Conformity with Adopted Plans

The project was reviewed against the Title 49, Land Use Code, and the 2008 Comprehensive Plan of the City & Borough of Juneau.

Comprehensive Plan

The policies stated below promotes building compact development in urban areas, use the land efficiently, and allow flexibility and creative solutions for development in the urban service areas as indicated in the policies below.

POLICY 3.2. IT IS THE POLICY OF THE CBJ TO PROMOTE COMPACT URBAN DEVELOPMENT WITHIN THE DESIGNATED URBAN SERVICE AREA TO ENSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND TO FACILITATE COST EFFECTIVE PROVISION OF COMMUNITY SERVICES AND FACILITIES WHILE BALANCING PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.

POLICY 10.2 IT IS THE POLICY OF THE CBJ TO ALLOW GREATER FLEXIBILITY AND A WIDER RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.

POLICY 10.3 IT IS THE POLICY OF THE CBJ TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

POLICY 10.4 IT IS THE POLICY OF THE CBJ TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

As stated earlier, the Public Employees office did not find the proposed addition in the side yard setback would result in the reduction of the movement of light, air or view sheds nor other negative impacts. There will not likely be any increase in automobile and pedestrian traffic from

the addition in the setback. Staff finds the proposal to be consistent with the policies of the 2008 Comprehensive Plan of the City & Borough of Juneau.

Title 49, Land Use Code

As stated above, the purpose of CBJ § 49.25.430(4)(M) is to determine if the addition in the side yard setback will result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts. These elements are very similar to the purpose of yard setbacks. The subject building and the adjacent office building are very close to each other, which is likely a result of the lack of zoning setback standards during their construction period. Though the second story addition meeting the side yard setback will further limit the movement of air and light, the adjoining neighbor does not find the addition within the setback disconcerting due to other unobstructed windows along the backside of the building.

Fire separation and protection is a critical issue with buildings located so close to each other. The wall along the first and second floors closest to the side lot line of the subject building will contain fire resistant material to minimize harm to and from the adjacent office building. This is required by the Building Code and ensured through the submitted Building permit and site inspections.

Staff finds the proposed addition within the side yard setback does not aggravate any of the elements stated in CBJ § 49.25.430(4)(M), nor the purpose of yard setbacks.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,

3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.430(4)(M) *Additional Stories*.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the October 12th and 22nd issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As stated earlier, the attached plans of the subject Conditional Use permit will be required to meet local building code. No other code issues pertain to the health or safety of the public. Therefore, the approval of this permit will not materially endanger the public's health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. As indicated in the report, buildings in the neighborhood were built prior to current zoning standards and were not held to current yard setbacks. The proposed second floor addition within the side yard setback will not be closer to the property line than the first floor wall. This will allow greater efficiency of building space and material.

The closest building to the side yard setback that would be affected the most is the Public Employees Local 71 Building Association office. They did not have any negative comments with the proposal. Other developed properties would not be affected by the subject side yard setback encroachment. Therefore, with staff's recommended condition, the proposal will not decrease the value of or be out of harmony with property in the

neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. As stated above, the Land Use Code establishes a determination through code section CBJ § 49.25.430(4)(M) of whether the development will result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts. The owner of the closest building does not find the addition within the setback will significantly reduce the movement of light, air or view sheds due to other existing unobstructed windows. Staff finds that the project will not aggravate the elements listed under CBJ § 49.25.430(4)(M).

The purposes of yard setbacks are similar to CBJ § 49.25.430(4)(M) and additionally include separation for fire protection. As stated earlier, the proposed renovation of the subject building will be required to have fire resistant material along the side property line closest to the office building. Therefore, with the recommended condition, the project meets the purpose of yard setbacks and complies with the Land Use Code.

The 2008 Comprehensive Plan promotes compact, high efficiency development in urban areas of the borough. The applicant's design of the second floor area encroaches into the side yard setback atop of an existing ground floor space. This will fully utilize the overall foot print of the building and increase the efficiency of the development. Staff finds the project to be consistent with the 2008 Comprehensive Plan of the City & Borough of Juneau.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Not Applicable. No policies of the Juneau Coastal Management Program pertain to the proposal.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a second floor within the side yard setback. The approval is subject to the following condition:

- 1) Prior to framing inspection of the northeastern, second-story addition, a surveyor shall confirm that the wall is no closer than 3.5 feet away from the side property line.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters) <u>917 Glades</u>	Case Number	Date Received
----------------	---	-------------	---------------

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment*** (AAP)
 ☐ Driveway in Right-of-Way (ADW)
- ☐ Use Listed in §49.25.300 (Table of Permissible Uses) (USE)
 ☒ upfill conditional use permit
49.25.430(4)(M)

Please list the Table of Permissible Uses Category: _____

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Portion of proposed second floor addition encroaches into required setbacks; upfill conditional use permit required to enclose this portion.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☐ NO
 ☒ YES - Case # BLD2012-0522
application

CURRENT USE OF LAND OR BUILDING(S):

Commercial & 3bd. residential - 1 unit.

PROPOSED USE OF LAND OR BUILDING(S):

Commercial & 2ea. 1bd & 2bd residential.

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 7145 square feet

Total Area of Existing Structure(s) 7002 square feet

Total Area of Proposed Structure(s) 9940 square feet

EXTERNAL LIGHTING:

- Existing to remain ☒ No ☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
- Proposed ☐ No ☒ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
- electrical sheets provided

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover | |

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.

ALLOWABLE/CONDITIONAL USE FEES - Class I

Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350</u>		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Pub. Not. Sign Fee	\$ <u>50</u>		
Pub. Not. Sign Deposit	\$ <u>100</u>		
Total Fee	\$ <u>500</u>	<u>108</u>	<u>08/31/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Allowable/Conditional Use Permit Application Instructions

Pre-Application Conference: A pre-application conference is required prior to submitting an application. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at Permits@ci.juneau.ak.us.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed Allowable/Conditional Use Permit Application and Development Permit Application form. The "land owner or lessee consent" signature and initials are mandatory on the Development Permit Application form.

Fees: The fee is dependent upon the class of the proposed use. Land Use fees generally range from \$300 to \$1,350. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

Project Description: A detailed letter or narrative describing the project.

Plans: All plans are to be drawn to scale and clearly show the items listed below:

- A. Site plan, floor plan and elevation views of existing and proposed structures
- B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
- C. Proposed traffic circulation within the site including access/egress points and traffic control devices
- D. Existing and proposed lighting (including cut sheets for each type of lighting)
- E. Existing and proposed vegetation with location, area, height and type of plantings
- F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Allowable/Conditional Use permitting process, all permit requests must be given proper public notice, which consists of the following:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site.

Applicant: Will post a sign on the site at least 14-days prior to the meeting. The sign shall be visible from a public right-of-way or where determined to be appropriate by the Department. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned by 4:30 p.m. on the Monday following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded. The applicant may make and erect their own sign. Please speak with the Community Development Department for more information.


INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

BUILDING PERMIT APPLICATION

Page 1 of 2

(Including Water, Sewer, Driveway, Grading, Mechanical, Plumbing, Electrical, and Building Safety Inspections)

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE)

Project No:	Project Name: (City Staff to assign name)	Case No:	Date Received:
CONTRACTOR/OWNER-BUILDER Alaska Commercial Contractors Mailing Address PO Box 32878 Juneau, AK 99803		Contact Person Doug Courtney FAX No.	Phone No. 500-9993 License Number
ARCHITECT / ENGINEER Paul Voelckers Mailing Address 1760 Capital View Ct. Douglas, AK 99824		Contact Person Paul Voelckers FAX No.	Phone No. 586-1371 License Number
PERMIT CLASS <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR/REMOD <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> PLUMBING <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> WOODSTOVE <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input checked="" type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> GRADING <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> BUILDING SAFETY <input type="checkbox"/> OTHER			
BUILDING TYPE <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other Mixed Use			
EXISTING DWELLING UNITS ON PROPERTY 1 NEW DWELLING UNITS THIS PROJECT 3 TOTAL EXISTING BUILDINGS ON PROPERTY 1			
DESCRIPTION OF WORK: Renovation of existing building to include demolition/remodel/upgrades to the first floor commercial spaces and addition of 3 new apartments to the second floor. Demolition of portion of first floor will relocate/improve parking and add landscaping. Upgrades will address ADA access.		VALUE: TYPE (ie: house, garage, deck, unfinished) New: 3 apartments 1,800 Sq. Ft. New: Sq. Ft. New: Sq. Ft. New: Sq. Ft. Cost of Remodeling: \$ 1,100,000 (if any)	
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction. Signature of Owner, Contractor or Authorized Agent:  Date: 9-27-2012			

