MEMORANDUM

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

DATE: November 7, 2012

TO: Board of Adjustment

FROM: Crystal Hitchings, Planner
Community Development Department

FILE NO.: VAR2012 0023

PROPOSAL: A variance to reduce the front yard setback from 11 feet to 6 feet in order to construct a 2nd story entry deck.

GENERAL INFORMATION

Applicants:	Vince McElmurry and Anna Latham
Property Owner:	Vince Mc Elmurry and Anna Latham
Property Address:	209 Saint Ann's Avenue
Legal Description:	Douglas Townsite Block 48 Lot 6
Parcel Code Number:	2-D04-0-T48-023-0
Site Size:	4,604 square feet
Zoning:	D5, single-family and duplex residential
Utilities:	public sewer and water
Access:	St. Ann's Avenue
Existing Land Use:	single-family residential
Surrounding Land Use:	North - D5 residential South - D5 residential East - St. Ann's Avenue, D5 residential West - D5 residential

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

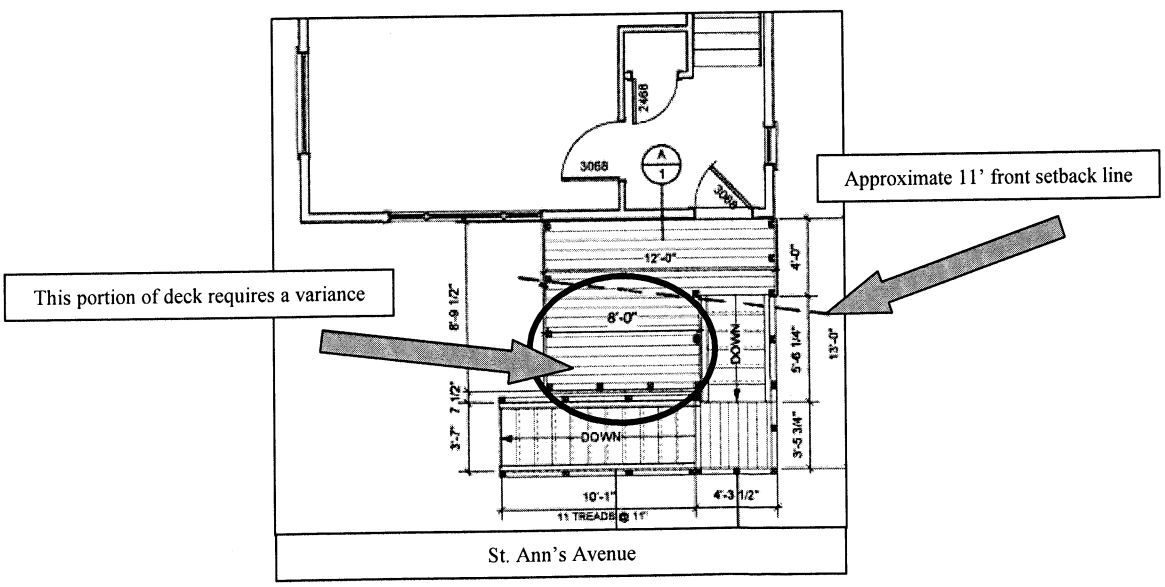
ATTACHMENTS

Attachment A: Variance and Development Applications
Attachment B: Applicant's Narrative
Attachment C: Site Plan
Attachment D: Deck Plan and Elevation
Attachment E: Site Photos
Attachment F: Public Notice

PROJECT DESCRIPTION

The applicant is requesting a variance to reduce the front yard setback from 11 feet to 2 feet in order to construct a 2nd story deck and stairs on a new single-family home. However, the stairs and a portion of the deck do not require a variance. The portion of the deck that does require the variance is located at approximately 6 feet from the property line.

The home was constructed with an unfinished, above-grade basement at the ground level, a kitchen and living area on the second level, and bedrooms on the third level. The second story entry is accessed by the proposed stairs and deck. The proposed second story access consists of a main L-shaped deck, and two sections of stairs with a landing in between. The landing and stairs are no greater than five feet in width, and in themselves meet the setback exception provided by CBJ49.25.430(4)(C)(i), which allows entry decks and stairs no wider than 5 feet internal width to be located up to the front property line through the building permit review process. The deck, however, is 11 feet, 8 inches in total width and 9 feet in depth, and does not meet the exception. Approximately 4 feet of the depth of this deck is outside of the 11-foot setback and allowed without a variance. The portion of the deck that actually requires a variance is approximately 6 feet deep by 7 feet, 8 inches wide, and is located approximately 6 feet from the front property line. The drawing below shows the portion of the deck that is behind the 11-foot front setback and the portion which requires the variance. If the portion of deck requiring a variance were reduced from 8 feet in width to 5 feet, it would not require a variance.



BACKGROUND

The previous home was demolished by the applicant and a new home was built on the same footprint. The previous home had main entrances on the first floor and on the second floor. The second floor was accessed by a small deck and stairway on the front of the home, facing St. Ann's Avenue, and by a large entry deck on the rear façade of the building. The new home utilizes this same general design, but the proposed front deck is larger than the pre-existing deck.

According to plans submitted by the applicant with building permit BLD2012 0530, the main living area is on the second floor and three bedrooms are located on the third floor. The ground level floor is considered an unfinished basement. The approved building plans for the new home include a note on the plans stating that the second story entry porch is not shown, with a handwritten note stating "stairs not to exceed 5' internal width". Plan review notes state that entry stairs may project to the front property line providing the structure is not more than five feet in internal width per CBJ49.25.430(4)(C)(i). It may or may not have been made clear to the applicant that this requirement also includes decks. The previously existing second story entry deck does not appear to have met this exception, per pre-demo photographs submitted with the building permit. However, that deck was removed by the applicant and the new deck must meet current standards.

