

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 4, 2013

TO: Board of Adjustment

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: VAR2013 0007

PROPOSAL: A Variance to reduce the rear yard setback from 20 feet to 10 feet for construction of a single-family dwelling

GENERAL INFORMATION

Applicant: North Wind Architects, LLC

Property Owner: Ron Maas

Property Address: 540 W Eighth Street

Legal Description: Casey Shattuck Block 212 Lot 8

Parcel Code Number: 1-C06-0-C12-005-0 (NOTE: the PCN includes Lots 7 and 8; VAR2013 0007 is for Lot 8 only)

Site Size: 3,420 square feet

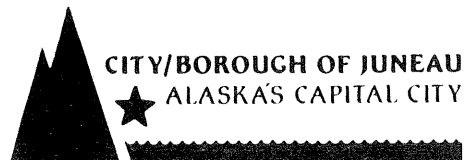
Comprehensive Plan Future Land Use Designation: Medium Density Residential-Single Family

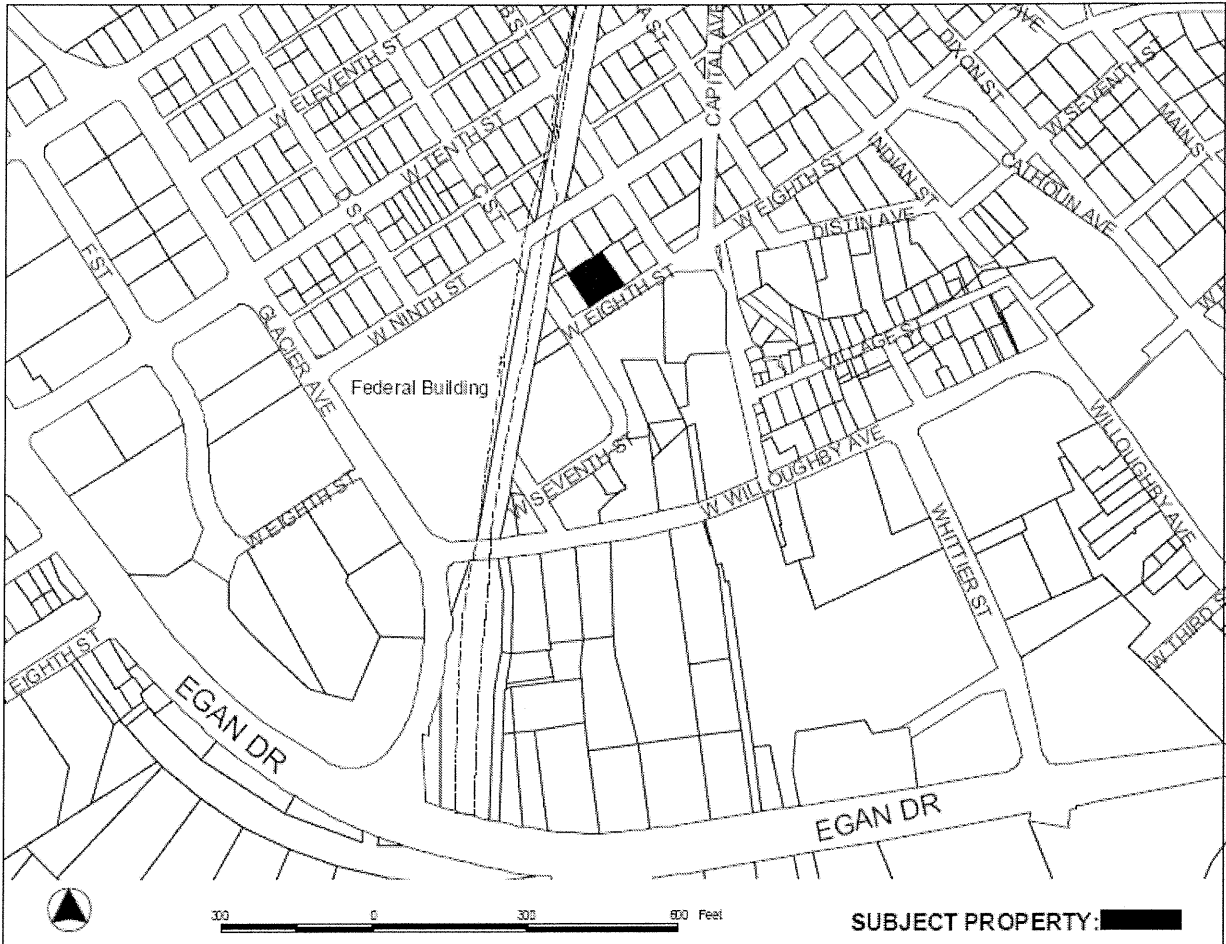
Zoning: D-5 Residential

Utilities: CBJ Water and Sewer
Access: Eighth Street

Existing Land Use: Vacant Residential Lot

Surrounding Land Use: North - D-5 Residential
South - Light Commercial; 8th Street; Federal Building Parking Lot
East - D-5 Residential
West - D-5 Residential





ATTACHMENTS

- Attachment 1 Development Permit Application
- Attachment 2 Variance Application
- Attachment 3 Project Narrative
- Attachment 4 Site Plan
- Attachment 5 Applicant email message regarding roof height; 4/1/13
- Attachment 6 Supplemental Survey information
- Attachment 7 Supplemental Project Narrative, 4/2/13
- Attachment 8 Caulfield/Paul Comment letter 4/3/13

PROJECT DESCRIPTION

The applicant requests a Variance to reduce the required rear-yard setback from 20 feet to 10 feet in the D-5 residential zoning district for construction of a two-story, 2,400 square foot single family dwelling on a vacant lot, Casey Shattuck Block 212, Lot 8. (Attachment 6)