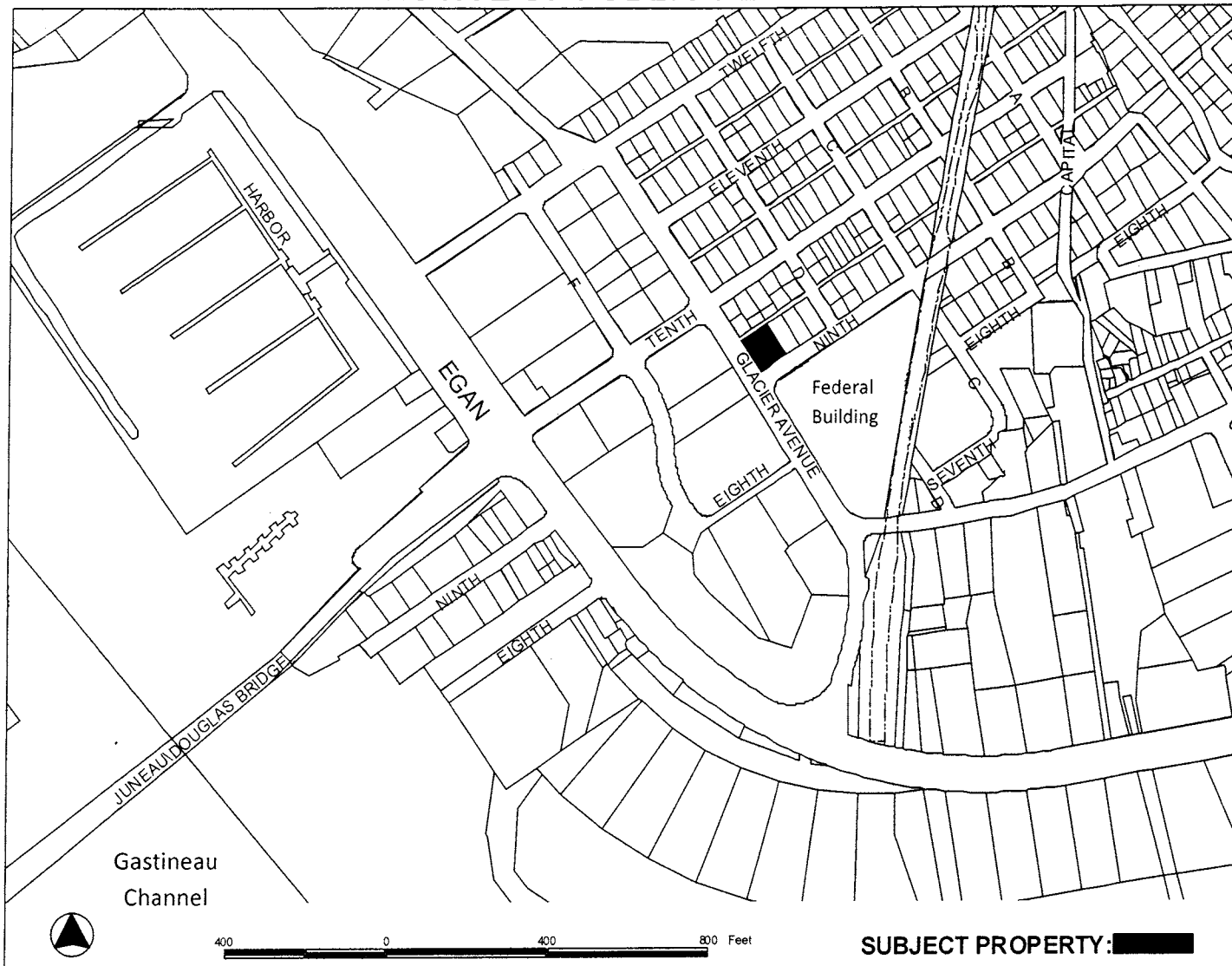
APPLICANT AREA

BUILDINGS Occupancy Class _____ Type of Construction _____ FCC Code _____ Permit Classification _____				BUILDING PERMIT FEES																									
<table border="1"><thead><tr><th>Occupancy</th><th>Square Feet</th><th>@ Rate</th><th>= Valuation</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>				Occupancy	Square Feet	@ Rate	= Valuation																					PLAN REVIEW FEES Building Plan Review \$ Grading Plan Review \$ Total Review Fees \$	
Occupancy	Square Feet	@ Rate	= Valuation																										
Bedrooms _____ Stories _____				PLAN REVIEW PAYMENT Date _____ Receipt No. _____ CK _____																									
LAND USE PARKING _____ FLOOD ELEV. _____ FIRM ZONE _____ FIRM MAP _____ LAND USE PERMITS: Case Number _____ Case Number _____ Case Number _____ Case Number _____		ENGINEERING/PUBLIC WORKS CITY WATER Units: _____ Case No: _____ Service - Size _____ Fire Line - Size _____ Metered _____ Extended Pay # _____ CITY SEWER Units: _____ Case No: _____ BOND Case No: _____ OTHER Case No: _____ ADEC On-site Water No _____ Date _____ ADEC On-site Sewer No _____ Date _____		PLAN REVIEW APPROVALS Initials Date Fire _____ Zoning _____ Engineering _____ Water _____ Sewer _____ Architectural _____ Structural _____ Plumbing _____ Mechanical _____ Electrical _____ Access _____ Special Inspection Form _____																									
Water Connection Permits I hereby acknowledge receipt of a _____ inch meter yoke. X _____ Date: _____		APPROVED FOR ISSUANCE Signature _____ Date _____		PERMIT ISSUANCE FEES Adjusted Plan Review Fee \$ Fast Track Fee \$ Early Start Fee \$ Building Permit Fee \$ Water Assessment Fee \$ Water Inspection Fee \$ Sewer Assessment Fee \$ Sewer Inspection Fee \$ Grading Permit Fee \$ Driveway Permit Fee \$ Bond for \$ Other \$ Total Issuance Fees \$																									
				PERMIT ISSUANCE PAYMENTS Date _____ Rcpt _____ Ck _____ \$ Date _____ Rcpt _____ Ck _____ \$ Date _____ Rcpt _____ Ck _____ \$ Date _____ Rcpt _____ Ck _____ \$																									

STAFF AREA

CONDITIONS AND HOLDS ON PERMIT:

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use permit to allow a second floor addition to encroach into the side yard setback - CBJ 49.25.430 (4) (M)

FILE NO: USE2012 0020	APPLICANT: 917 GROUP
TO: Adjacent Property Owners	Property PCN: 1-C06-0-C25-007-0
HEARING DATE: Oct 23, 2012	Size: 7,145 SQ FT
HEARING TIME: 7:00PM	Zoned: LIGHT COMMERCIAL
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Owner: VOELKERS-WYATT PROPERTIES LLC
	Site Address: 740 W NINTH ST
	Accessed via: GLACIER AVENUE

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 Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764



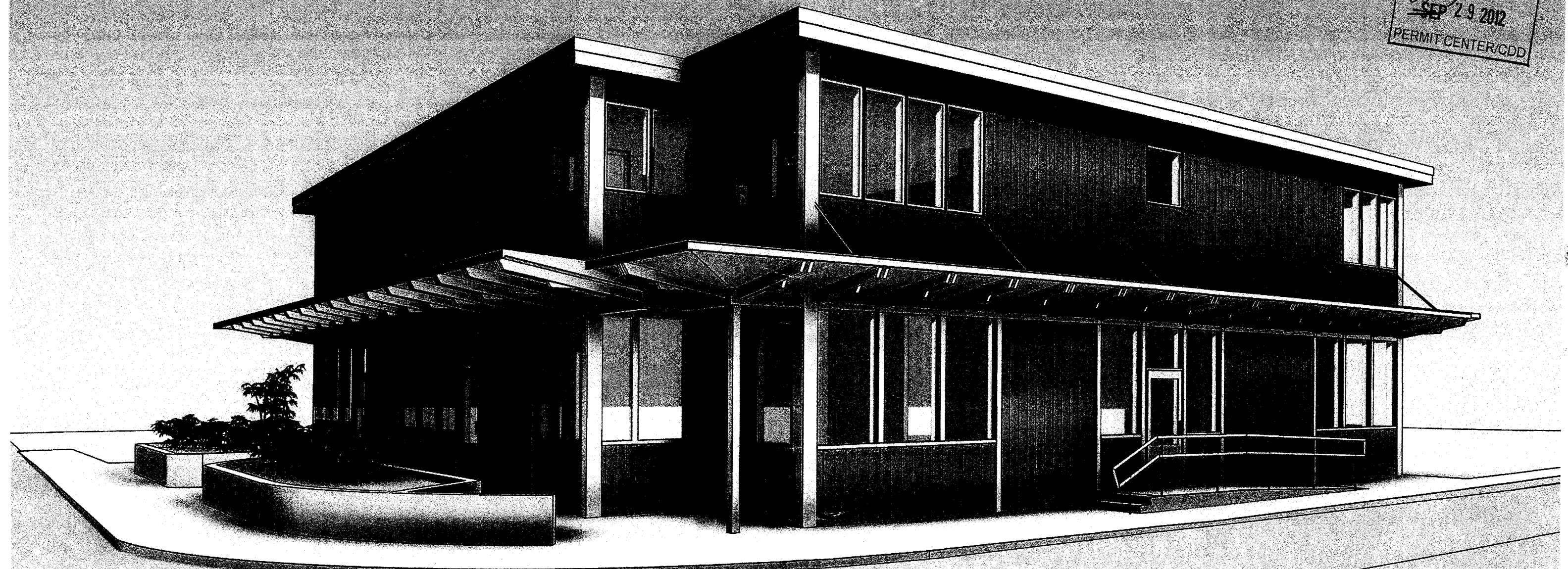
917 GLACIER AVE
VICINITY MAP

BUD12-522

917 Glacier Avenue Renovations

INTAKE REVIEW	
Gen Eng.	ARC
POC	ESF
IOC	CRF
Tech.	RL

RECEIVED
8/29
SEP 29 2012
PERMIT CENTER/CDD



August 22, 2012

917
GROUP
PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

ATTACHMENT B

PLANNING AND CODE STUDY

Property and Location: Lot 6 and 7, Block 225, Casey Shattuck Addition.
Book 464, Page 042
Juneau Recording District

Building Uses: The current LC uses will be maintained, with commercial use at the first floor, including Seong's restaurant. The second floor will retain and expand the apartment use.

Project Description: This project will alter the configuration of the current building and add construction to build out the partial second story. Key project steps are as follows:

- Actions and Approvals:

- ## BUILDING CODE ANALYSIS

Chapter 3: Occupancy.

2nd Floor: Residential apartments, R-2. Two units at one-bedroom, two units at two-bedroom.