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 applicants state that the proposed deck is necessary to provide access to the home, and that, if the variance is not granted, access to the main entrance to the home would not be possible, and that the main entry of the home would have to be closed off and a new entrance would have to be designed. The applicant also states that allowing the larger entry deck would provide for emergency egress.

Both primary access and emergency egress would be adequately provided by an entry deck that meets the exception provided for in CBJ49.25.430(4)(C)(i). As the above sketch shows, an adequate stairway and smaller deck are allowed without a variance. Additionally, the main living area is provided with a large exterior deck at the rear of the second floor and an entrance off the deck that leads into the kitchen.

Other properties in the area have existing substandard setbacks per CBJ49.25.430(4)(K), which allows a reduced setback based on an average of the three closest adjacent buildings. Some of these substandard lots contain homes which are located within even the reduced front yard setback and sometimes very close to the street. A number of entry stairs and ramps appearing to meet the 5-foot width maximum allowed by CBJ49.25.430(4)(C)(i) are located within the front setbacks along this street. A new second story deck (BLD2004-00702) and a new home with a covered front porch (BLD-0551701) were recently constructed in this neighborhood, both of which were subject to reduced setbacks, and both of which meet these setback requirements. A nearby home was recently granted a variance to the rear setback to allow an addition to an existing structure (VAR2012 0016). That lot was found to be encumbered by a City drainage way cutting off a significant portion of the site.

Daily and emergency access for the main living area is not dependent on the approval of a larger deck. Adequate access can be provided by constructing a deck that meets zoning requirements. Therefore, the existing entrance does not need to be closed off if the variance is not granted. Constructing a smaller deck area than proposed would result in a lesser or similar expense, and therefore financial relief is not necessary. Other homes in the neighborhood have accomplished similar new development in recent years while meeting reduced front yard setbacks.

No. This criterion is not met.

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.

Because the proposed deck is on the street-facing façade, it does not interfere with light and air for any adjacent properties. The CBJ Engineering Department stated that they had no concerns regarding public safety due to the proximity of the proposed deck to St. Ann's Avenue because of the existing retaining wall that is located between the street and the base of the proposed deck.

Yes. This criterion is met.

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

The proposed deck is not near any other structure, and does not interfere with light, air, or views. The deck is consistent with other development in the neighborhood and is in keeping with the residential development of the site. No injuries to nearby properties are anticipated.

Yes. This criterion is met.

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

The primary use of the site is a single-family home with a second story entry stairs proving access to the residence, which is an allowed use in the residential district.

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;

Construction of a deck that meets the exception and front setback would provide reasonable access to the main living area and would not prevent the home or existing entry way from being used.

No. This sub-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;

Many lots along St. Ann's Avenue are developed with buildings that are located within the standard D5 setback of 20 feet. Most of these lots, including the subject site, have a reduced setback due to the existing substandard setbacks of the neighborhood, but many of these buildings are nonconforming despite the allowed reduction. Some of the homes appear to be built right up to the front property line. Development within these reduced setbacks includes one and two story homes. A newer second story deck several lots to the north of the subject site meets the reduced setback for that lot of 17 feet. A newer home with a covered porch north of the subject site also meets the front setback. A number of entry stairs located within the front setbacks along this street appear to meet the 5-foot maximum internal width allowed by CBJ49.25.430(4)(C)(i).

The proposed deck is consistent with existing development in the neighborhood in that there are many existing non-conforming structures in the neighborhood. However, nearby, similar new development does meet these setbacks, and decks observed in the nearby neighborhood appear to

meet the exception allowed by CBJ49.25.430(4)(C)(i)—no variances have been granted in the area for decks that don't meet the exception. If the variance were denied, reasonable access could still be provided for the front entry with a deck that meets the dimensional requirements set forth in CBJ49.25.430(4)(C)(i).

No. This sub-criterion is not met.

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

The subject site, like many sites in the neighborhood, is undersized and little room is available for development that meets even the reduced setback requirements. However, other similar new developments on sites with reduced setbacks do meet the reduced setbacks for these sites. If the proposed deck were reduced in size, compliance with CBJ49.25.430(4)(H) could be achieved, and the only expense would be an amendment to the building plans.

No. This sub-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.

The subject site already has a reduced front setback from 20 feet to 11 feet per CBJ49.25.430(4)(K), Existing substandard setbacks. Although there was an old house on the site, it was removed and the new structure is required to meet current setbacks. Allowing a 6-foot setback for the deck would result in a significant decrease in overall compliance with the front setback requirement of the D5 zone.

No. This sub-criterion is not met.

Criterion 5 is not met.

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

No information has been submitted to show that a grant of the variance would result in any benefits to the neighborhood.

No. This criterion is not met.

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 is not relevant 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 has not presented an argument that justifies allowing a larger deck in the front setback. Criterion 1, 5, and 6 are not met, and adequate access could be achieved with a deck that complies with the Land Use Code.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and deny the requested Variance to allow a larger deck in the front setback, VAR2012 0023.

DEVELOPMENT PERMIT APPLICATION

Project Number VAR20120023	CITY and BOROUGH of JUNEAU	Date Received: 10/8/12
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description: Build front stairs and deck to provide access to main entry of house.

