

MEMORANDUM

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

DATE: November 7, 2012

TO: Board of Adjustment

FROM: Crystal Hitchings, Planner *CHH*
Community Development Department

FILE NO.: VAR2012 0022

PROPOSAL: Variance to allow an internally illuminated, 32-square foot sign in a residential district, where internally illuminated signs are prohibited.

GENERAL INFORMATION

Applicant: HUB After School Program

Property Owner: Juneau Christian Center

Property Address: 8001 Glacier Highway

Legal Description: USS 1852

Parcel Code Number: 5-B14-0-102-001-0

Site Size: 498,762 SF; 11.45 acres

Zoning: D5, single-family residential

Utilities: Public Sewer and Water

Access: Glacier Highway

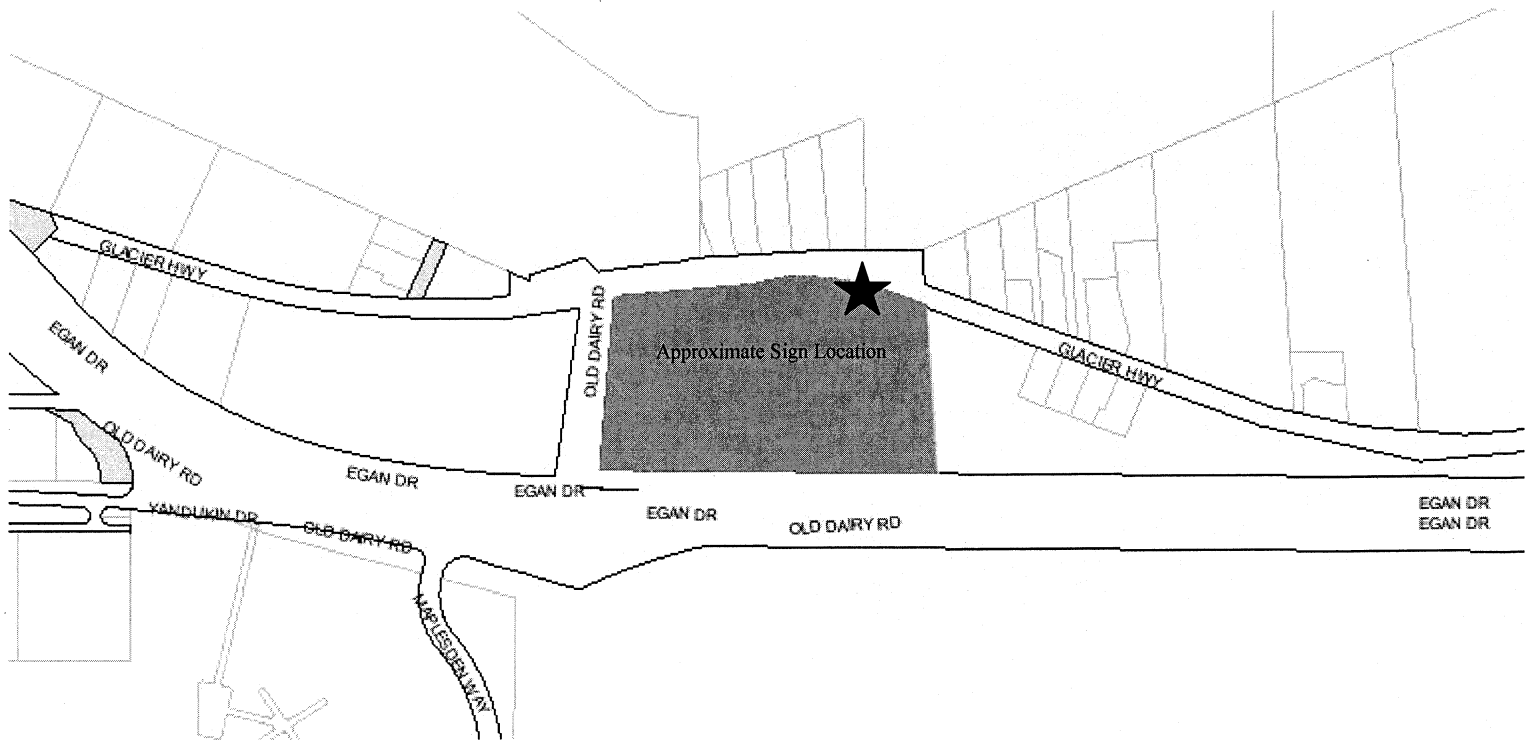
Existing Land Use: Church and Youth Programs

Surrounding Land Use:

North	-	Glacier Highway; D5, single-family; D15 multi-family residential
South	-	Egan Drive; Rural Reserve (wetlands)
East	-	D15 residential & commercial
West	-	Old Dairy Road; LC (light commercial); Fred Meyer



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY



ATTACHMENTS

- Attachment A: Variance and Development Permit Applications
- Attachment B: Applicant's Statement
- Attachment C: Applicant's Statement Addendum
- Attachment D: Sign Elevation
- Attachment E: Site Plans
- Attachment F: NOD for SGN2012 0029
- Attachment G: Public Notice
- Attachment H: Letter from Sam and Gayle Trivette, Dated November 6, 2012

PROJECT DESCRIPTION

The applicant is requesting a variance to the sign code to allow an internally illuminated sign to be located within a residential district. CBJ §49.45.240(a), Illumination Standards, states that "signs in residential and rural reserve districts shall be indirectly illuminated."

BACKGROUND

A representative of the applicant came into the permit center earlier in the spring for information about freestanding sign requirements, but lighting was not proposed at that time. The applicant did not submit a sign permit application depicting their chosen design until after the sign was already

constructed. The sign that the HUB After School Program has constructed is designed to be an internally illuminated sign, which is not allowed in a residential zone.

The applicant submitted SGN2012 0029 on June 1, 2012. The applicant was advised to apply for a variance to the lighting standard. On October 8, 2012, the applicant submitted a variance application and a request that the sign be permitted in the proposed location with indirect illumination only. SGN2012 0029 was processed and the sign was permitted to be located on the northeast portion of the lot, near Glacier Highway, with indirect illumination only, pending VAR2012 0022. This variance application is the HUB After School Program's request to allow their existing sign to be internally illuminated per its original design. The sign is proposed to be located toward the northeast end of the property adjacent to the location of a future main entrance for the HUB After School Program portion of the property, which has been designed and permitted but not yet constructed. The applicant also proposed a second location, along the northern property line just east of the existing double driveway. This entire northern area of the property is directly across Glacier Highway from existing residential development. The western property line is directly across Old Dairy Road from Fred Meyer and an LC, Light Commercial zone. The southern property line is adjacent to Egan Drive. The eastern property line is adjacent to undeveloped residential land.