Per table 503, and using typical construction as Type V-B:

The entire building will be evaluated as a single occupancy type. A2 at 6,000 sq.ft. and one story will govern as most restrictive case.

Per 506.3, with an automatic sprinkler system, the maximum area per table 503 is doubled.

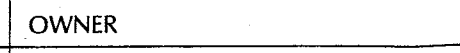
Per the above, the allowable building area is 24,000 sq.ft., and two stories. Actual area is 7,940 sq.ft.

Per table 601, Type V-B has no rating requirement for any structural or framing element.

Occupancy calculation:

Total Occupants, both floors: 103

--



STRUCTURAL ENGINEER

PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A001

11 X 17 SHEET
IS HALF SCALE



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JAMES VOELCKERS
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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

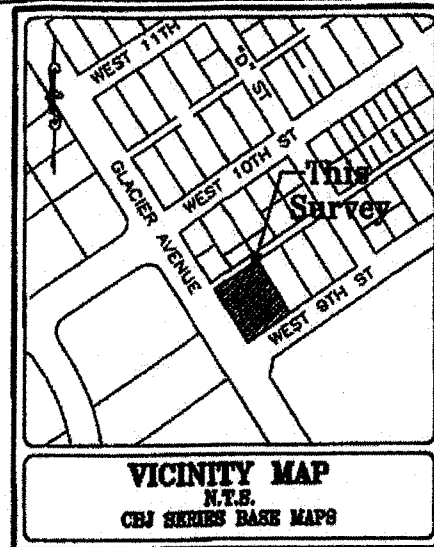
Juneau, AK, 99801

SHEET TITLE:
SITE PLAN
SURVEY

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A100



ADDITION

LEGEND

- Found brass cap centerline monument in well case.
- Electrical service location
- Power Pole

NOTES

- All distances are measured in U.S. Feet.
- Subject to easements and restrictions of record.
- Boundary dimensions are based on record information from official plat of The CASEY SHATTUCK ADDITION to THE TOWNSITE OF JUNEAU, on file in the Office of the Recorder, Juneau Recording District, Juneau, Alaska.
- Water and sewer provided by CBJ Public Utilities.
- Information shown on Plat No. STP-000S(149) by DOT/PF conflicts directly with the record plat of CASEY SHATTUCK ADDITION. The easement as shown is a best fit of information by DOT/PF rotated to the basis of bearing shown.

BASIS OF BEARING

The Basis of Bearing for this plat is the found bearing of N56°48'25" (N56°48'E) between centerline monuments found at the intersection of 12th St. and D St. and the intersection of 12th St. and A St. with coordinate positions as noted.

AS BUILT PLAT OF
LOT 6 & 7, BLOCK 225
CASEY SHATTUCK ADDITION
BOOK 464, PAGE 042
Juneau Recording District, Juneau, Alaska

TONER-NORDLING & ASSOCIATES INC
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

SCALE: 1" = 20' DATE: Apr 1998 PROJECT NO: 98-3420 FILE NO: C-628(C-3) SHEET NO: 1 OF 1

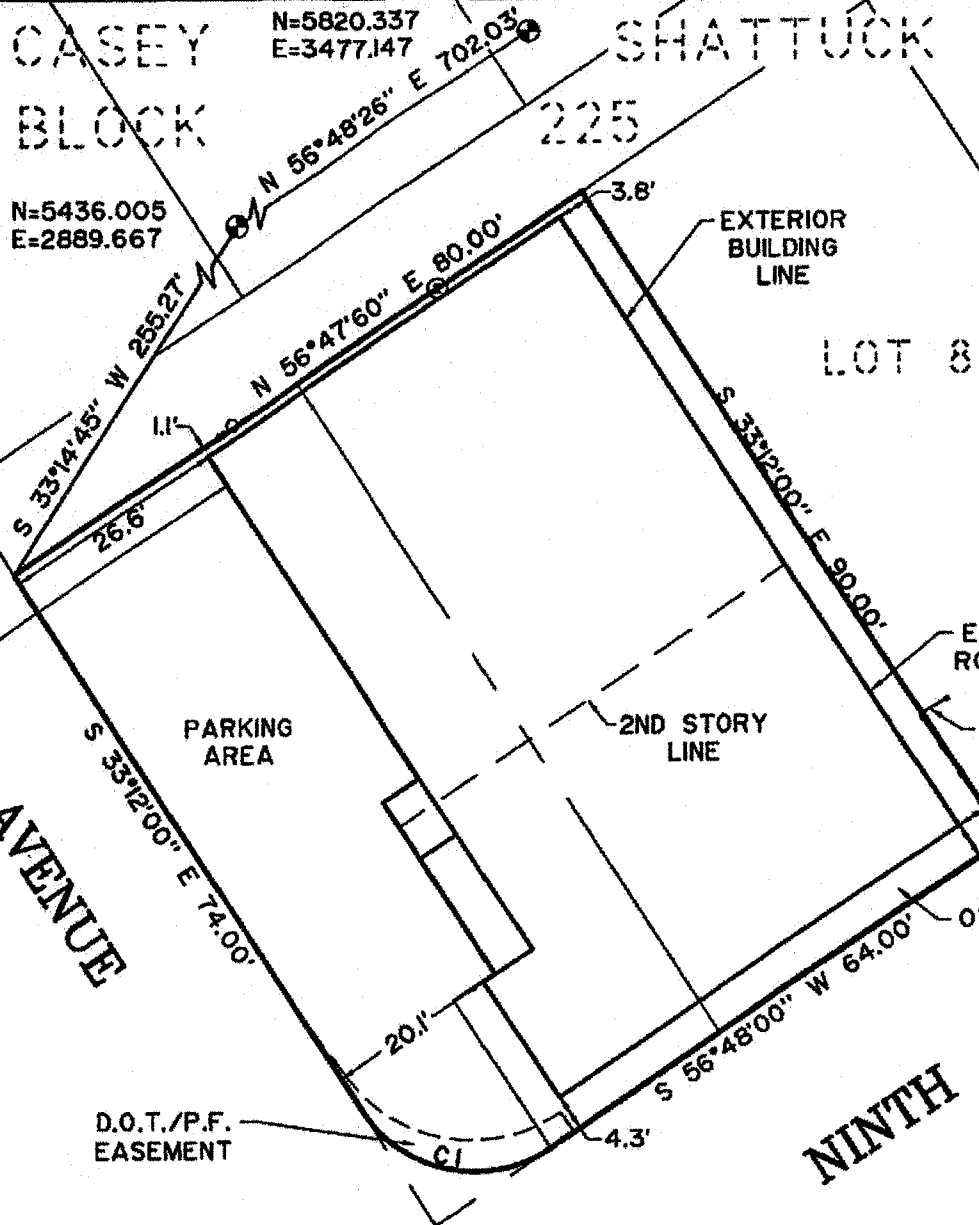


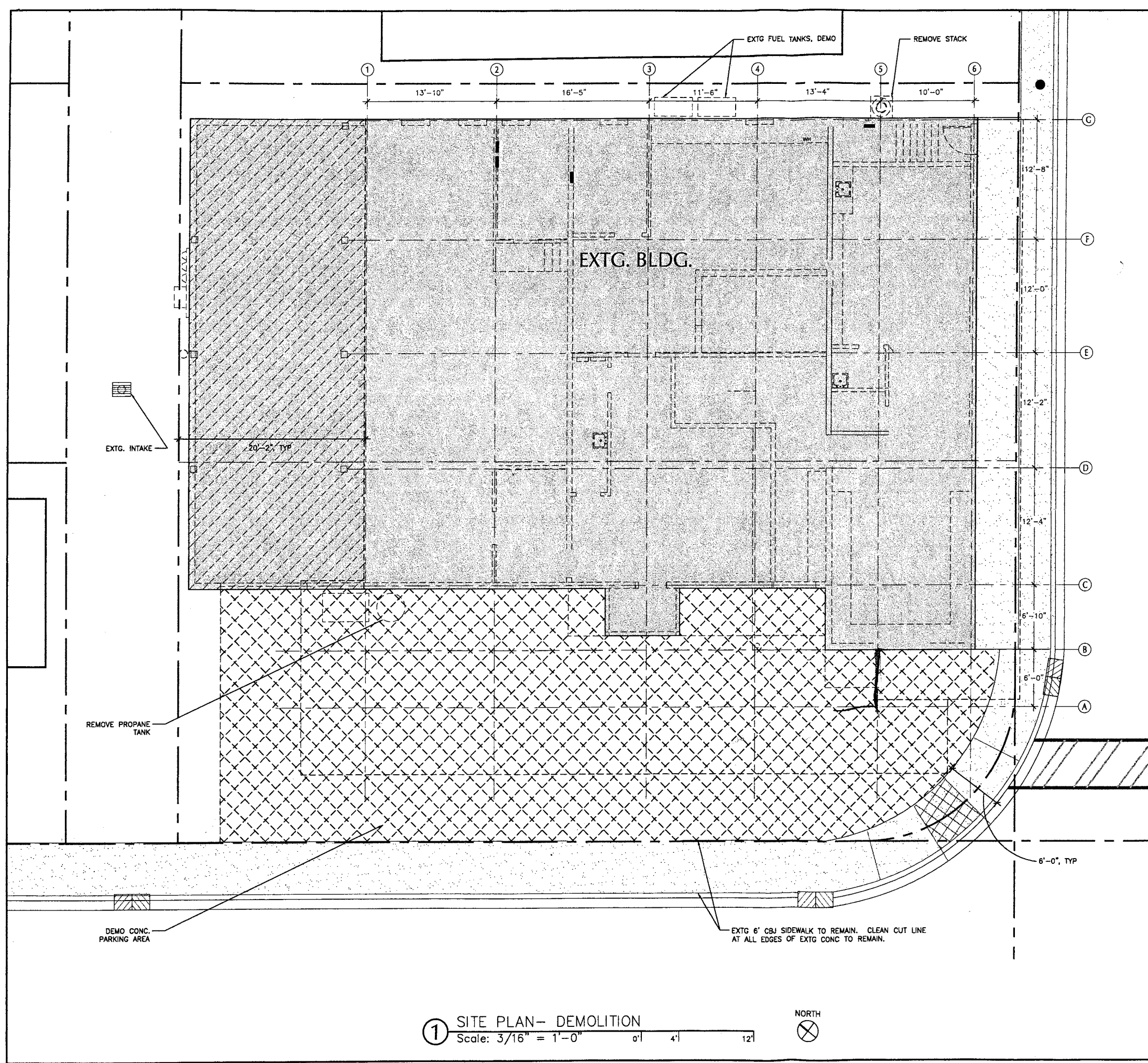
CERTIFICATE OF REGISTERED LAND SURVEYOR

I hereby certify that I am a Registered Land Surveyor licensed to practice land surveying in the State of Alaska and that this plat represents a survey made by me or under my direct supervision of the following described property:
Lots 6 and 7, Block 218, Casey Shattuck Addition,
and that all walks, roads, improvements, encroachments and overlaps are shown correctly to the best of my knowledge.