PROPERTY LOCATION

Street Address	City/Zip
209 St. Anns Ave.	Douglas, AK 99824

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): Douglas Townsite Block 48 Lot 6

Assessor's Parcel Number(s): 2D040T480230

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Vince McElmurry	Vince	723-2996
Mailing Address PO Box 240952 Douglas, AK 99824	**Home Phone:**	**Fax Number:**
E-mail Address mcelmurryva@gmail.com	**Other Contact Phone Number(s):**	latthamanna@hotmail.com

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:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. 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 — Date _____

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	Contact Person:	Work Phone:
Same		
Mailing Address	**Home Phone:**	**Fax Number:**
E-mail Address	**Other Contact Phone Number(s):**	

X _____ Applicant's Signature — Date of Application _____

STAFF APPROVALS

----------OFFICE USE ONLY BELOW THIS LINE----------

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	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)			
✓	Variance Case (De Minimis and all other Variance case types)	■	10/8/12	VAR20120023
	Wetlands Permits			
	Zone Change Application			
	Other (Describe) _____			

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

Comments:

Permit Intake Initials: CNH

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

Revised November 2009

ATTACHMENT A

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
VAR20120023			10/8/12

TO BE COMPLETED BY THE APPLICANT

TYPE OF VARIANCE REQUESTED:

- ☐ Variance to the Sign Standard (VSG)
- ☐ Variance to Dimensional Standards (VDS)
- ☐ Variance to Habitat Setbacks (VHB)
- ☐ Variance to Parking Requirements (VPK)
- ☒ Variance to Setback Requirements (VSB)

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:
Reduce Front setback from 11' to 2'.

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): The existing foundation that the home was built on was already within 12.1' feet of the front property line.

UTILITIES AVAILABLE: *WATER:* ☐ Public ☐ On Site *SEWER:* ☐ Public ☐ On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?
The homes main front entry requires stairs and deck be constructed for access.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?
There would be limited access to the main level of the home. An existing entry would have to be closed off.

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	~~400.00~~ $350.00			
Adjustment				
Total Fee	~~400.00~~ $~~350.00~~	Card	01505B	10/8/12

NOTE: MUST BE ACCOMPANIED BY* DEVELOPMENT PERMIT APPLICATION *FORM

DESCRIPTION OF ACTIVITY WHICH REQUIRES VARIANCE

I am writing this narrative to request a variance in the setback requirements of 11 feet to 2 feet for front stairs and a deck for my home located at Lot 6, Block 48, Douglas Subdivision, 209 St Anns Ave, Douglas.

I am constructing a home on the above parcel, which is zoned D-5, residential district. This past year I demolished the existing home on the parcel that was constructed in 1920. The home did have a deck and stairs to the main entrance facing St. Anne Street and within the required setback. I salvaged the foundation and used the foundation to construct a new home. I went through the City of Juneau building permit process to obtain the necessary permits for the home construction. Unfortunately, the plans for the front stairs and deck were left off the plans.

UNIQUE CHARACTERISTIC OF LAND OR BUILDING

The existing home foundation is approximately 12.1 feet from the property line, which is within the required 20 foot setback required by City of Juneau code.

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

The front entrance to the new home is at the second level of the home facing St. Ann Street. The variance request is to construct the stairs and deck to provide access to the main entry of the new home.

The home is near completion and as mentioned previously, the original home's foundation was used to construct the new home. If a variance is not granted, access to the main entrance to the home will not be possible.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED

If I was denied the variance I would have to close off the main entry of the home, and design another entrance. The redesign of the main entry to the home would both cause delays to construction and be very costly.

The variance request is consistent with the neighborhood, as there are multiple homes on St. Anns Ave that are within a few feet of the front property line. In fact it is my understanding that my adjacent neighbor's home was built over the property line and encroached onto city property until the 70's when the city vacated 4.8' of the right-of-way to remedy the situation.

I would like to ensure the board if the variance was granted it would preserve the public safety and welfare of the neighborhood, and is consistent with other structures built along St. Anns Avenue in Douglas. There is an existing retaining wall that would separate the the stairs and deck from the road. In addition the overall safety of the home would be increased by providing an additional emergency exit.

The authorization of the variance will not impact nearby properties. The stairs and deck will be built on my property in the front of the house and will not be covered, therefore no snow or rain will be directed to the adjacent properties.

The variance would not authorize any uses that are not allowed in the district. It would simply grant access to the main entry of the home.

If the variance was not granted and I had to comply with the existing standards I would be forced to close off the main entry to the home, this would unreasonably prevent me from using the a portion of the property for it's principal use.

