

*******REVISED*******

PLANNING COMMISSION
NOTICE OF DECISION
Date: November 16, 2012
File No.: USE2012 0020

917 Group
1760 Capital View Court
Douglas, AK 99824

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

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

Property Address: 917 Glacier Avenue

Parcel Code No.: 1-C06-0-C25-007-0

Hearing Date: October 23, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 16, 2012, and approved the second floor expansion within the setback to be conducted as described in the project description and project drawings submitted with the application and, with the following conditions:

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.

Attachments: October 16, 2012, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2012 0020.

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

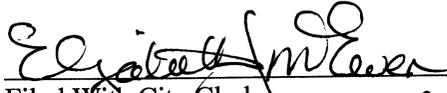
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Commission, October 23, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or April 23, 2014, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: 
Eric Feldt, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Elizabeth M. Green
Filed With City Clerk Deputy Clerk

11/16/2012
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.