Date April 02, 1998

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING & DISTANCE
CI	25.13	90°00'00"	16.00	N 78°12'00" W 22.63

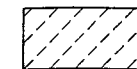




SHEET NOTES:

1 XYZ

KEY:

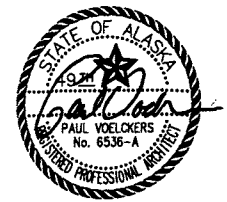


EXTG. BUILDING, DEMO



EXTG. CONCRETE PAVING, DEMO

1 SITE PLAN- DEMOLITION
Scale: 3/16" = 1'-0"



PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

SHEET TITLE:

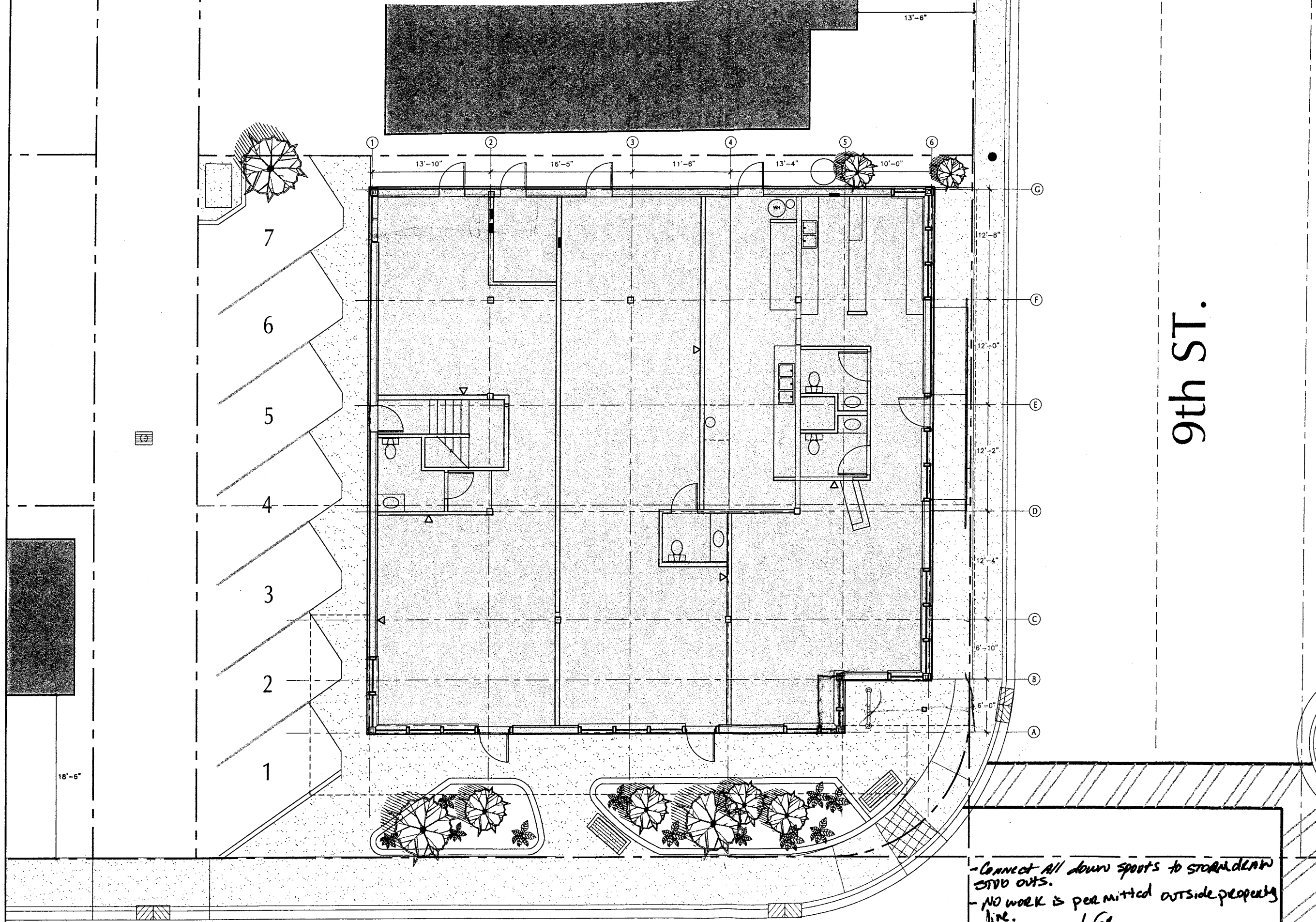
SITE PLAN,
DEMOLITION

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A101

11 X 17 SHEET
IS HALF SCALE



1 SITE PLAN
Scale: 3/16" = 1'-0"

- Connect All down spouts to storm drain
STUD OUTS.
- NO WORK IS PERMITTED OUTSIDE PROPERTY
LINE.
Approved for
EWS 9/10/12

1/4" X 1/4" SHEET
1/2" HALF SCALE



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MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

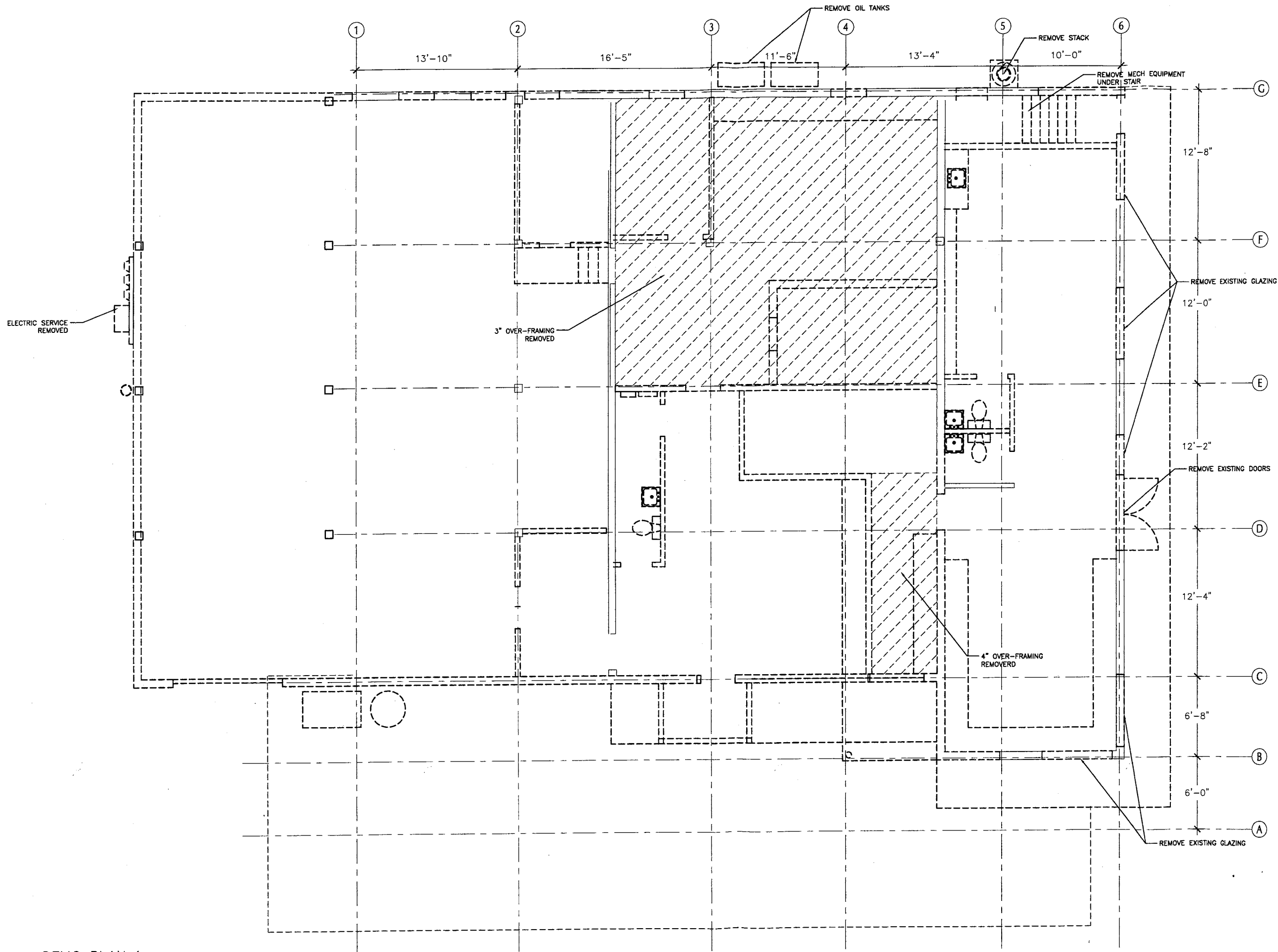
Juneau, AK, 99801

SHEET TITLE:
SITE PLAN

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A102



1 DEMO PLAN 1
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE



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MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