ATTACHMENT B

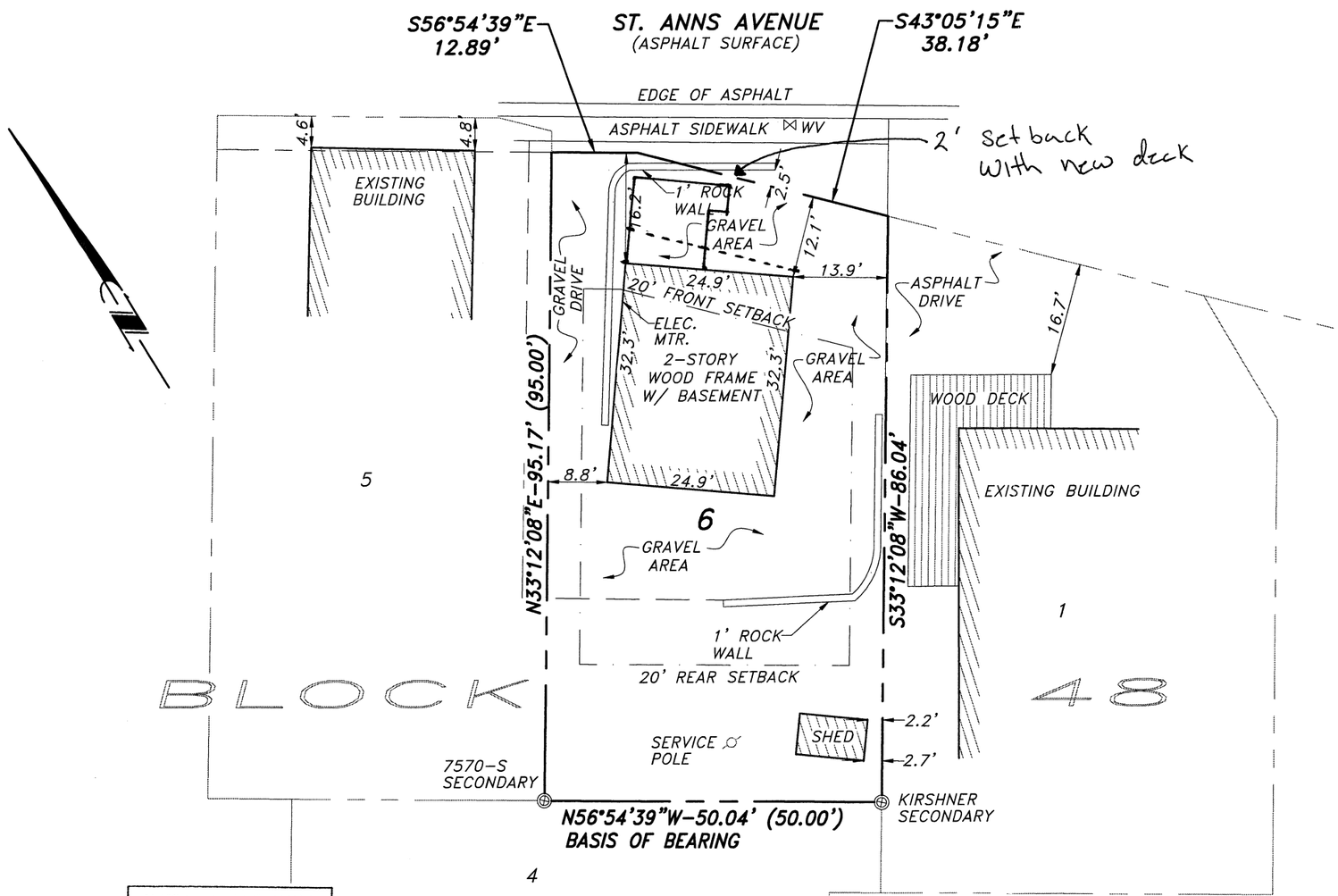
In regard to this particular neighborhood, many homes are built very close to St. Ann's Ave. Homes along St. Anne's Avenue are within 2 to 5 feet of the right-of-way and some have decks and stairs ways within a few feet of the right-of-way.

Compliance with the existing standards would be burdensome because the construction of the house is nearly complete, would cause a financial burden for the owners.

Approval of the variance would allow me to finish my home as designed and is consistent with the homes within the area.

NOTE:

UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



INTAKE REVIEW
Gen Eng.
PCC CMH
ICC
Tech. CC

SURVEYOR'S CERTIFICATE

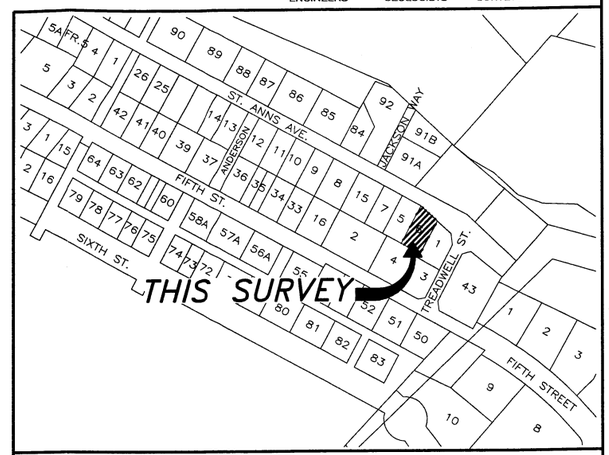
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF LOT 6, BLOCK 48, ALASKA DOUGLAS ADDITION, WITHIN DOUGLAS TOWNSITE, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON, EXCEPT AS SHOWN.

RECEIVED
OCT 0 8 2012
PERMIT CENTER/CDD

STATE OF ALASKA
49TH
MARK A. JOHNSON
LS # 7570
9.28.12
REGISTERED PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
0' 10' 20' 40' 80'

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS



VICINITY MAP

SOURCE: C.B.J. BOROUGH ATLAS
NOT TO SCALE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED SECONDARY MONUMENTS FOR THE SOUTHWEST LINE OF LOT 6 AS DELINEATED ON PLAT 73-9, HAVING A RECORD BEARING OF N56°54'39"W.

2. RECORD INFORMATION DENOTED BY THIS PLAT WAS DERIVED FROM PLAT 1936-2, MAP OF DOUGLAS ADDITION TO DOUGLAS TOWNSITE ALASKA AND PLAT 73-9, ST. ANNS AVENUE DOUGLAS SERVICE DISTRICT RIGHT-OF-WAY PLAT, ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.

3. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.

4. WATER AND SANITARY SEWER SERVICES PROVIDED BY THE CITY & BOROUGH OF JUNEAU PUBLIC UTILITIES.

5. PROPERTY SUBJECT TO EASEMENTS OF RECORD DENOTED BY THIS SURVEY OR NOT.

6. THE SETBACKS SHOWN ARE BASED ON D-5 ZONING, PER CITY AND BOROUGH OF JUNEAU ZONING MAPS DATED JULY 5, 2006.

AN AS-BUILT SURVEY
OF
LOT 6, BLOCK 48
ALASKA DOUGLAS ADDITION
WITHIN DOUGLAS TOWNSITE
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNER:
VINCE McELMURRY
209 ST. ANNS AVE.
DOUGLAS, ALASKA 99824

