

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

Date: January 25, 2013

File No.: VAR2012 0030

Ken Huse  
9700 N. Douglas Hwy  
Juneau, AK 99801

Application For: Kevin Huse  
Legal Description: USS 2903 Lot 30 Tract B2  
Property Address: 995 Mendenhall Peninsula Road  
Parcel Code No.: 4-B19-0-103-002-2  
Hearing Date: January 22, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 22, 2013, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application, the variance permit would allow for the front yard setback to be reduced to 4 feet and eaves to project to 2 feet from the front property line at 995 Mendenhall Peninsula Road for the remodel and expansion of an accessory building and with the following conditions:

1. Prior to issuance of a building permit, the applicant shall modify the building plans so that the eaves are no closer than 2 feet to the front property line.
2. Prior to issuance of a Certificate of Occupancy, setbacks of the structure and eaves shall be verified by a licensed surveyor.

Attachment: January 17, 2012, memorandum from Jonathan Lange, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0030

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).

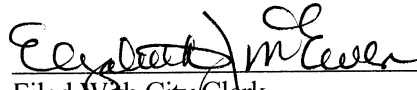
Applicant: Ken Huse  
File No: VAR2012 0030  
January 25, 2013  
Page 2 of 2

Effective Date: The permit is effective upon approval by the Board, January 22, 2013  
Expiration Date: The permit will expire 18 months after the effective date, or June 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:

  
Jonathan Lange, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Elizabeth M. Ewen  
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.