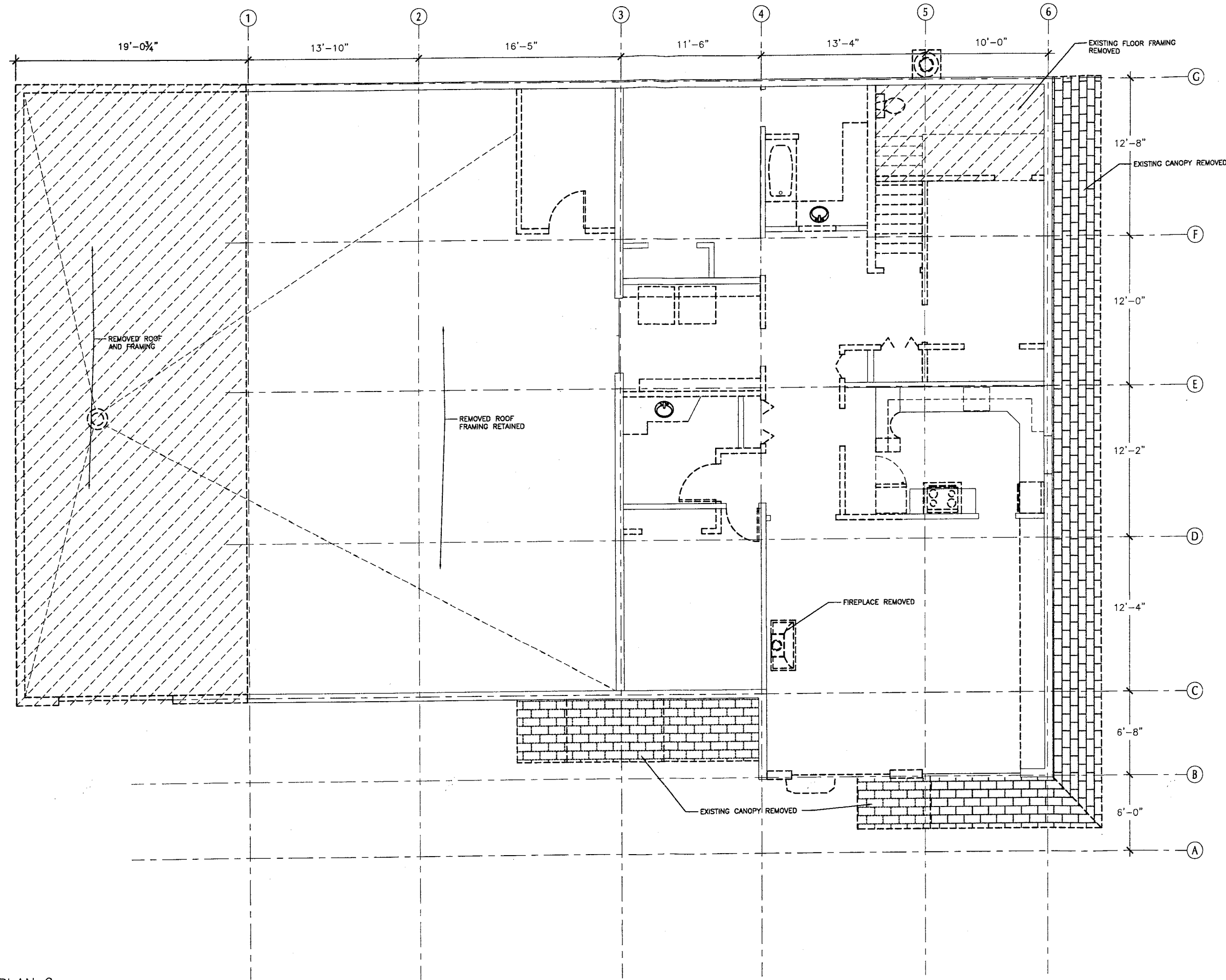
917
GROUP

CONSTRUCTION DOCUMENTS
917 Glacier Ave Renovation
Juneau, AK, 99801

SHEET TITLE:
DEMO PLAN 1

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.
A151



1 DEMO PLAN 2
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE



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JAMES VOELCKERS
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CONSTRUCTION DOCUMENTS