The applicant requests the Variance to allow the proposed single family dwelling to be constructed toward the rear of the lot to maximize the use of the front yard for off-street parking. A second reason for the Variance is to accommodate the ground floor size requirement for the proposed dwelling, which will be described later. (Attachment 7, Supplemental Narrative)

As noted, the proposed Variance is for Lot 8 only. However, because the need for the Variance is linked to the uses on Lot 7, which is under common ownership, it may be useful to describe the use, lot size, and setbacks of each lot separately.

Lot 7, Warehouse Lot. Lot 7 has an existing music studio and existing commercial warehouse space. The structure and uses both pre-date current zoning and are legally non-conforming uses in the D-5 Zoning District. Lot 7 is 3,420 square feet, which is approximately half of the 7,000 square foot minimum lot size for this zone. The structure has legally non-conforming setbacks of approximately two feet in the rear-yard, and zero feet in the front and side yards. (Attachment 4)

The commercial delivery truck associated with the commercial warehouse on Lot 7 has utilized the vacant Lot 8 for parking for many years. The property owner, who owns both lots, needs to maintain the commercial delivery truck parking space in the front of Lot 8, which is one reason for the proposed variance

Lot 8, Subject Lot. Lot 8, the vacant subject lot with the proposed single-family dwelling, is the same size as Lot 7 at 3,420 square feet. This is approximately half of the minimum lot size for the D-5 zoning district. The lot is flat and without any notable features. The proposed dwelling is 2,400 square feet, which is significantly larger than many dwellings in the Casey-Shattuck neighborhood. The size of the proposed dwelling is dictated by 30' x 30' ground floor music room. The property owner seeks to move the music studio, currently located in part of the Lot 7 warehouse, to Lot 8.