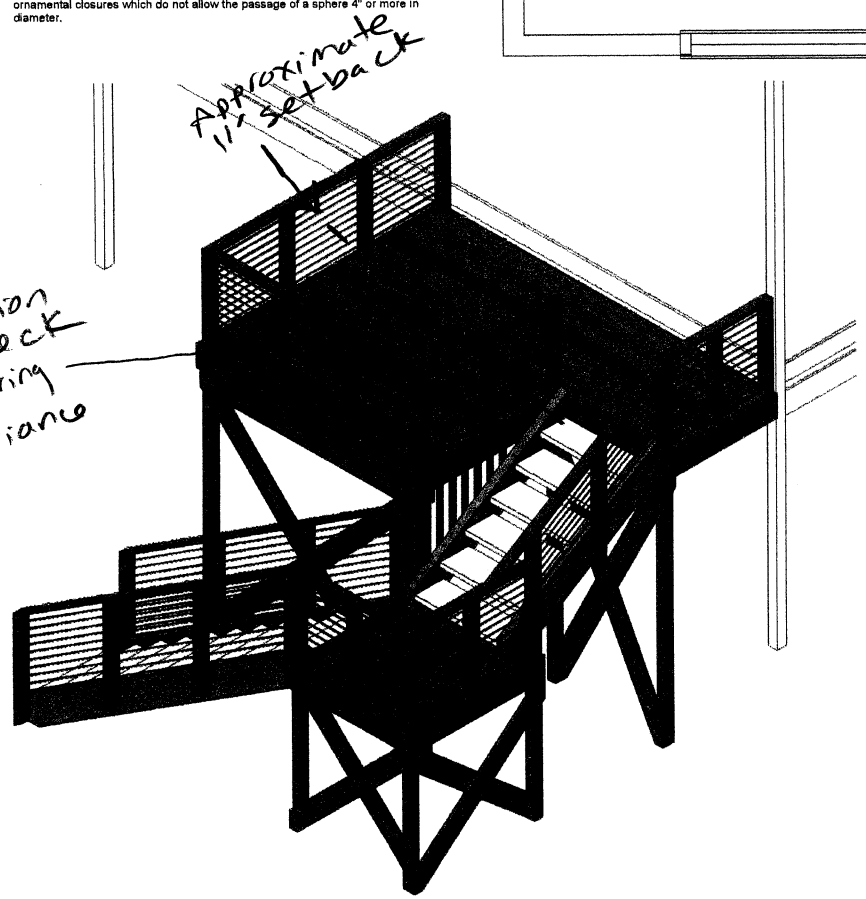
SCALE: 1"=20'
DATE: SEPT. 26, 2012
SHEET 1 OF 1

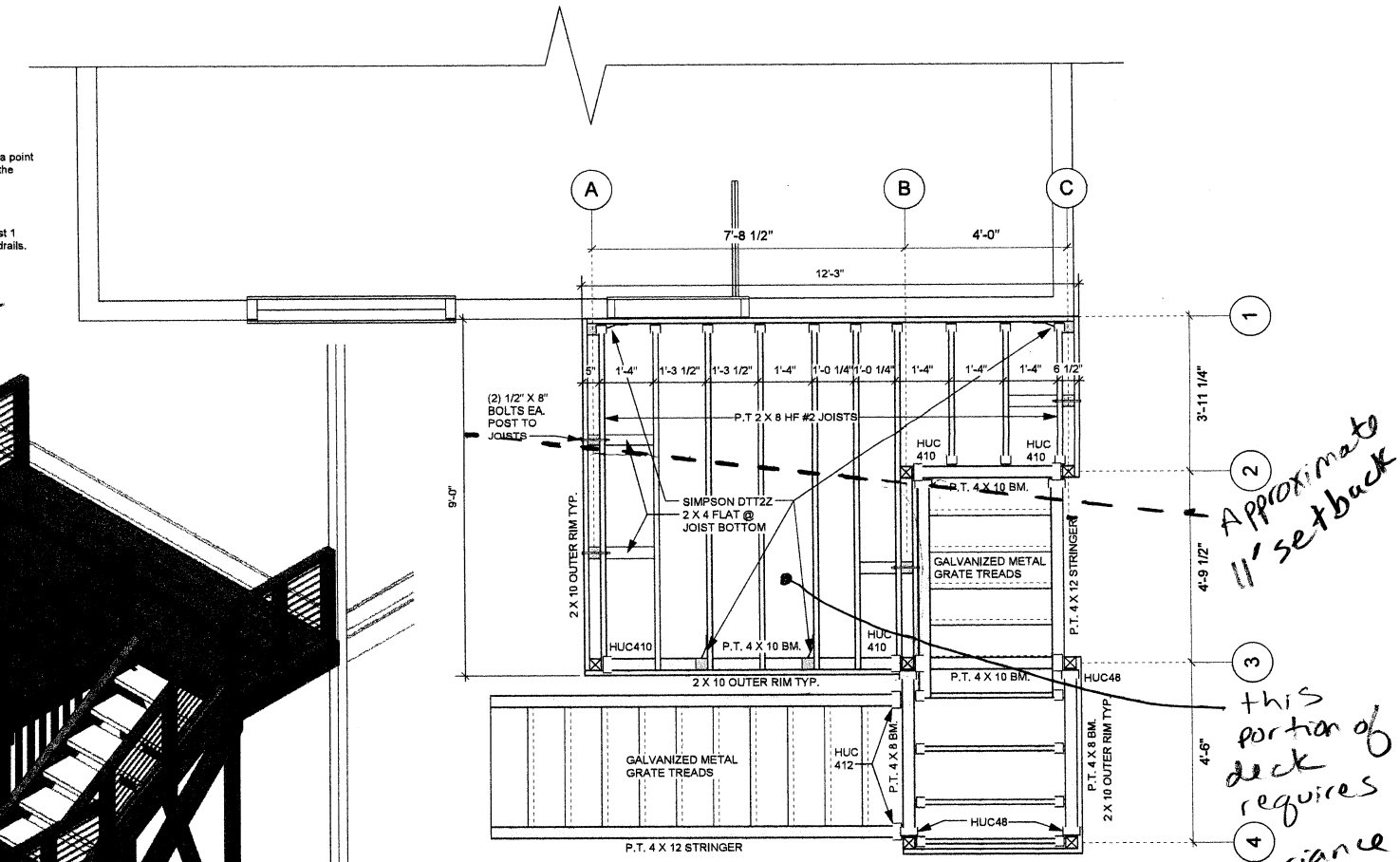
SURVEYOR:
MARK A. JOHNSON, L.S.
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. No. 121796