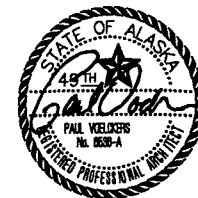
917 Glacier Ave Renovation

Juneau, AK, 99801

SHEET TITLE:
DEMO PLAN 2

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.
A152



PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

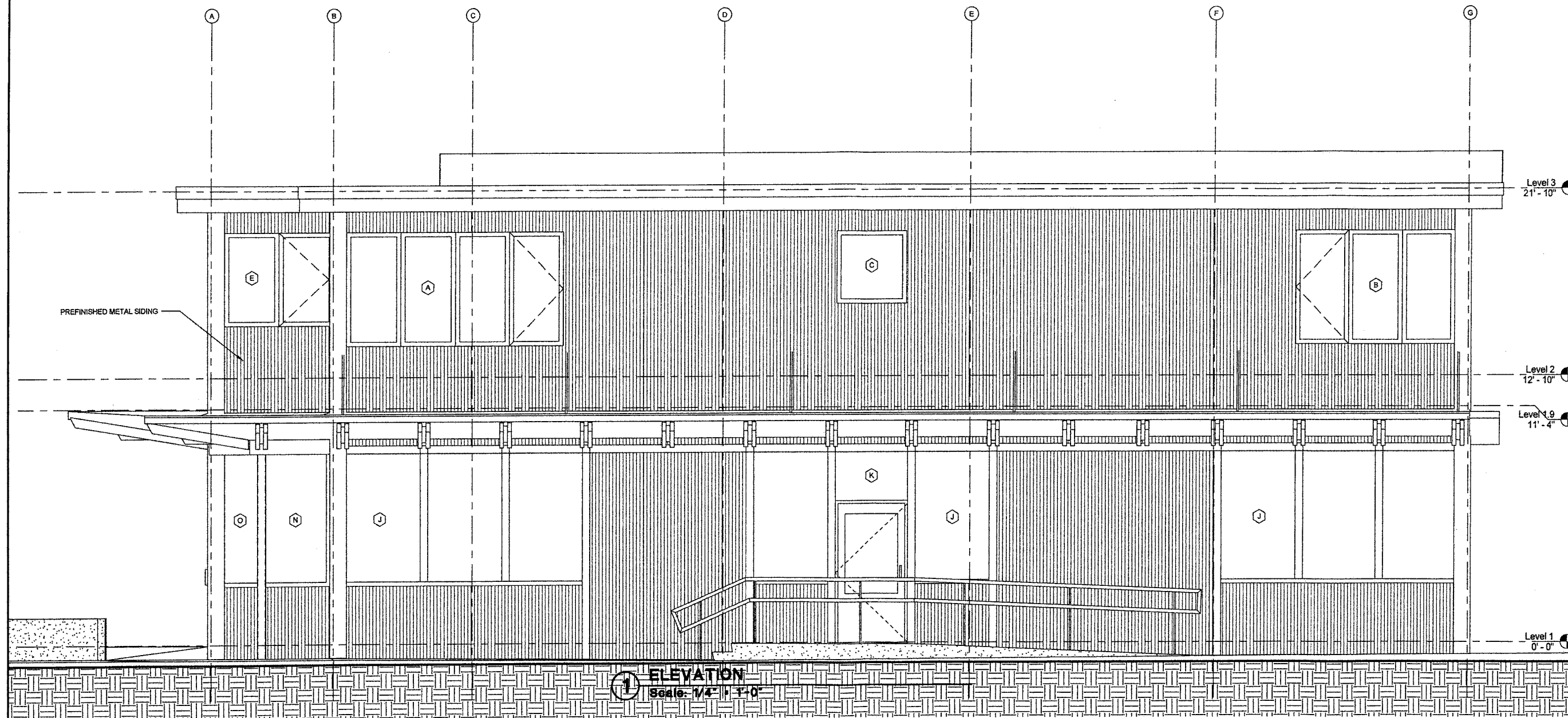
Juneau, AK, 99801

SHEET TITLE:
GLACIER AVE
ELEVATION

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

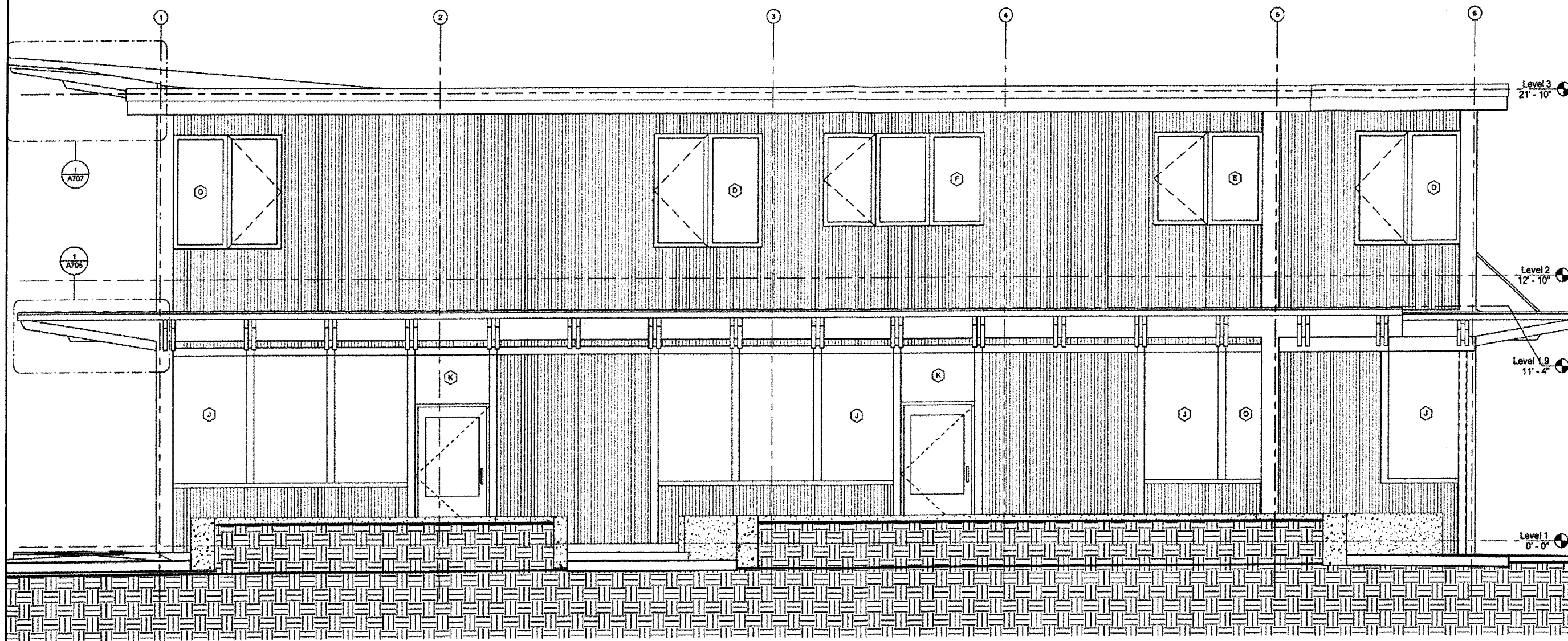
A400



① 9TH STREET ELEVATION
3/8" = 1'-0"

① ELEVATION
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE



1 GLACIER AVENUE ELEVATION
3/8" = 1'-0"

1 ELEVATION
Scale: 1/4" = 1'-0"



PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

SHEET TITLE:
9TH ST.
ELEVATION

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A401

11 X 17 SHEET
IS HALF SCALE



PAUL VOELCKERS
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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

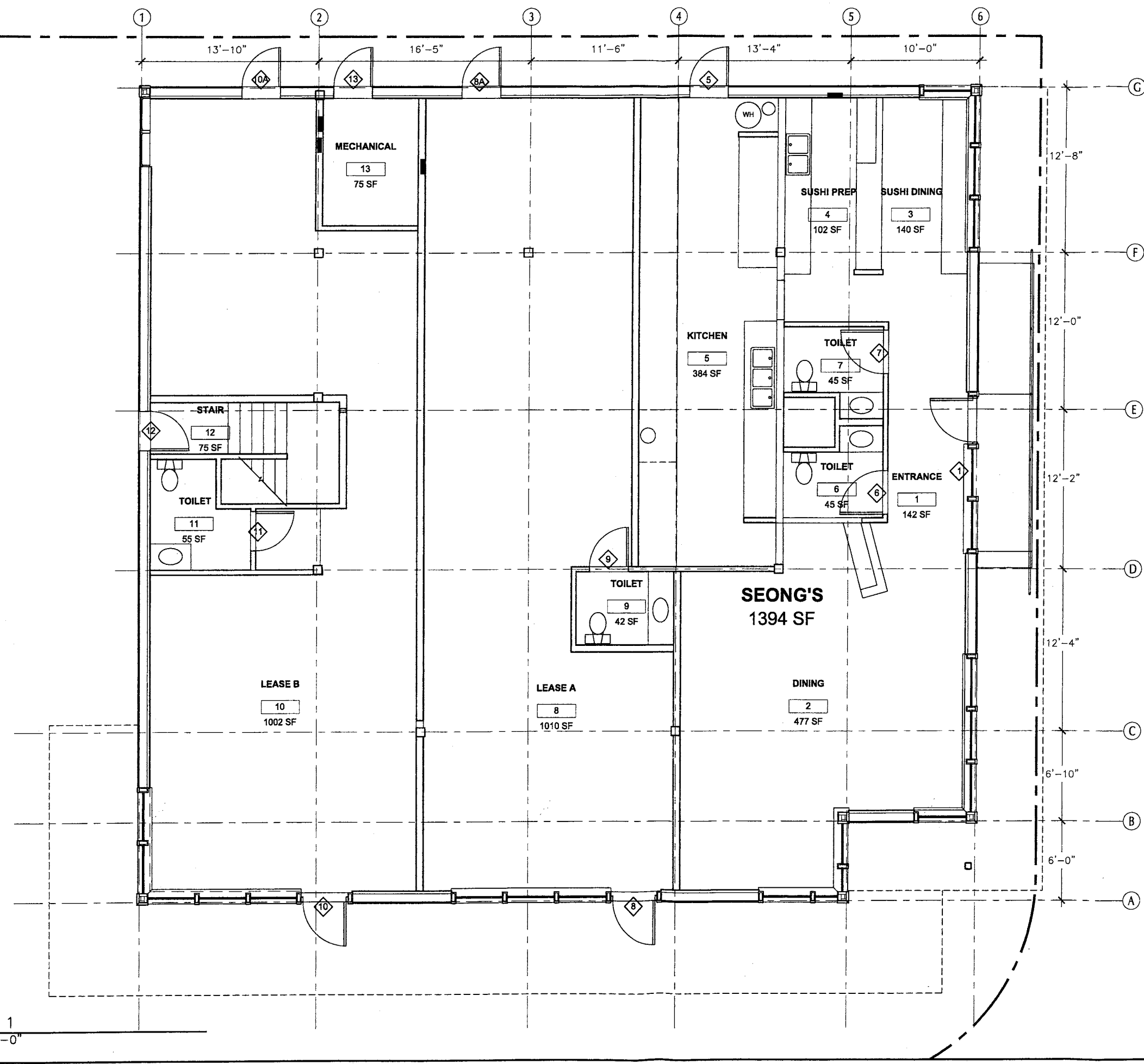
SHEET TITLE:
FLOOR PLAN 1

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

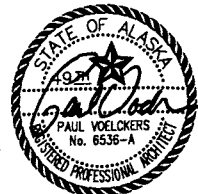
SHEET NO.

A200

11 X 17 SHEET
IS HALF SCALE



FLOOR PLAN 1
Scale: 1/4" = 1'-0"



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JAMES VOELCKERS
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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

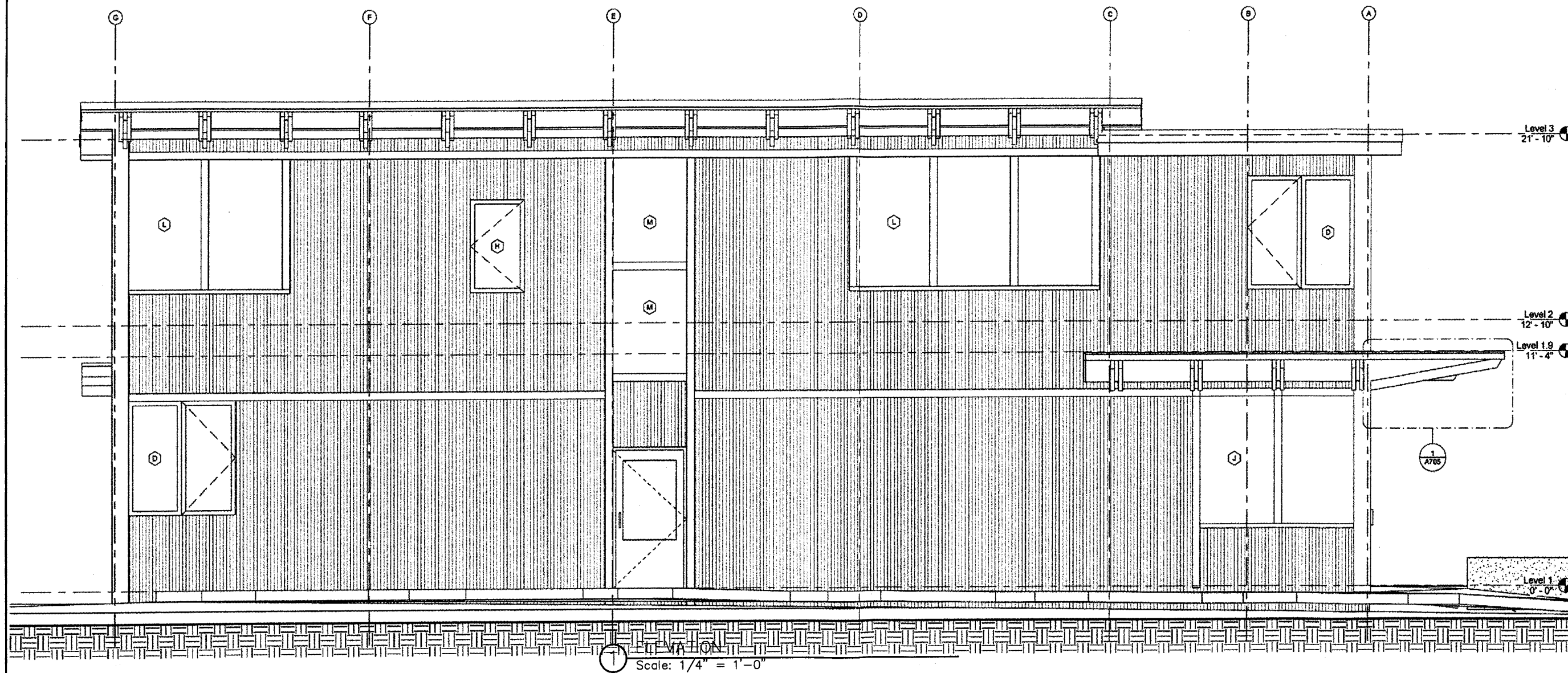
Juneau, AK, 99801

SHEET TITLE:
NW (ALLEY)
ELEVATION

DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A402



① NW (ALLEY) ELEVATION
3/8" = 1'-0"

