

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: November 14, 2012

File No.: VAR2012 0021

Michael Lesmann
8251 Aspen Avenue
Juneau, AK 99801

Application For: A Variance request to reduce the side yard setback from 5 feet to 1.5 feet for a carport.

Legal Description: Lot 15 Mendenhaven

Property Address: 8251 Aspen Avenue

Parcel Code No.: 5-B25-0-124-007-0

Hearing Date: November 13, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 8, 2012, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application, and with the following condition:

1. Prior to the pouring of the foundation, a surveyor shall confirm that the supporting columns are at least 1.5 feet away from the property line. The roof eave shall be at least 1 foot away from the same property line.

Attachment: November 8, 2012, memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0021.


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

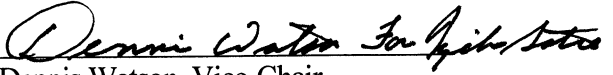
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day, twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

Effective Date: The permit is effective upon approval by the Board, November 13, 2012

Expiration Date: The permit will expire 18 months after the effective date, or May 13, 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


Dennis Watson, Vice-Chair
Planning Commission


Filed With City 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.