Purpose and Need for the Variance. The applicant requests a Variance to reduce the rear-yard setback of Lot 8 from 20 feet to 10 feet to allow parking in the front of the lot for three residential vehicles and one commercial delivery vehicle. The lot is adjacent to Eighth Street and the Federal Building parking lot. According to the applicant, there is minimal parking in this area due to the high parking demands of the Federal Building and surrounding businesses. The applicant states that the size of the Federal Building parking lot does not meet the demand and leads to overflow parking in the side streets and Casey-Shattuck neighborhood. (Attachment 7)

The owner also wants to accommodate expansion of the wine vendor in the Lot 7 warehouse, by moving the music studio from Lot 7 to Lot 8 and by providing space for the commercial truck to

continue parking on Lot 8. The Supplemental Project Narrative (Attachment 7) states that warehouse space downtown is difficult to find and it is the owner's desire to keep the music studio near its current location.

The proposed single-family home will have a roof gable height of 21 feet, 7 inches, which matches the roof gable height of the adjacent Lot 7 warehouse. The height limit in the D-5 Zoning District is 35 feet. The home has been designed this way specifically to reduce the visual impact for the property owners in the rear of the building, north of the site. (Attachment 5)

ANALYSIS

The Casey-Shattuck neighborhood in general and the adjacent lots in particular, have many non-conforming features including sub-standard setbacks and undersized lots. This often provides support for Variance requests in the area. In addition, the Variance does not appear to create adverse impacts on surrounding properties, and appears to provide adequate space for light and air. The roof line has been designed to match the warehouse to minimize visual impacts. The adjacent property owners have submitted a comment letter stating that they have no objection to the Variance. (Attachment 8).

The Variance is needed, in part, to allow parking for the commercial delivery truck for the commercial warehouse on Lot 7. The applicant states that the commercial truck has always used this lot for parking. Therefore, Lot 8 may have legal non-conforming rights to continue the use.

The applicant also requests the Variance to allow for three standard residential parking spaces on the lot. However, the CBJ Land Use Code requirement for a single family dwelling is two parking spaces, not three (Section §49.40.210). Two off-street parking spaces may be accommodated with minor adjustments to the proposed site plan, which would allow for the required 20 foot rear-yard setback and the 2,400 square foot home. A third parking space, if needed, could be accommodated on-street, which is allowed in this neighborhood.

Furthermore, it appears that if the four proposed parking spaces were moved all the way to the front property line, and approximately three feet was reduced from the length of the building, all spaces could be accommodated while meeting the 20 foot rear-yard setback. (Attachment 4, Site Plan)

Another option, which would retain the proposed parking configuration without any adjustment, would be to reduce the size of the dwelling by a larger amount to meet the 20 foot rear-yard setback. The reduction could compromise the owner's request for a 30' x 30' music studio. However, the primary principal use in the D-5 Zoning District is a single-family dwelling, which would not be compromised by the reduction. The music studio must be accessory to the dwelling to be an authorized use in the D-5 Zoning district.

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

The relaxation applied for would give substantial relief to the property owner by allowing construction of a 2,400 square foot single family dwelling positioned in the rear of the property to allow for off-street parking in the front of the lot. However, the 20-foot rear-yard setback could be accommodated by reducing the size of the home, and/or by reducing the number of parking spaces to the two residential spaces required by code. The relaxation would not be consistent with justice to other property owners, because the applicant has options which would allow for standard setbacks.

This criteria is not met.

- 2. That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

The intent of Title 49 is established in Section §49.05.100 Purpose and Intent as follows:

- 1) To achieve the goals and objectives and implement the policies of the Juneau Comprehensive Plan and the coastal management program;
- 2) To ensure that future growth and development in the city and borough is in accord with the values of its residents;
- 3) To identify and secure, for present and future residences, the beneficial impacts of growth while minimizing the negative impacts;
- 4) To ensure that future growth is of the appropriate type, design, and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;
- 5) To provide adequate open space for light and air; and
- 6) To recognize the economic value of land and encourage its proper and beneficial use.