ATTACHMENT C

SWK.dwg PLOT: September 28, 2012 at: 9:45am Nathan
I:\2012\121796\2012 SURVEY
FILE:

Stairs, Handrails, & Guardrails: To comply with 2006 IRC R311.5 .
Max. stair rise 7 3/4"; min. stair tread 10".
Provide tread nosing min. 3/4", max. 1 1/4"
Handrail height to be min. 34", max. 38" above sloped plane @ nosing.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight.
Handrail ends shall return to walls or shall terminate in newell posts or safety terminals.
Provide 1 1/2' space between wall and handrail.
Handrails with a circular cross section shall have an outside diameter of at least 1 1/4" and not greater than 2". See IRC Sec. R311.5.6.3 #2 for non-circular handrails.
Required guards on open sides of stairway shall have intermediate rails or ornamental closures which do not allow the passage of a sphere 4" or more in diameter.





EXTEND DECK POSTS A3, B2, B3, B4, C2, C3, & C4
3' ABOVE DECK FOR HANDRAIL POST

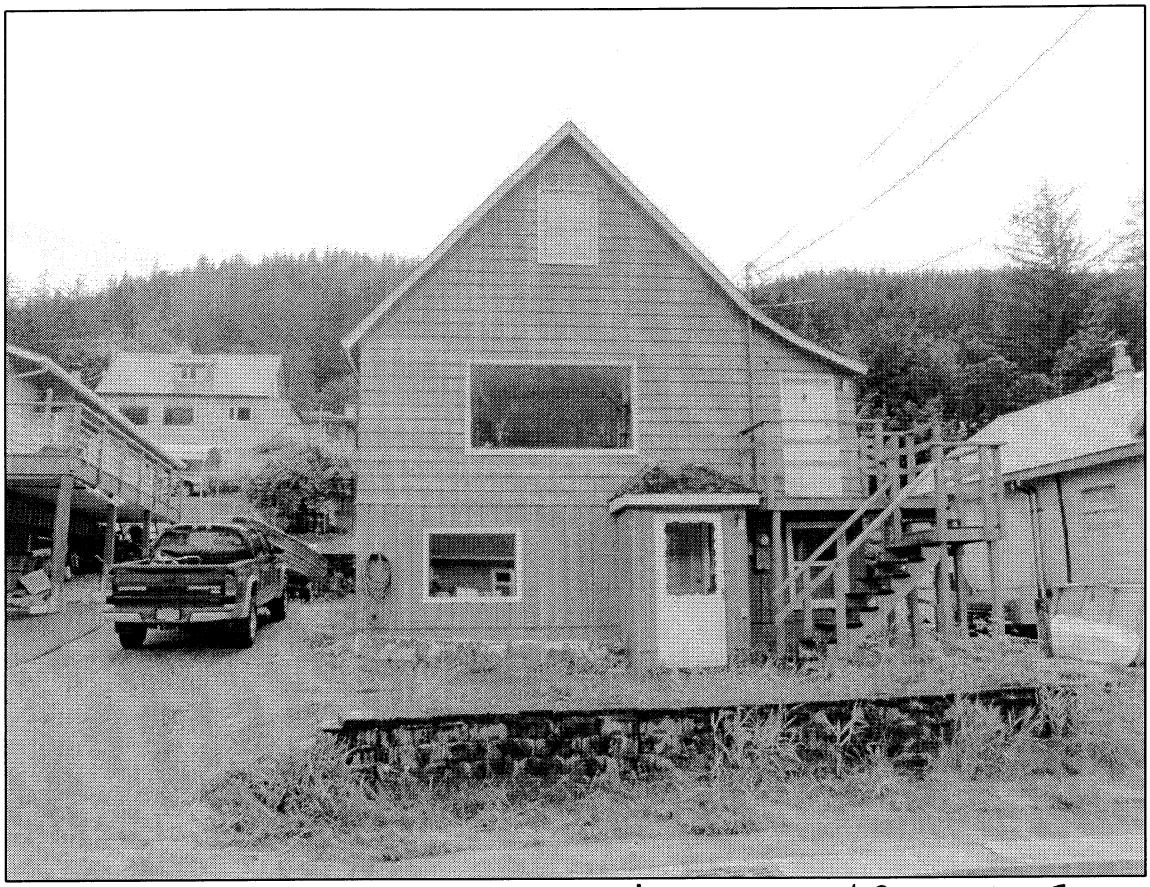
POST B3 SUPPORTS BOTH UPPER DECK
& STAIR LANDING

A/3 DECK FRAMING
Scale: 1/2" = 1'-0"