11 X 17 SHEET
IS HALF SCALE

RECEIVED
SEP 20 2012
PERMIT CENTER/CD



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JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

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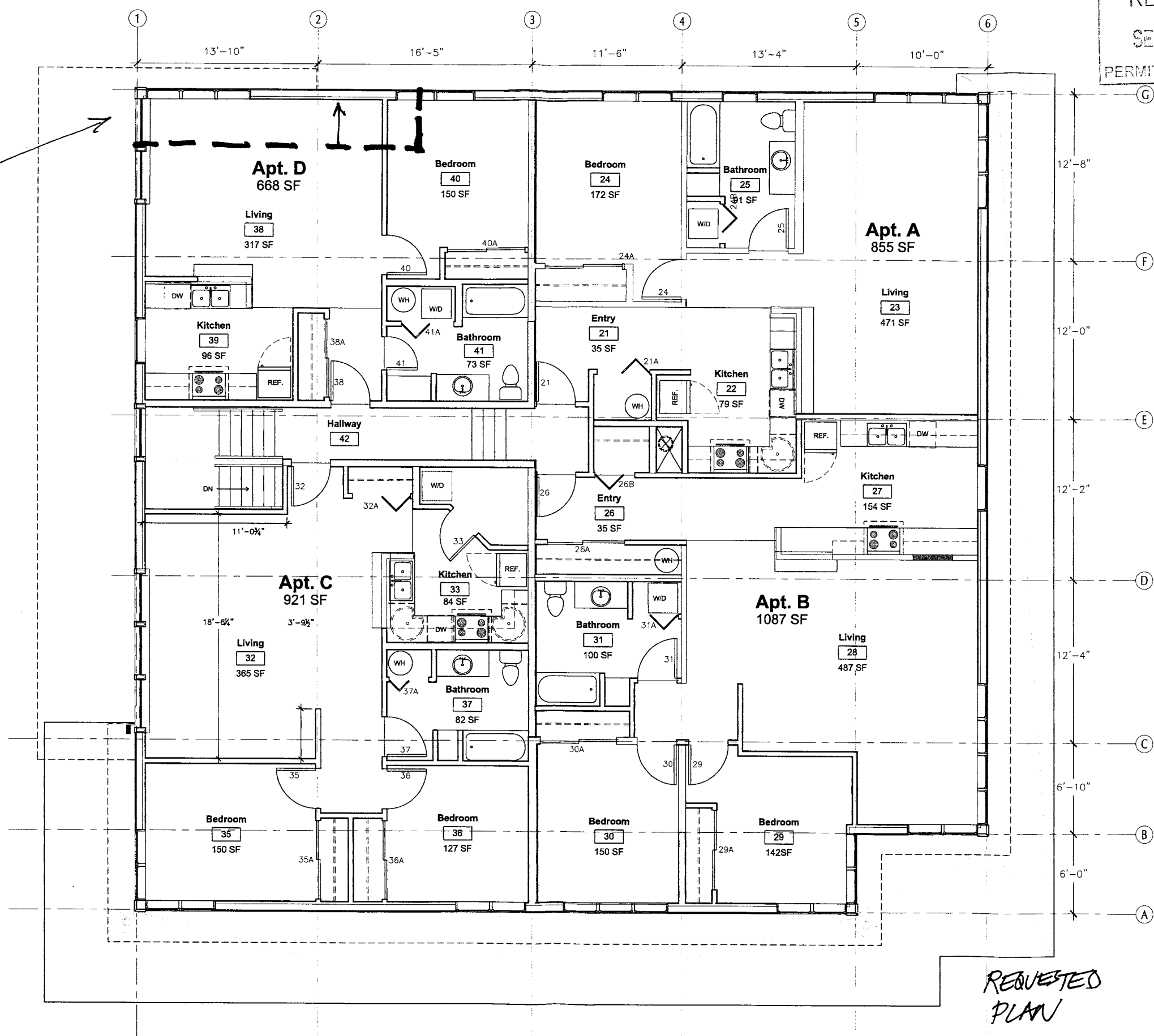
Juneau, AK, 99801

SHEET TITLE:
FLOOR PLAN 2

DATE: SEPT 23, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.
A201

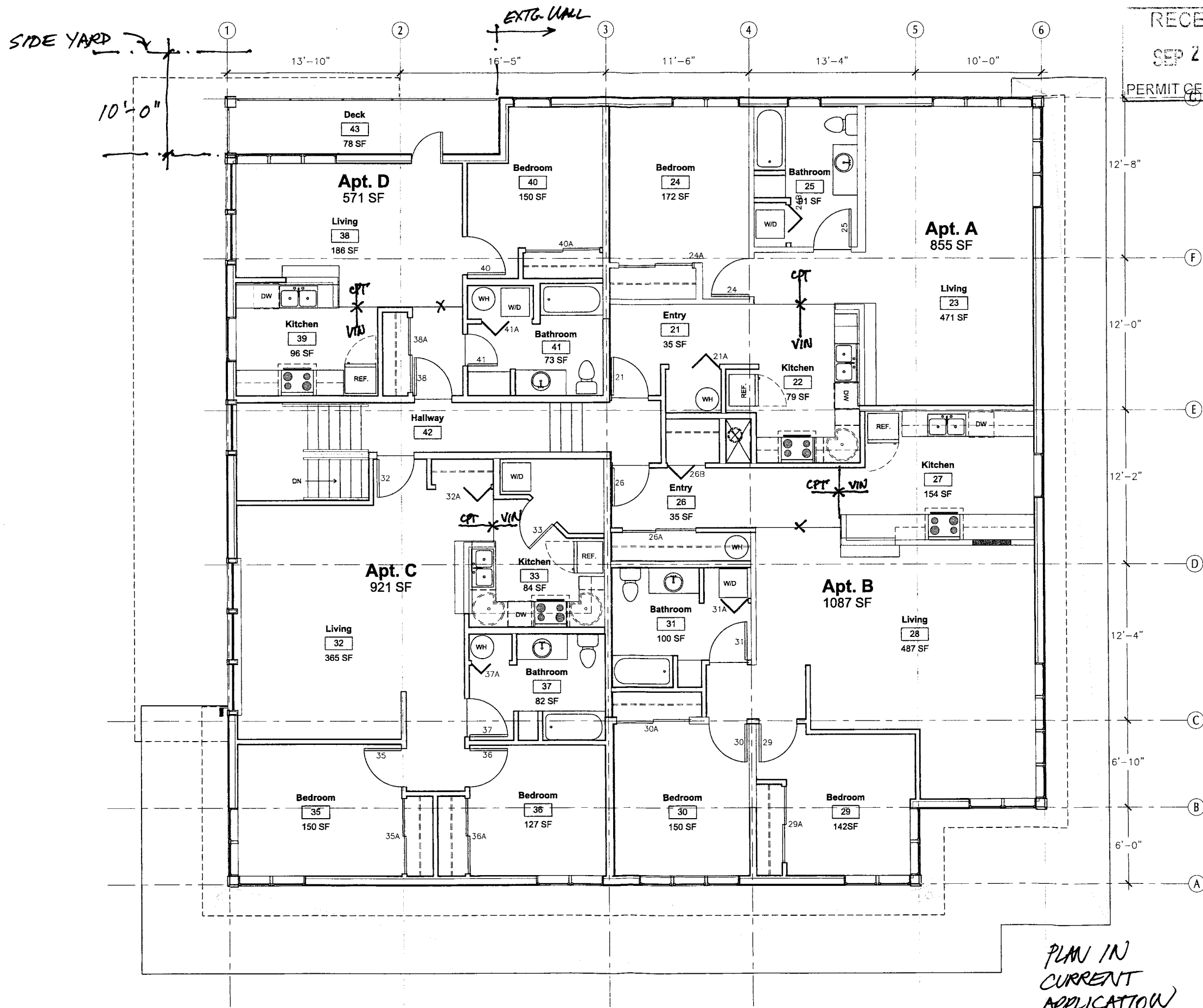
RELAXATION
REQUESTED



REQUESTED
PLAN

1 FLOOR PLAN 2
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE



RECEIVED
SEP 28 2012
PERMIT CENTER/CDD



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MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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GROUP

CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

SHEET TITLE:
FLOOR PLAN 2

DATE: SEPT 23, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

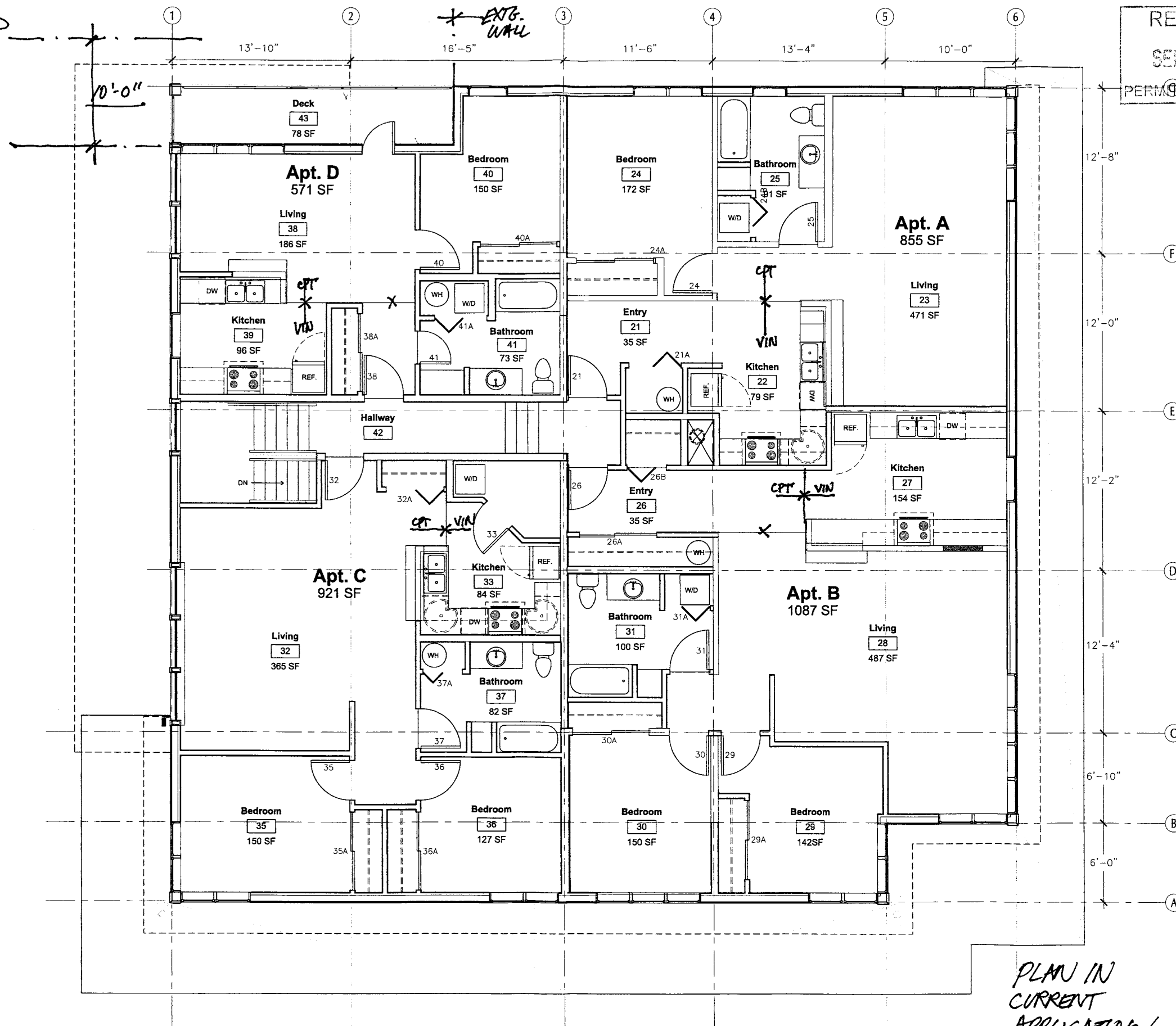
SHEET NO.
A201A

1 FLOOR PLAN 2
Scale: 1/4" = 1'-0"

PLAN IN
CURRENT
APPLICATION
BLD2012 0522

11 X 17 SHEET
IS HALF SCALE

SIDE YARD



RECEIVED
SEP 20 2012
PERM CENTER/CDD



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MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

Juneau, AK, 99801

SHEET TITLE:
FLOOR PLAN 2

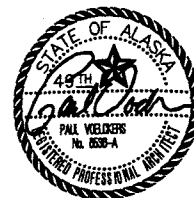
DATE: SEPT 23, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A201A

1 FLOOR PLAN 2
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE



PAUL VOELCKERS
MARY PAT WYATT
JAMES VOELCKERS
- PARTNERS

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GROUP

CONSTRUCTION DOCUMENTS

917 Glacier Ave Renovation

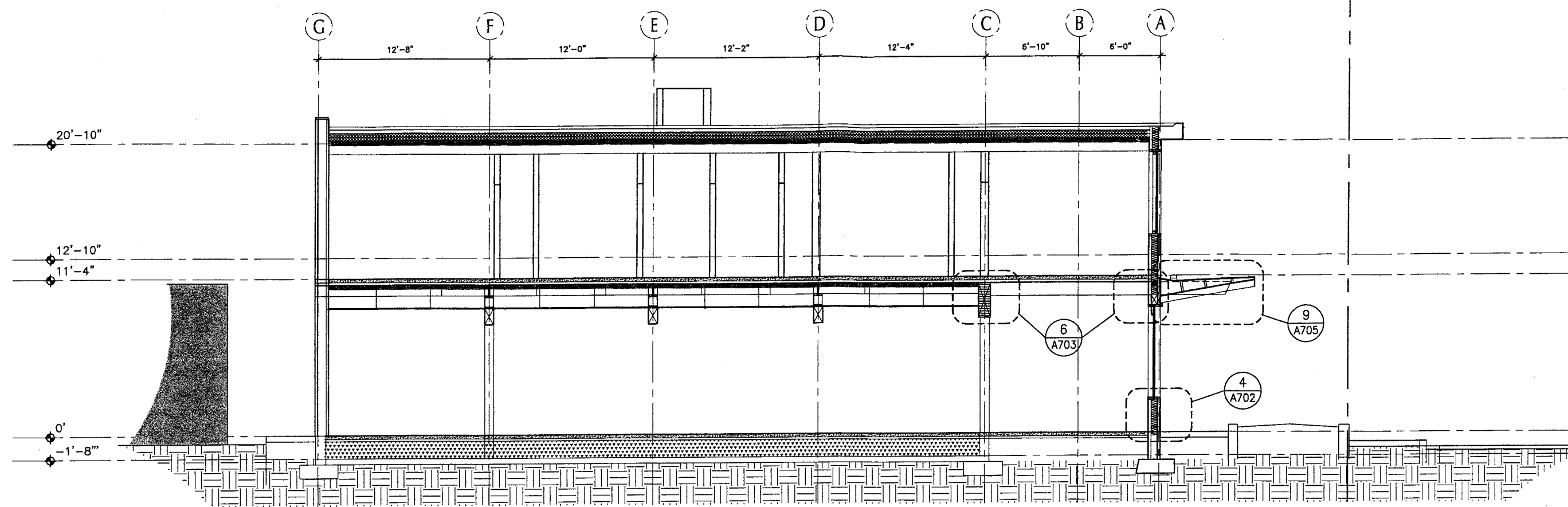
Juneau, AK, 99801

SHEET TITLE:
SECTIONS

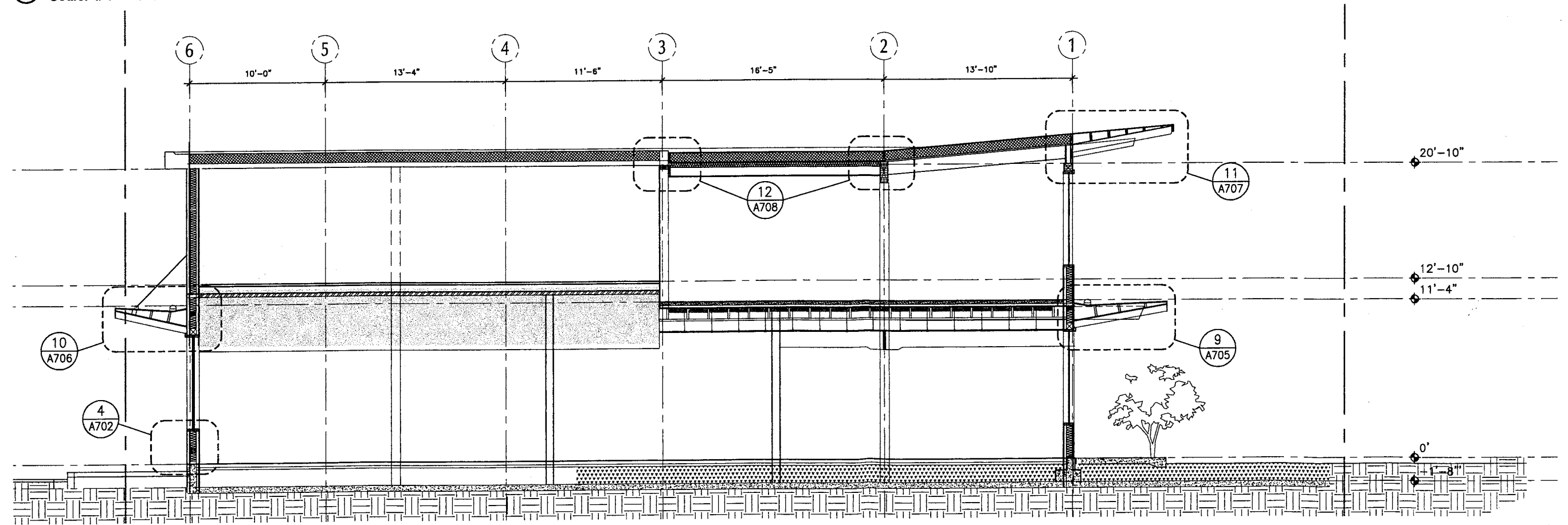
DATE: AUGUST 22, 2012
SCALE: AS NOTED
DRAWN: JV
CHECKED: PV, JV

SHEET NO.

A300



1 SECTION
Scale: 1/4" = 1'-0"



2 SECTION
Scale: 1/4" = 1'-0"

11 X 17 SHEET
IS HALF SCALE