Based on available evidence, the proposed development does not appear to negatively impact open

space for light and air and encourages maximum use of this small lot, in accordance with Intent Numbers Five and Six.

This criteria is met.

3. *That the authorization of the Variance will not injure nearby property.*

Substandard setbacks are common throughout the Casey Shattuck residential neighborhood and no available evidence indicates that the Variance to reduce the rear-yard setback to 10 feet, will negatively impact light and air, injure nearby property, or have other adverse impacts.

This criteria is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

Construction of a single-family dwelling is an authorized use in the D-5 Zoning District; therefore, the Variance does not authorize uses not allowed in the district.

This criteria is met.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

The permissible principal use in the D-5 Zoning District is a single-family dwelling. No evidence indicates that compliance with existing standards would unreasonably prevent the owner from using the property for this permissible principal use. The owner could construct a smaller home on the lot that would meet required setbacks.

This sub-criterion is not met.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

The owner could construct a single-family dwelling on the property which is comparable in size to homes in the neighborhood while accommodating the required 20-foot rear-yard setback.

This sub-criterion is not met.

- (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

At 3,420 square feet, the lot is approximately half of the minimum lot size for the D-5 Zoning District; however, the lot is flat and has no unique physical features. No evidence indicates that compliance with standards on this lot would be unreasonably expensive.

This sub-criterion is not met.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

At 3,420 square feet, the lot is approximately half of the 7,000 square foot minimum lot size for the D-5 Zoning District; therefore, it is legally undersized. However, because the lot is vacant, it does not have any pre-existing non-conforming setbacks. Allowing construction of a single-family dwelling 10 feet from the rear property line would increase the overall non-compliance with the code.

This sub-criterion is not met.

Criterion Number Five is not met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

A grant of the Variance would benefit the neighborhood by allowing maximum use of the property with construction of a single-family dwelling on a vacant residential lot and by providing off-street parking. No available evidence indicates that the Variance would have detriments to the neighborhood.

This criteria is met.

FINDINGS

1. *Is the application for the requested Variance complete?*

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. *Will the proposed development comply with the Juneau Coastal Management Programs?*

Not applicable.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

No. The variance does not meet Criteria One or Criteria Five.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and deny the requested Variance, VAR2012 0007, which would allow for construction of a single-family dwelling 10 feet from the rear property line where 20 feet is required.

DEVELOPMENT PERMIT APPLICATION

Project Number VAR 20130007	CITY and BOROUGH of JUNEAU	Date Received: 02/19/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT	Project Description 2400 sf single family dwelling, new construction on an existing vacant lot.		
	PROPERTY LOCATION		
	Street Address 540 8th Street	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Casey-Shattuck lot 8 Casey-Shattuck Bl 212 Lts 7 & 8		
	Assessor's Parcel Number(s) 1-COB-0-C12-005-0		
	LANDOWNER/ LESSEE		
	Property Owner's Name Ron Maas	Contact Person: James Bibb	Work Phone: 586-6150 ext 4
	Mailing Address 311 CORNERING Ave - Juneau	Home Phone:	Fax Number: 586-6181
	E-mail Address	Other Contact Phone Number(s): Cell Phone James Bibb 321-4265	
	LANDOWNER/ LESSEE CONSENT *****Required for Planning Permits, not needed on Building/ Engineering Permits*****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. <input checked="" type="checkbox"/> <u>Ron Maas</u> _____ <u>02/19/13</u> _____ Landowner/Lessee Signature Date <input type="checkbox"/> _____ _____ Landowner/Lessee Signature Date NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/> _____ <u>James Bibb (James B. Bibb)</u> _____ <u>2-19-13</u> _____ Applicant's Signature Date of Application			

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		02/19/13	VAR 20130007
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials ESF	

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>VAR20130007</u>	Date Received <u>02/19/13</u>
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TYPE OF VARIANCE REQUESTED:

<input type="checkbox"/> Variance to the Sign Standard (VSG)	<input type="checkbox"/> Variance to Dimensional Standards (VDS)
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)	<input type="checkbox"/> Variance to Parking Requirements (VPK)
<input checked="" type="checkbox"/> Variance to Setback Requirements (VSB)	

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

PLACING PROPOSED STRUCTURE BACK INTO THE SITE TO ALLOW FOR FRONT-YARD USE, MAINLY PARKING. WE REQUEST A CHANGE FROM THE CURRENT 20' REAR-YARD SETBACK TO 10'.

