



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

**BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**

Date: January 25, 2013

File No.: VAR2012 0031

Aniakchak, Inc  
10518 Fox Farm Trail  
Juneau, AK 99801

Application For: A variance to allow a subdivision along an un-built, City right-of-way not maintained by a government agency.

Legal Description: Parcel 1 Mendota Park

Property Address: 1901 Davis Ave

Parcel Code No.: 5-B12-0-127-000-0

Hearing Dates: January 25, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 3, 2013, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

Conditions

The following items must be recorded concurrently with the subdivision plat:

1. Record a maintenance agreement between Lots 1 & 2 outlining and specifying shared responsibilities and costs to maintain the driveway. This agreement must address damage from heavy construction traffic during the development of Lot 2.
2. Water line easement lease costs shall be shared via a maintenance agreement.
3. Sewer and water line maintenance agreement and water meter agreement.

Attachment: January 3, 2013, memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0031.

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, January 25, 2013

Expiration Date: The permit will expire 18 months after the effective date, or July 22, 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 II, CFM  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Elizabeth M. Evers  
Filed With City Clerk

1/29/2013  
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.