The subject site is over 11 acres in size, which is significantly larger than any of the nearby lots in the residential district, but which is in keeping with the Fred Meyer site, which is nearly 11 acres. The subject site is also developed with a significantly larger structure than any of the nearby residential lots, and contains over 300 parking spaces. The subject site appears more like a commercial site than a residential site. If the internally illuminated sign were located in the northwest corner of the property, west of the existing double driveway and near the LC zone and Fred Meyer, then the sign would be consistent with and more closely related to commercial development across the street to the west and would not conflict with adjacent residential development. Once their new driveway is constructed on the northeast portion of the site, the HUB After School Program could then erect an indirectly illuminated sign at that driveway and adjacent to the residential development. Such a sign would be allowed in, would be consistent with the residential zone, and would provide illuminated signage at the HUB After School Program Entrance. The program would have the advantage of two illuminated signs directing traffic to the site from two directions, and the residential properties would have the advantage of not being directly exposed to the internally illuminated sign.

The applicant submitted a statement that the internally illuminated sign is needed rather than an indirectly illuminated sign because "snow accumulation and rain illumination" will make an indirectly illuminated sign more difficult for motorists to see and the facility more difficult to find. The statement goes on to say that anything which makes the facility harder to find also makes it more difficult to provide services that are vital to the community.

The applicant was asked to provide a statement regarding the above alternative sign location proposed by staff. The applicant indicated in this statement that the location proposed by staff would not work because the intent is for the HUB After School Program entrance to be separate and

identifiable from the church entrance. Contrarily, the applicant submitted a drawing which shows the future access and parking configuration of the site with only one driveway for both uses leading directly into the HUB After School Program area of the site, as well as a drawing showing an alternative sign location just east of the existing driveway. Neither of these documents supports the above stated intent to separate the two entrances.

Staff recommends that the Commission deny the requested variance for an internally illuminated sign located in the northeast portion of the property near the proposed second entrance and across from residential development. Staff recommends that the Commission grant an alternative relaxation, proposed by staff, and allow the internally illuminated sign to be located west of the existing entrance, in the northwest corner of the lot nearest to the Fred Meyer and LC zone, and require that only indirect illumination be allowed for any future signage on the site.

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The sign was constructed prior to receiving a sign permit. Had an application been submitted prior to construction, or had a proposal for a lighted sign been discussed with a planner, the sign could have been designed and constructed to be lighted according to the HUB After School Program's needs and according to the requirements of the zone in which the sign is located. If the variance is denied, the sign can be outfitted with indirect lighting in its current location without significant expense. The expense of the construction of an internally illuminated sign could have been avoided if the sign permit application had been filed prior to construction of the sign.

Properties directly across from and nearby the proposed sign location are residentially developed and do not contain any signage. Four properties to the east of the site and in the residential zone contain signs. All of these signs meet the requirements for the residential zone and none of them are lighted, either internally or indirectly. The site is across Old Dairy Road from the Light Commercial (LC) zone, where Fred Meyer is located. The Fred Meyer building has internally illuminated façade signs,

which are allowed in the LC zone, but not in a residential zone.

Allowing an internally illuminated sign in the northeast portion of the site across from residential development would not be consistent with justice to other property owners in the residential zone. Requiring the sign to be indirectly illuminated, in conformance with the standards of Title 49, would not result in any substantial expense.

Land directly across the street from the northwest corner of the subject site is not developed, and is characterized by an extremely steep cliff face close to the street. If the internally illuminated sign were located in the northwest corner of the property, nearest the LC zone and the Fred Meyer, and across from an undevelopable site, then the sign would be consistent with and more closely related to commercial development directly across the street to the west and would not conflict with residential development to the north.

Yes. This criterion can met IF the proposed internally illuminated sign is located in the northwest corner of the property, west of the existing entry, rather than in the northeast portion of the lot across from residential development.

2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

The intent of Title 49 is established in Section CBJ §49.05.100 Purpose and Intent. The intent of Title 49 is to: implement the policies of the Comprehensive Plan; ensure that growth and development is in accord with the values of its residents; secure the benefits of growth while minimizing the negative impact; ensure that future growth is of the appropriate type, design, and location; promote public health, safety, and general welfare; provide adequate open space for light and air, and ensure proper and beneficial use of land.

The intent of the sign standards is to maintain and enhance the aesthetic environment, to ensure the business community quality signs to adequately identify and market their businesses, and to protect and promote the public health, safety, and welfare.

The sign is proposed to be located approximately 40 feet back from the edge of the pavement of Glacier Highway, in the northeast portion of the lot. The application shows the sign located amongst a line of existing trees and states that there is “a large amount of vegetation at the proposed sign placement site, and adjoining sites would get an indirect view of the sign when it is illuminated.” The application also states that the sign is “directly facing an area that predominantly has trees filtering the view from the houses across the street from the sign.” Photographs of the site and a site visit confirm that, although there are some trees that will be next to the sign, there is no vegetation on the site that obscures or shields the sign from adjacent residential properties. In fact, to obscure the lighted sign with vegetation, as the application claims to achieve, would defeat the purpose of the application, which is to increase visibility of the site by providing highly illuminated and visible signage. The responsibility of reducing negative visual impacts of the sign rests with the applicant,

the HUB After School Program, and not with adjacent residential property owners.

The sign regulations require indirectly illuminated signs in residential districts, and require that “illuminated signs in all districts shall be arranged so that no light or glare is directed or reflected to adjoining lots and streets or into residential windows.” These requirements are intended to preserve the aesthetic environment and promote the safety and welfare of the residential districts. The proposed internal illumination will be difficult to direct away from adjacent residential lots. Allowing a 32-square foot internally illuminated sign adjacent to established residential properties in a residential district, when indirect illumination is allowed and easily achievable, would not preserve the aesthetic environment of or be in the interest of the welfare of the residential district.

If the proposed sign were located at the northwest corner of the property, nearest to the Fred Meyer, then it would be more in keeping with nearby commercial development, would not be facing any residential development, and would be more in keeping with the aesthetic of the commercial area directly to the west.

Yes. This criterion can met IF the proposed internally illuminated sign is located in the northwest corner of the property, west of the existing entry, rather than in the northeast portion of the lot across from residential development.

3. *That the authorization of the Variance will not injure nearby property.*

The application states that the proposed location in the northeast portion of the property is the best location because it is not directly across the street from residential development. However, the sign is in fact directly across the street from several residences both directly across the street and diagonally across the street. Nearby, established, residential properties will be subjected to the glare of a 32 square foot, internally illuminated sign that is not in character with other development in this residential zone and which is proposed to be located a significant distance away from the adjacent LC zone and well within the residential zone.

If the internally illuminated sign were located along the northwest portion of the property adjacent to the LC zone and Fred Meyer, then there would be no glare directed toward residentially developed properties. In this location, the sign would be compatible with existing development in the LC zone, and there would be no injury to the nearby properties.

Yes. This criterion can met IF the proposed internally illuminated sign is located in the northwest corner of the property, west of the existing entry, rather than in the northeast portion of the lot across from residential development.

4. *That the Variance does not authorize uses not allowed in the district involved.*

The primary use of the property is a church and the HUB After School Youth Program is an accessory use. The variance request is for a sign, which is allowed in the D5 residential district,

provided that certain height, area, lighting, and location standards are met.