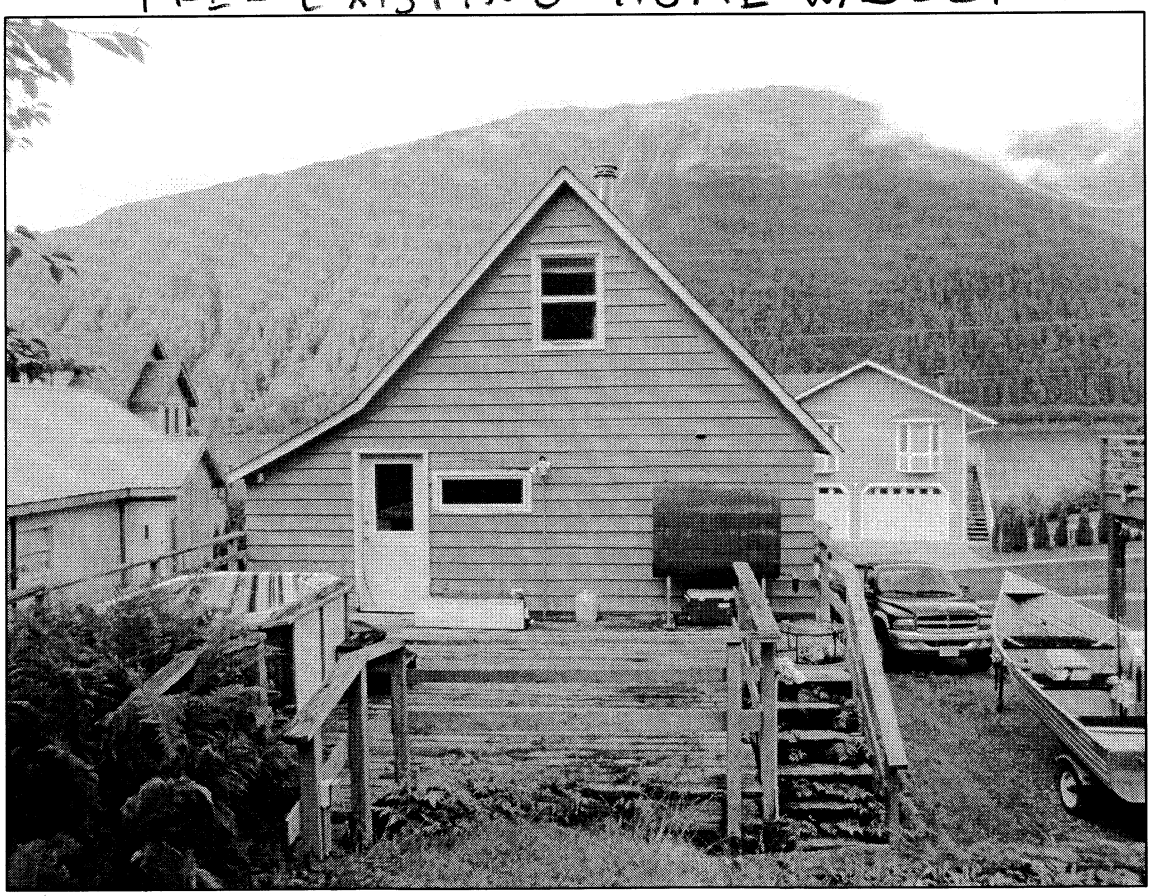
ATTACHMENT D

Latham/McElmurry Front Porch Addition	209 St. Ann's Ave. Douglas, Alaska	SCALE AS NOTED	DRAWN BY RICK THIBODEAU	DesignWorks Residential Design	SHEET 3 OF 3
		DATE SEPT. 11, 2012	PHONE 789-2897	© 2012 ALL RIGHTS RESERVED	

"For I know the plans I have for you", declares the Lord, "plans to prosper you and not to harm you, plans to give you hope and a future." - *Jeremiah 29 : 11*