Previous Variance Applications? YES NO Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): PROPERTY IS LOCATED IN A NEIGHBORHOOD WITH MINIMAL PARKING OPTIONS. THE PROPERTY IS ADJACENT TO A WAREHOUSE AND FEDERAL BUILDING PARKIN LOT LOCATION. CURRENT PARKING OPTIONS ARE LIMITED. PLACING THE BUILDING BACK A REASONABLE AMOUNT WILL ALLOW FOR FAVORABLE PARKING OPTIONS.

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

PERHAPS - PARKING AREA OR PARKING AVAILABILITY IS CURRENTLY LIMITED. THIS IS A ISSUE REGARDLESS OF OWNER.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

WITH PARKING REQUIREMENTS CURRENTLY AT HAND - OWNER WOULD MOST LIKELY NOT BUILD IF PARKING CONCERNS ARE NOT ADDRESSED WITH THIS VARIANCE

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

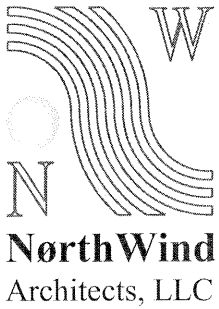
If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>400.00</u>	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ <u>400.00</u>	<u>2034</u>	<u>COB 3339</u>	<u>02/19/13</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT



February 6, 2013

CBJ Community Development Department
Att: Permit Center
230 South Franklin Street
Juneau, Alaska-99801

Permit Center Staff:

Submitted is an application for variance for Lot 8, Casey Shattuck
Subdivision, Juneau, Alaska.

Variance Request Overview and Background:

The proposed variance is to change the rear-yard required setback of 20' (D-5 zone title 49 table of permissible uses), to a proposed setback of 10'.

The proposed dwelling is a two-story 2,400 sf single family home proposed in a D-5 lot adjacent to the warehouse/studio "Big Blue" located at 540 8th Steen in Juneau's Casey Shattuck Subdivision.

This variance will allow a proposed dwelling to be constructed maximizing the use front-yard, mainly parking opportunities. Currently there are limited parking options at this location due to the fact that the property fronts 8th street and the Federal Building parking lot and the adjacent lot houses a building that is building up to their current property lines and has no off-street parking opportunities.

Sean M Boily AIA
Principal Architect

Evelyn F Rousso AIA LEED
Principal Architect

Gerald R Gotschall AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

Application as it relates to variance criteria:

- 1. Whether a lesser relaxation than applied for would give substantial relief:** No, as the request is to maximize area for parking opportunities. The proposed 10' setback would be consistent with the existing property owner's setback which is found to be +/- 2'-0" from the rear-yard property line.

- 2. That relief can be granted and public safety and welfare preserved:** Yes, this allows parking to be safely off of the street and