Yes. This criterion is met.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

The application is for a sign for an accessory use. The property is already developed with a church that is the principal use.

No. This criterion is not met.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

The property is already developed with a church, youth service, and parking lots. Signage is allowed with indirect illumination. No existing signs in the nearby residential district are internally illuminated. If the internally illuminated sign were allowed in the location proposed by the applicant, it would not be consistent with the amenities, appearance or features of other signs in the neighborhood.

If the proposed sign were located at the northwest corner of the property, nearest to the Fred Meyer and the LC zone, then it would be more consistent with the amenities, appearance, and features of nearby development.

Yes. This criterion can be met IF the proposed internally illuminated sign is located in the northwest corner of the property, west of the existing entry, rather than in the northeast portion of the lot across from residential development.

(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

The subject site is large, flat, and relatively open. The unique aspects of the site are that the site is surrounded by streets on three sides and that the site is significantly larger than other sites in the residential zone. These features, along with the existing development, make the site appear more closely related to the adjacent commercial zone than to the residential zone of which it is part. However, there are no unique physical features of this property that make the sign illumination standards difficult to comply with.

No. This criterion is not met.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.***

No. There are no preexisting nonconforming conditions. This criterion is not met.

- 6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.***

Granting the variance as proposed would locate a 32-square foot internally illuminated sign directly across the street from established residential properties. The only benefit to this proposal is to the HUB After School Program in that it would direct clients to the driveway. This could also be achieved by installing a sign with indirect illumination, which is allowed without a variance. No evidence has been submitted to indicate that a grant of the variance to allow internal illumination would result in any benefits to the neighborhood.

Granting an alternative variance request to allow the internally illuminated sign to be located in the northwest corner of the property, nearest the Fred Meyer and the LC zone, would benefit the neighborhood in that this location would keep internal illumination out of the established residential area and close to existing commercial development, where it would be consistent and would not create any detriments to the residential area.

Yes. This criterion can met IF the proposed internally illuminated sign is located in the northwest corner of the property, west of the existing entry, rather than in the northeast portion of the lot across from residential development.

FINDINGS

- 1. *Is the application for the requested Variance complete?***

Yes. 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.

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

- 2. *Will the proposed development comply with the Juneau Coastal Management Programs?***

N/A. The proposed variance for an internally illuminated sign does not relate to any issues

that are subject to the Juneau Coastal Management Program.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

No. Staff has determined that the application does not present an argument that justifies allowing an internally illuminated sign in the proposed location, the northeast portion of the lot. However, an alternative variance, allowing the internally illuminated sign to be located in the northwest corner of the property, west of the existing entry, is found to meet the criteria of Section 49.50.250.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and DENY the requested Variance for an internally illuminated sign located in the northeast portion of the site, but APPROVE an alternative variance for the sign to be located in the northwest corner of the site, west of the existing driveway, with the following Conditions of Approval:

1. One 32 square foot internally illuminated sign, as approved by SGN2012 0029, may be located in the northeast corner of the subject property, west of the existing driveway;
2. The existing sign permit, SGN2012 0029, must be modified to comply with the final decision regarding this variance.
3. Only indirectly illuminated signs are allowed in any other location on this property

DEVELOPMENT PERMIT APPLICATION

Number **VAR20120022**

CITY and BOROUGH of JUNEAU

Date Received: **10/8/12**

Project Name
Staff to Assign Name)

INFORMATION

Project Description

HUB After School Program Sign

PROPERTY LOCATION

Street Address

8001 Glacier Hwy. Juneau AK

City/Zip

Juneau, 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)

USS 1852

Assessor's Parcel Number(s)

5B1401020010

LANDOWNER/LESSEE

Property Owner's Name

Juneau Christian Center

Contact Person:

Mike Rose

Work Phone:

789-2126

Mailing Address

PO Box 32000 Juneau AK 99801

Home Phone:

723-4882

Fax Number:

789-2204

E-mail Address

mike.rose@jccalaska.com

Other Contact Phone Number(s):

LANDOWNER/LESSEE CONSENT

Required for Planning Permits, not needed on Building/Engineering Permits

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
- I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X

Landowner/Lessee Signature

Michael J. Rose

Date

5/30/12

X

Landowner/Lessee Signature

Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below.

Applicant's Name

HUB After School Program

Contact Person:

Helen Troutt

Work Phone:

723-5228

Mailing Address

P.O. Box 34561

Home Phone:

723-5228

Fax Number:

789-2204

E-mail Address

helen.troutt@jccalaska.com

Other Contact Phone Number(s):

789-2176

X

Applicant's Signature

Helen Troutt

Date of Application

5-30-12

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS

Permit type	Division	Date Received	Application Number(s)
<input checked="" type="checkbox"/> Building/Grading Permit			
City/State			
Project Review and City Land Action			
Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
Mining Case (Small, Large, Rural, Extraction, Exploration)			
Sign Approval (If more than one, fill in all applicable permit #'s)			
Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
<input checked="" type="checkbox"/> Variance Case (De Minimis and all other Variance case types)		10-8-12	VAR20120022
Wetlands Permits			
Zone Change Application			
Other (Describe)			

Comments: *****Public Notice Sign Form filled out and in the file.**

Permit Intake Initials: **CVH**

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

1:1 FORMS 2010 Applications

Revised November 2009

Latham... [Signature]

VARIANCE APPLICATION

Project Number <u>120120022</u>	Project Name (15 characters) <u>AP HUB After School Program Sign</u>	Case Number	Date Received <u>10/8/12</u>
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TYPE OF VARIANCE REQUESTED:

<input checked="" type="checkbox"/> Variance to the Sign Standard (VSG)	<input type="checkbox"/> Variance to Dimensional Standards (VDS)
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)	<input type="checkbox"/> Variance to Parking Requirements (VPK)
<input type="checkbox"/> Variance to Setback Requirements (VSB)	

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

See Attached

Previous Variance Applications?

☐ YES

☒ NO

Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted?

☐ YES

☐ NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

(See attached)

UTILITIES AVAILABLE:

WATER: ☐ Public ☐ On Site

SEWER: ☐ Public ☐ On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

(See Attached)

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

(See Attached)

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.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>400.00</u>	_____	_____	<u>10/8/2012</u>
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ <u>400.00</u>	<u>1059</u>	<u>eli0074</u>	<u>10/8/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Introduction:

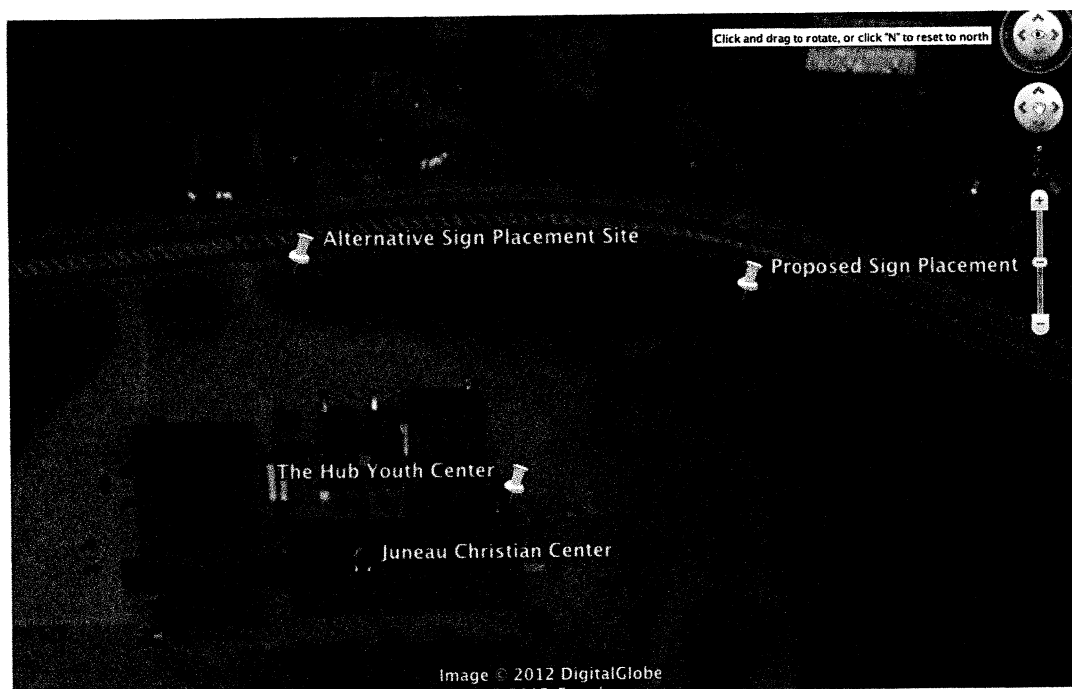
The HUB After School Program is a program that provides an opportunity for young people to socialize, study, and learn in a fun, but supervised, environment. Structured times consisting of socialization, mini-courses, and homework. The program will be staffed with one paid program director, one part-time employee and three to four volunteers daily. The board of directors consists of seven members and is an independent 501(c)(3) corporation. Mini Courses will be offered to students in multiple areas such as cooking, musical instruction, arts, and humanities. In order to provide for positive socialization, the main activity room will be utilized which offers a cafe, video games, iPod homework stations, table games (pool, foosball, ping pong) a plasma TV for sporting events and movies, a lounge area and performance stage with musical instruments. A full size gymnasium is available for physical fitness activities.

Description of Activity Which Requires a Variance:

The HUB ASP is asking for a variance which would allow it to use an inside illuminated light during daylight and nighttime hours of operation. The light is a marque style, allowing the program to communicate different events or other messages while the light is illuminated. The dimensions of the light are 8 $\frac{1}{2}$ feet long by 4 $\frac{1}{2}$ feet high. It will stand on a 1 foot 6 inch base. A schematic of the sign is attached to his application.

The light would allow the HUB ASP to give clear guidance to motorists as to the location of the facility, hours of operation, and other events at the facility. The HUB has is requesting a variance in order to make the youth center easier to find during normal hours of operation, and to make finding the HUB facility less dangerous for traffic.

Below is a map HUB facility location and proposed lit sign locations.



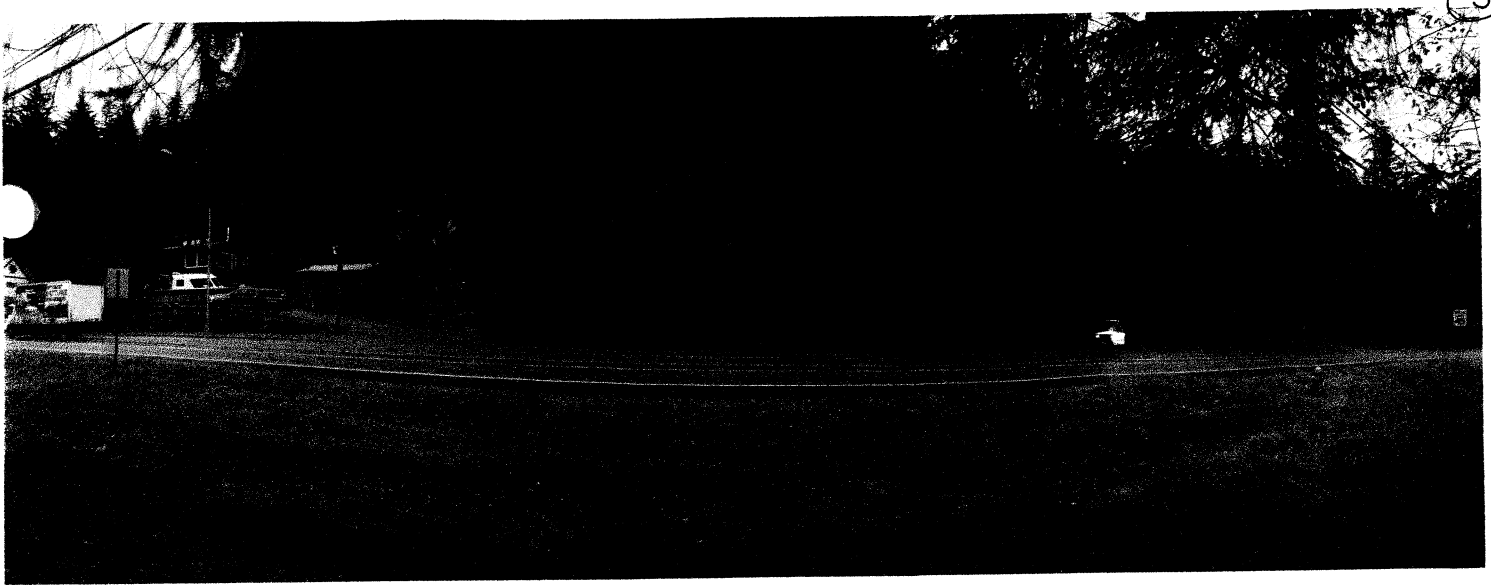
Unique Characteristics of Land or Building(s):

The HUB facility is located in the facility owned by Juneau Christian Center. It is located on the North side of the property, approximately ^{40 feet CNH} 200 feet from Glacier Highway. The entrance is at an approximate 90 degree angle from Glacier Highway, and is not easily visible from the road. There is a non-illuminated sign above the facility, but it is barely visible from Glacier Highway, and probably indistinguishable to a motorist going the speed limit on that road. The exterior sign on the building is not easily seen from that street because of the distance and the foliage adjoining the property. The difficulty in seeing the youth center that house the program may pose a traffic hazard as motorists often have to divert their attention from driving to identifying the property. This hazard will not diminish over the years, because there will continually be a new influx of young people who become old enough to take advantage of the program.

The photograph below is taken from Google Maps, and show that the location of the HUB ASP facility is obscured by vegetation and distance form the highway.