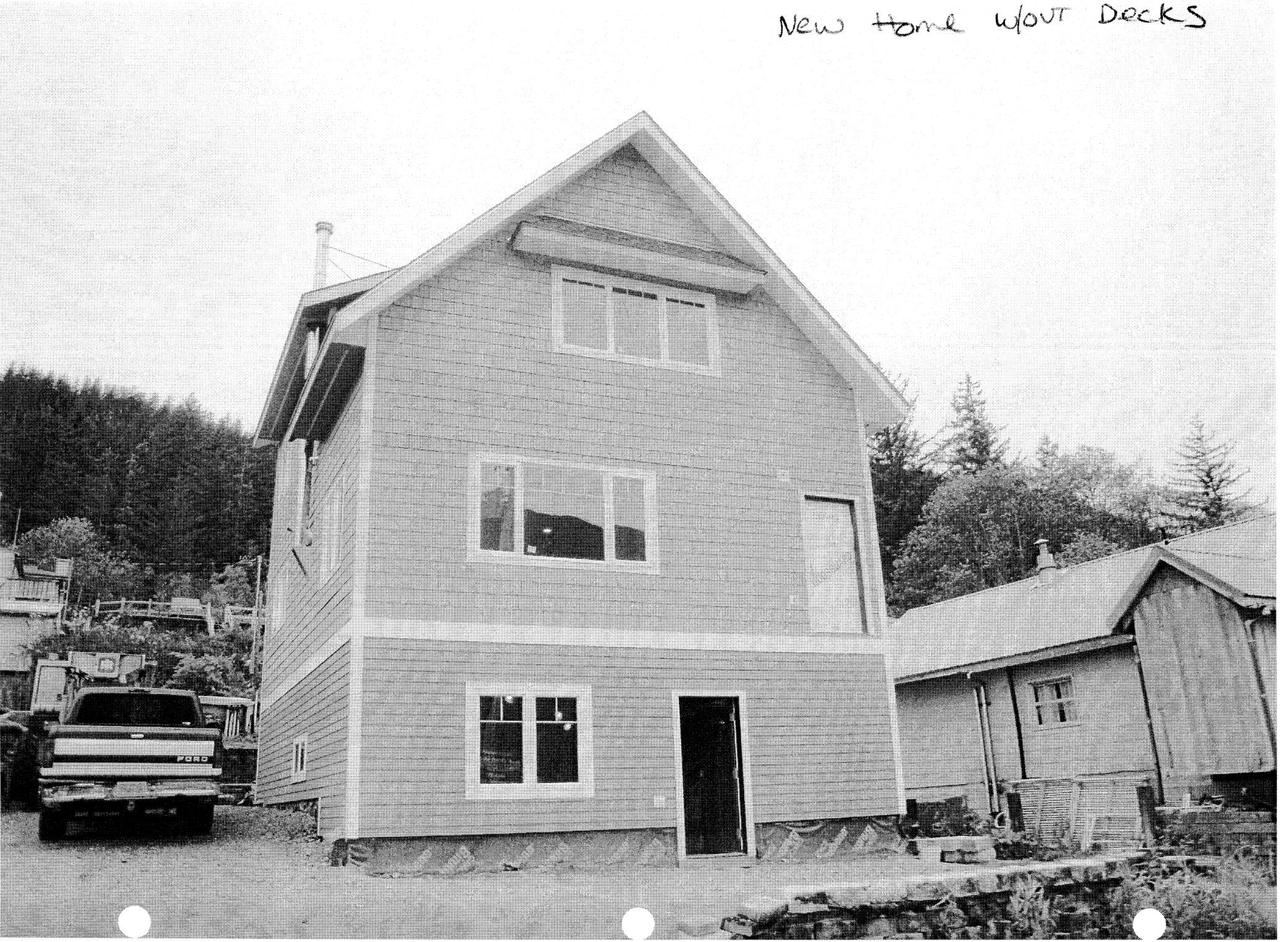


PRE- EXISTING HOME W/DECKS

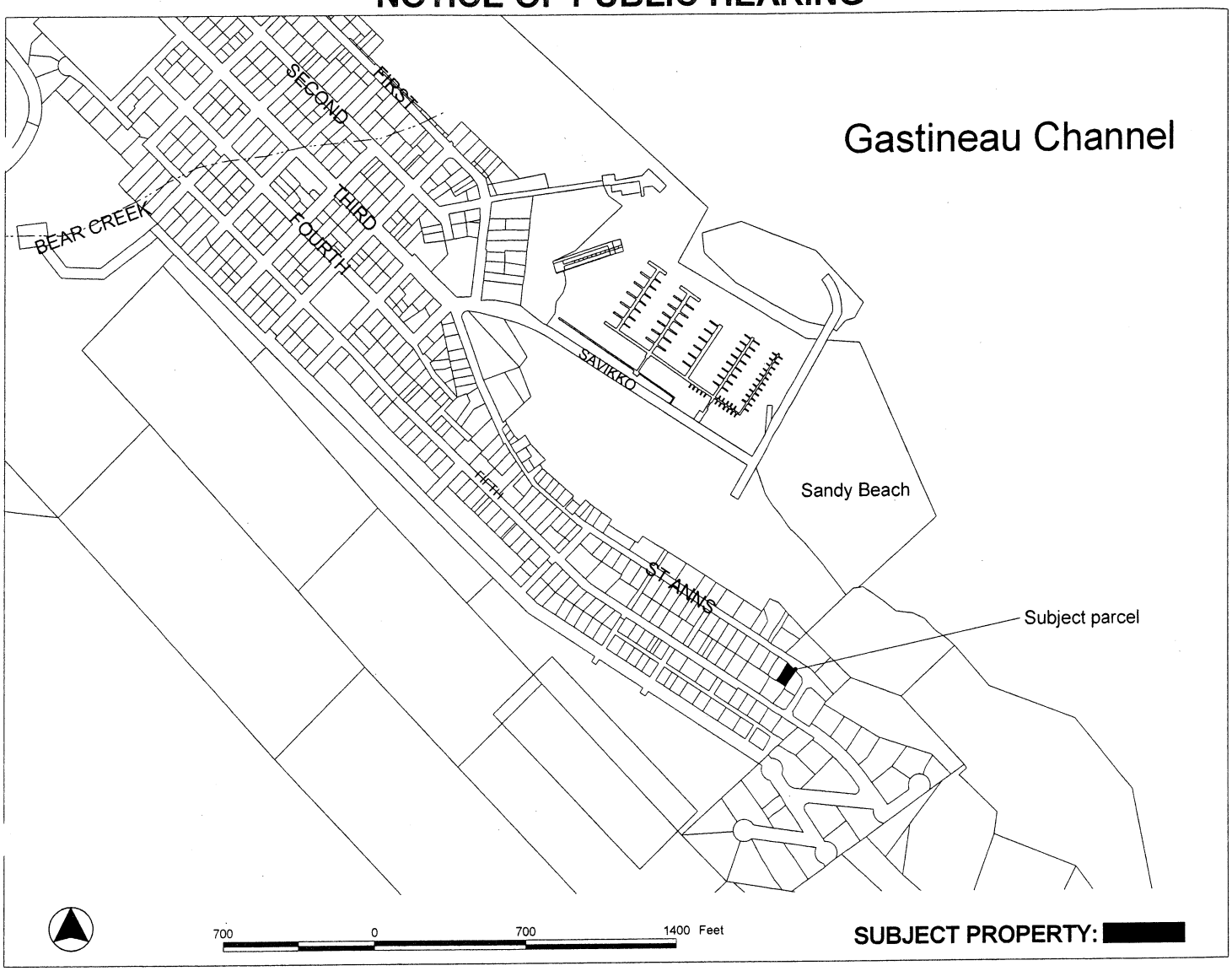


ATTACHMENT E

New Home w/out Decks



NOTICE OF PUBLIC HEARING



PROPOSAL: A variance to reduce the front yard setback from 11 feet to 6 feet in order to construct a 2nd story deck.

FILE NO:	VAR20120023
TO:	**Adjacent Property Owners**
HEARING DATE:	Nov 13, 2012
HEARING TIME:	7:00 PM
PLACE:	**ASSEMBLY CHAMBERS** Municipal Building 155 South Seward St Juneau, Alaska 99801

APPLICANT:	Anna Latham; Vince McElmurry
Property PCN:	2D040T480230
Owner(s):	Anna Latham & Vince McElmurry
Size:	4604 sqft
Zoned:	D5
Site Address:	209 ST ANN'S AVE
Accessed via:	ST ANN'S AVE

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 586-0756 or email: crystal_hitchings@ci.juneau.ak.us

ATTACHMENT F

Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: November 1, 2012