

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: November 28, 2012

File No: VAR2012 0024

Alice Francis Jones
PO Box 210408
Juneau, AK 99801

Application For: Variance to allow a common driveway rather than an interior access street for a new two-lot subdivision on a major arterial.

Legal Description: Wadleigh Tracts, Tract 2

Property Address: 12411 Glacier Hwy

Parcel Code No.: 4-B23-0-107-009-0

Hearing Date: November 27, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 21, 2012, and **approved** the Variance to be conducted as described in the project description and project drawings submitted with the application, to allow for a new two-lot subdivision on an arterial highway with access provided by a common driveway rather than an interior street, with the following conditions of approval:

- 1. This variance approves the subdivision of Wadleigh Tract 2 into two lots;*
- 2. A note shall be added to the plat indicating that no further subdivision is permitted unless a separate frontage street is constructed or the Land Use Code is modified to permit it;*
- 3. A single common access point to Glacier Highway shall be established on the plat;*
- 4. Prior to plat recording, a parking area of sufficient size to provide a minimum parking and maneuvering area to prevent back-out parking must be constructed;*
- 5. A driveway maintenance agreement must be recorded concurrently with the plat.*

Attachment: November 21, 2012 memorandum from Crystal Hitchings, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0024

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 27, 2012
Expiration Date: The permit will expire 18 months after the effective date, or May 27, 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: Crystal Hitchings Michael Satre
Crystal Hitchings, Planner Michael Satre, Chair
Community Development Department Planning Commission
Erin M. Green 11/29/2012
Filed With City Clerk Deputy Clerk Date

cc: Plan Review, Warren Van Sickle

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.