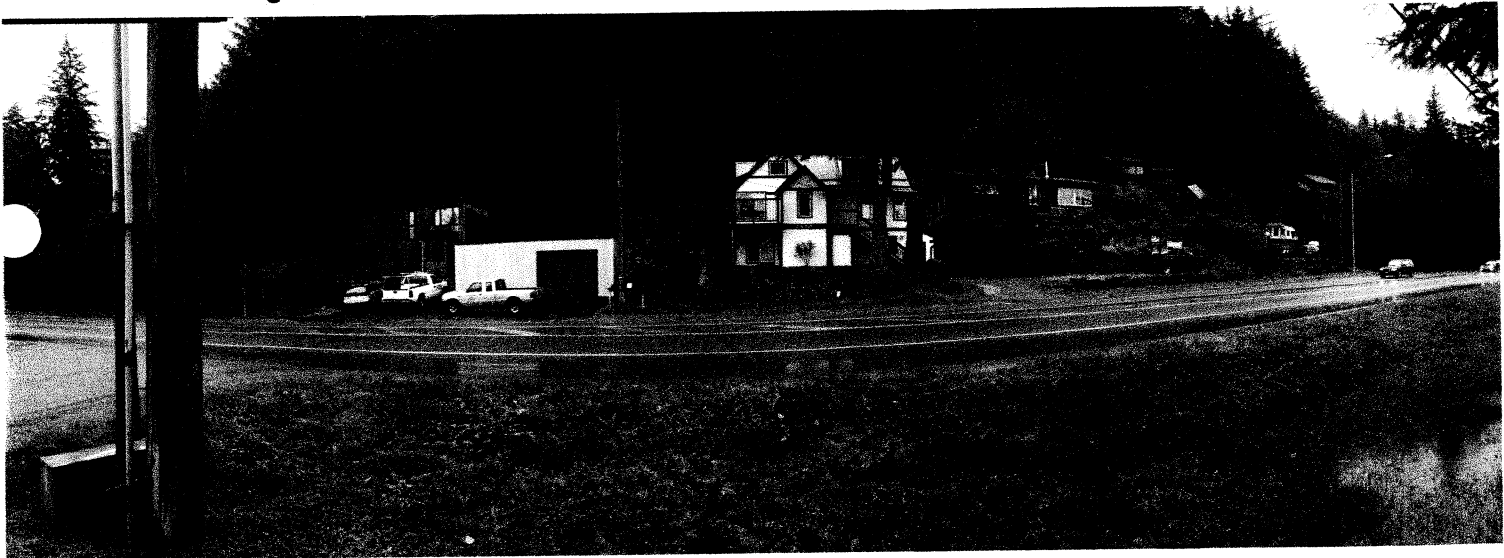


The spot at which the HUB ASP would like to place the sign directly faces an open lot with no vegetation. It would be located near the site of a turn-in that has not yet been built, but has been permitted by the planning Commission. This site has the advantage of being visible from Glacier Highway, and directly facing an area that predominately has trees filtering the view from the houses across the street from the sign. The photograph below has been taken from the site of the proposed sign placement using the panoramic feature of an iPhone 4s. While the photo shows some distortion, it illustrates the fact that there is a large amount of vegetation at the proposed sign



placement site, and adjoining sites would get an indirect view of the sign when it is illuminated.

The alternative site for the sign would be located at the existing turn-in. This is a disadvantageous site because it immediately faces several dwellings, and would



present more of an distraction to neighbors, particularly at night.

Why Would a Variance Be Needed For This Property Regardless Of The Owner:

Any facility located as far from the road, and obscured by vegetation, as the HUB ASP is, would need a variance in order to give motorists an easy way of finding the facility. A lighted sign would be necessary for any facility located where the HUB ASP is located. This is particularly true during the dark winter days. An inside illuminated sign would be more easily recognizable from the road, and less likely to be obscured by snow and hard rain. An outside illuminated sign would be less easy to see clearly during those times because of snow will accumulate on the lights. In addition, during periods of heavy rain, outside lights will illuminate rainfall as well as the sign, making it less easy to read. This is particularly important during the school year, which is the majority of time that the

HUB ASP is in operation. The facility will not be in operation as much during the summer, when it is easier to see from the road.

What Hardship Would Result If The Variance Were Not Granted:

If the variance were not granted, the HUB would need to modify the existing light in order to provide outside illumination. That could make the sign more of a distraction to adjoining property owners, because the program would be allowed to illuminate the sign 24/7.

More importantly, an outside illuminated sign will be more difficult to see during the darkest time of the year -- the majority of time that the facility will be opened. Snow accumulation and rain illumination will make it more difficult for motorists to see the sign, and to find the facility. This will make finding the facility less of a traffic hazard to people who use that part of Glacier Highway.

In addition, anything that makes the facility harder to find also makes it more difficult for the HUB ASP to provide services that are vital to the community. Given the challenges facing young people, a program that provides healthy and productive outlets for youth during the particularly hazardous, typically unsupervised, hours in the late afternoon, which increases their chances for successful lives that benefit the community. The HUB ASP's programs and services are provided to middle school and high school students of Juneau at no cost to them. The more difficult it is to find the facility, the less the opportunity to provide the important services that the HUB ASP provides.

The HUB ASP would also be willing to accept limitations on the hours in which the sign is illuminated. For example, turning the sign off at night when the facility is not in operation would be an agreeable limitation that would reduce the sign's impact on adjoining property owners.

Crystal Hitchings

From: Helen Troutt <helen.troutt@jccalaska.com>
Sent: Monday, November 05, 2012 5:08 PM
To: Crystal Hitchings
Subject: Fwd: staff recommendation regarding your variance application

Hi Crystal,

I am writing in response to the initial staff recommendation regarding the HUB After School Program Sign. You had given opportunity for us to respond regarding any inaccuracies or issues and even perhaps clarification of any misunderstandings

From the perspective of both the land owner and the HUB After School Program, relocating the sign to your proposed location of the Northeast side of the property defeats the purpose of having the sign and would be confusing to the public.

#1) One of our main objectives is to make it clear where the HUB is and to draw a distinct separation between the entrance for the church and the entrance for the HUB and their perspective locations. This is in the best interest for both organizations and also for the visibility and clarity of this resource available to the teenagers of our community. This program is provided free of charge to all Juneau Youth to help to provide safe, and appealing place for teenagers to be.

#2) The future driveway would not happen until the future church building is constructed which at this point is way into the future and could be decades for all we know. Since the new sanctuary (thus new driveway location) was first proposed to the city, the priorities of the church have changed and the decision was made to instead spend finances on building a much needed youth center to be utilized for an After School Program provided to the community at large, considering the many issues and problems Juneau's teens have faced in recent years due in part to the lack of healthy and safe alternatives that do not cost the public. As we know many of our teens do not have the means to pay for many of the activities that are available to them. Thus creating an opportunity and set-up for bad choices.

#3) Our former Director had ordered the sign and as a result of misunderstanding with the communications from the sign design company, the sign was constructed and monies were spent for the sign. We realize this was a mistake and we were stuck with the situation and attempting to make the most of it. The sign was quite expensive and the HUB After School Program is a non-profit 501c3 supported by donations in order to exist. The sign is designed for and would look much nicer if lit from the interior and most likely more appealing to the eye perhaps even the nearby residents.

