

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: February 28, 2013

File No.: VAR2012 0028

Kristan Stephans General Contractor
2520 Teslin Street
Juneau, AK 99801

Application For: A variance to the minimum lot depth requirement of 100' in a D-3 zone to 95' for one triangular shaped lot resulting from a proposed subdivision of Horst Lot 3, into two lots.

Legal Description: HORST LT 3

Property Address: Mendenhall Loop Road

Parcel Code No.: 4-B26-0-121-003-0

Hearing Date: February 26, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 22, 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 condition:

1. Prior to issuance of a building permit, the applicant shall carefully address storm water runoff through a drainage plan and grading permit.

Attachment: February 22, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0028.

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, February 26, 2013

Expiration Date: The permit will expire 18 months after the effective date, or August 26, 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.

Kristan Stephens General Contractor

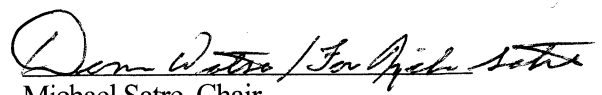
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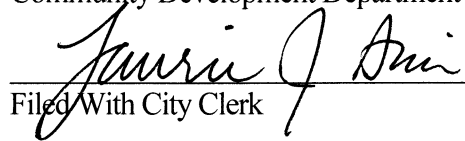
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Project Planner:


Jonathan Lange, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

3/15/13
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.