#4) We gave an alternative location which was directly in front of several homes but is still somewhat clear the location of the HUB but the corner we chose was in front of a vacant lot and more directly in front of the HUB Youth Center Location. In driving down Old Glacier Hwy now if sign were in our proposed spot it is not in front of any homes and it is quite clear and draws your eye to the actual location of the Youth Center.

#5) In reference to the option of putting the lit sign facing the LC zoning and then in the future erecting a "non-interior" lit sign at the new driveway location would not work for 2 reasons #1- As previously mentioned that driveway may not even be reality for some time...monies were instead spent to build the youth center. That driveway was actually intended to be the alternative if we built the new sanctuary. #2) Per City regulations the property as a whole is only allowed a certain amount of square footage of signage and if we were to put up 2 large signs for the HUB it would exceed the limit of allowable exterior signage (per City) with relation to other

signs on and anticipated on property. The HUB After School Program will be allowed to have one sign so maximizing it's location and the clarity of the location of the youth center is vital.

#6) The proposed location of the sign is still located next door to LC and quite close to the signage there which is also located directly across from residential as well. The illumination coming from Fred Meyers is no comparison to the minimal impact the HUB After School Program sign will have.

#7) It may actually be that an exteriorly lit sign may be more obnoxious and not as attractive to the nearby homeowners as the option of an interior lit sign. With an exterior lit sign we have the option of having it on at all times. With the interior lit sign, we would be open to options regarding the timing and limitations of hours, or perhaps even the wattage. There are options with this particular sign on differing levels of wattage, we could potentially also put it on a timer with reference to having it on only part of the evening, or dark hours depending on what time of year. :-)

Please take these items and issues under consideration, and give me a call at your earliest convenience at 723-5228.

Thank you,
Helen

Helen Troutt -HUB After School Program, Board Chair
helen.troutt@jccalaska.com
907-723-5228

Begin forwarded message:

From: Helen Troutt <helen.troutt@jccalaska.com>
Subject: Re: staff recommendation regarding your variance application
Date: November 5, 2012 11:59:56 AM AKST
To: Crystal Hitchings <Crystal_Hitchings@ci.juneau.ak.us>

Crystal,

Before forwarding this to the planning commission can we please have a conversation. I can call you in about an hour and also reply via email as well. I was out of town until Friday and I see you sent this on Thursday.

Thank you

Helen

On Nov 1, 2012, at 9:56 AM, Crystal Hitchings <Crystal_Hitchings@ci.juneau.ak.us> wrote:

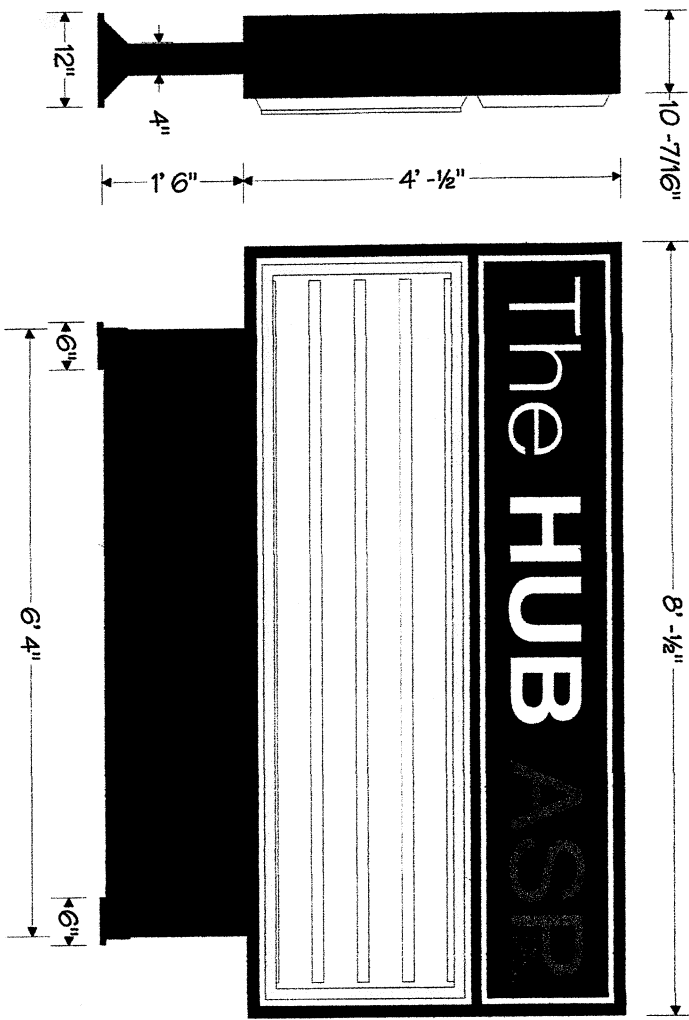
Hello Helen;

I have attached the staff recommendation that will be sent to the Planning Commission. Please review this document for any inaccuracies or issues you may wish to respond to prior to its submittal next week. Because all 6 of the variance criterion must be met, it is often difficult to approve variance applications. This staff recommendation is for a denial. However, you may present your case to the Commission at the November 13th hearing, and the Commission makes the final decision based both on this recommendation and on your own and the neighborhood's testimony.

The hearing will be conducted in the Assembly Chambers located in City Hall on Seward Street. Hearings begin at 7 PM.

Sincerely,

Crystal Hitchings, Planner



INTAKE REVIEW	
Gen Eng. _____	_____
POC _____	_____
IOC _____	_____
Tech. _____	_____

SPECIFICATIONS:

- * 4' - 1/2" x 8' - 1/2" x 10' - 7/16" SINGLE FACE ALUMINUM EXTRUDED CABINET PAINTED #9000 BLACK
- 1/2" RETAINERS PAINTED #9000 BLACK
- MONUMENT MOUNT
- HORIZONTALLY WIRED - 120V - UL LABEL
- COOL WHITE LAMPS INSTALLED

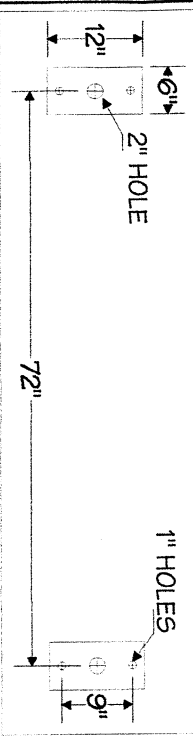
- * QTY. 1 - CLEAR (.118) POLYCARBONATE FACE WITH SECOND SURFACE DECORATION
- 1 1/4" PAN DEPTH
- 1 1/4" DIVIDER STRIPE PAINTED #9000 BLACK
- TOP HEADER AREA:
- FLANGE & DRAFT ANGLE: WHITE BACKSPRAY
- BACKGROUND: 3630-22 BLACK VINYL
- THE HUB: WHITE BACKSPRAY
- ASP AFTER-SCHOOL PROGRAM: 3630-57 OLYMPIC BLUE VINYL
- BOTTOM TRACK AREA:
- FLANGE, DRAFT ANGLE, & BACKGROUND: WHITE BACKSPRAY
- 4 LINES OF DIXIE COPY TRACK FOR 4" COPY ON 5" CARDS
- VANDAL COVER WITH PROPS
- COPY TRACK AREA VERTICALLY PLANKED AS SHOWN

* 1" 6" x 6" 4" ALUMINUM COMILING PAINTED #9000 BLACK

- * QTY. 2 - 4" x 4" x 3/16" SQUARE TUBES WITH 72" CENTER TO CENTER
- * QTY. 2 - 3/4" x 6" x 12" BASEPLATES
- * QTY. 4 - 3/4" ANCHOR BOLTS

* ALSO TO INCLUDE 2 SETS OF 4" FONTS & STORAGE CASE

PLATE DETAIL



CUSTOMER: COMMERCIAL SIGNS & PRINTING	ACCOUNT REP: DAVE BARTELS	SCALE: 1/2" = 1'
LOCATION: A	DATE: 3/14/12	DRAWING NUMBER: A49113-142

2020 4th / 1-8-11
www.escofabricating.com

MARK OF EXCELLENCE IN ELECTRIC SIGNS

ESCO (3726)
fabricating.com

Waterford, SD 57201

PLEASE SIGN & FAX TO: (605) 886-1205

CUSTOMER APPROVAL: _____ DATE: _____

DRAWN BY: ML REVISION #: 1(3/15/12) SALES ORDER #: _____

* COMPUTER GENERATED COLORS IN THIS DRAWING MAY NOT EXACTLY MAT @ THIS DRAWING IS THE PROPERTY OF ESCO MANUFACTURING. ANY REB. IS PROHIBITED.

INTAKE REVIEW
Gen Eng.
POC
IOC
Tech

Glacier Hwy

CONSTRUCT 64 L.F. 18" PIPE

Proposed
new
Driveway
ONLY ONLY

N 10061.27	38	24.57
E 10378.84		N 10043.22
		E 100379.15

24.30'
N 10041.09
E 10426.20

24.12°
N 10014.37
E 10469.94

PLANTER

8. 9

6
23.48'
N 0907.53

£ 10513.11

23.55'
 N 8943.56

1.56	4.21	10314.05
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PLANTER

23.98' / N 9903.10

1923601 7

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

24.04'	
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ALK
N 9885.07
E 10535.18.

0

doi:10.1371/journal.pone.0142102.g002

ET C8

100

10

BUILDING
FLOOR = 27.35'

BUILDING
FLOOR = 27.35'

JUNEAU CHRISTIAN
CENTER
FLOOR ELEV. = 25.16'

FLOOR ELEV. = 25.16'

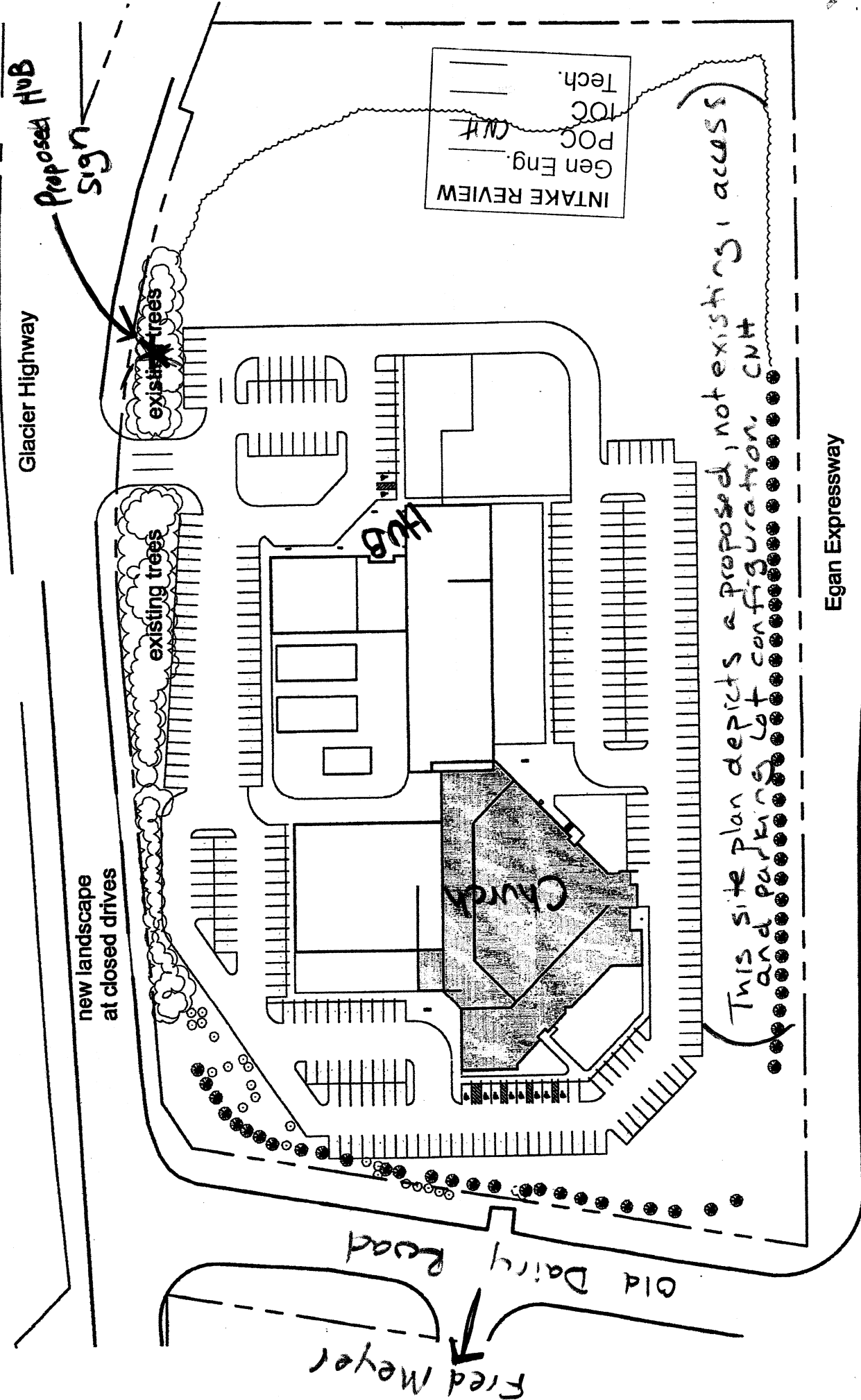
FLOOR ELEV. = 33.16

DATE: 11/11/11

PARKING & TRAVEL PLAN

Journal of Management Education

44-38861



Lee Kirk - Architecture
 17601 140th Ave. NE Suite 202, Woodinville WA 98072
 (425) 482 1204 • (206) 625 8229 • fax (425) 482 1224

ARCHITECTURAL SERVICES
 3005 MOUNTAINWOOD CIRCLE
 JUNEAU, ALASKA 99801
 PHONE (907) 759-1760 • FAX (907) 759-1760



Juneau Christian Center
 revised Site Plan
 19 December 2001

**CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY**

**COMMUNITY DEVELOPMENT DEPT.
NOTICE OF DECISION**

October 15, 2012

File No: SGN2012 0029

Helen Troutt
HUB After School Program
PO Box 34561
Juneau, Alaska 99801

Application For: Sign application for one freestanding HUB After School Program sign.
Legal Description: US Survey 1852, fraction
Property Address: 8001 Glacier Highway, Juneau, Alaska, 99801
Parcel Code No.: 5B1401020010

Dear Ms. Troutt;

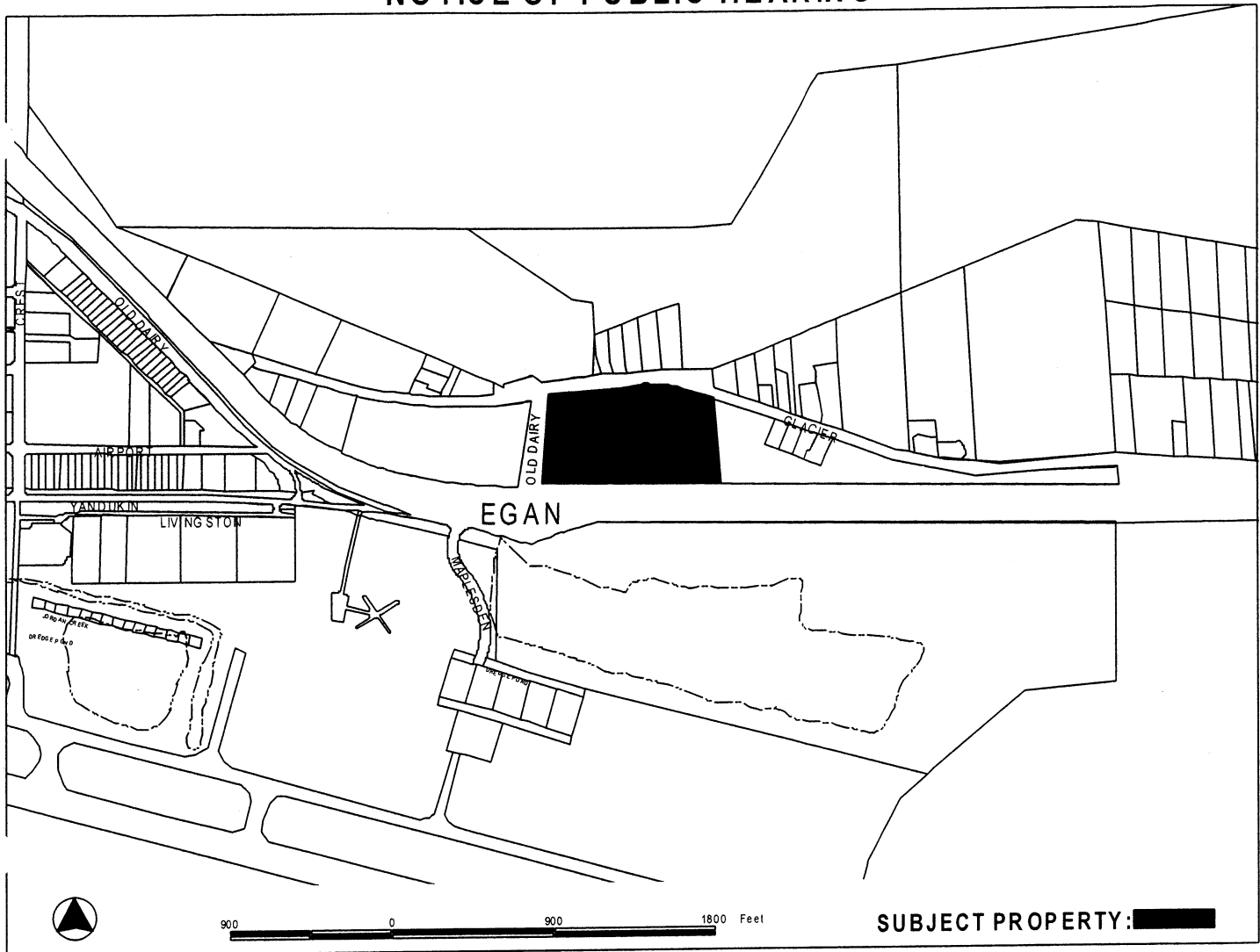
This letter is an amended sign permit to replace the sign permit dated October 10, 2012. Per your email, this permit amends the location of the sign to be located at approximately 40 feet from Glacier Highway.

This letter confirms the Community Development Department's approval of the proposed monument style freestanding sign at the subject property. Specifically, the permit allows installation of the following sign according to the plans submitted on June 12, 2012, and revised on October 8, 2012.

- One freestanding 4' x 8' single-faced, marquee style polycarbonate sign on a 1.5' high painted aluminum base, for a total height of 6 feet. The 32 square foot sign is located in the northeast corner of the property approximately 40 feet from and facing toward Glacier Highway.
- The sign was manufactured to be internally illuminated; however, internal illumination is not allowed in residential districts per CBJ 49.45.240(a). Therefore, the sign may be erected but internal illumination shall not be utilized unless VAR20120022 is approved.
- The sign may be illuminated with external lighting. Lighting shall be arranged so that glare is not directed toward adjacent property or rights-of-way.

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

NOTICE OF PUBLIC HEARING



PROPOSAL: Variance request to allow an internally illuminated, 32-square foot sign in a residential district, where internal illumination is prohibited.

FILE NO: VAR2012 0022

TO: Adjacent Property Owners

HEARING DATE: November 13, 2012

HEARING TIME: 7:00pm

PLACE: **ASSEMBLY CHAMBERS**
Municipal Building
155 South Seward St
Juneau, Alaska 99801

APPLICANT: HUB After School Program

Property PCN: 5-B14-0-102-001-0

Size: 11.45 acres

Zoned: D5

Owner(s): JUNEAU CHRISTIAN CHURCH

Site Address: 8001 GLACIER HWY

Accessed via: GLACIER HWY

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 Crystal Hitchings at crystal_hitchings@ci.juneau.ak.us or at 586-0756

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: October 31, 2012

November 6, 2012

To: Juneau Planning Commission

From: Sam and Gayle Trivette
7870 Glacier Hwy
Juneau, AK 99801

Re: File No: VAR 2012 0022

HUB After School Program Variance request to allow an internally illuminated 32 square foot sign in a residential district, where internal illumination is prohibited.

We live across the street from the location the HUB plans to place their sign. It will be clearly visible from our living room window. They already have a sign on their building that is visible from Glacier Highway. We would prefer no sign be placed near the street, but in the spirit of compromise would not oppose a sign that is not illuminated. We respectfully request that you deny this variance request for a lighted sign that will negatively impact our home.

Thank you,

Sam and Gayle Trivette