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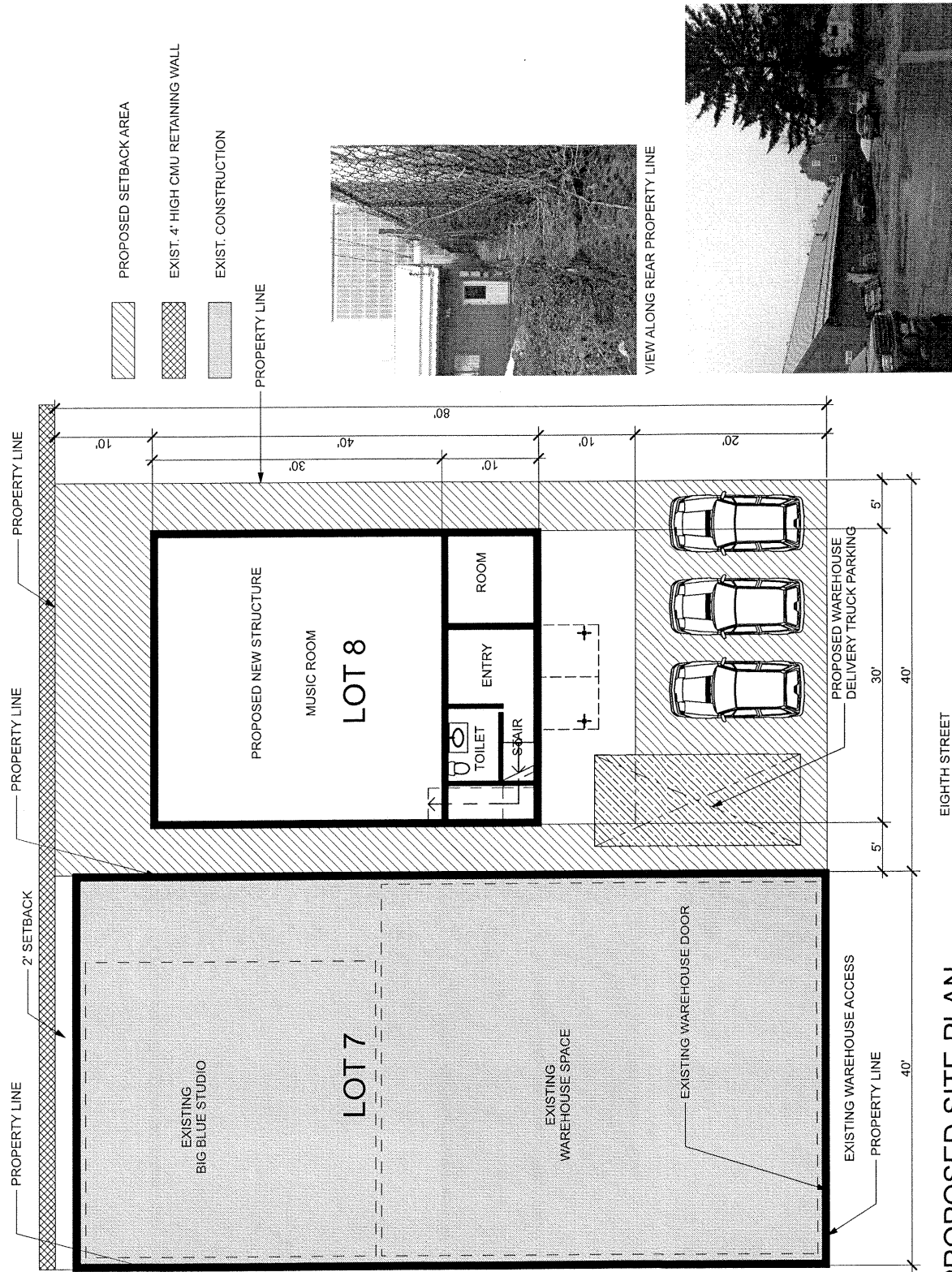
off of the sidewalk by allowing the proposed structure to be set back into the site.

3. **The authorization will not injure nearby property:** The nearest neighbor is a existing non-conforming use that is built up to the current property lines, except for the rear-yard setback which is found to be \approx 2'-0" from the rear-yard property line. At the proposed 10', the proposed variance allowance will be less than the adjacent building's rear yard setback. There is also a 4' high concrete block retaining wall at the rear property line which provides a visual physical buffer to the lot fronting the rear property line.
4. **That it does not authorize uses not allowed:** The proposed variance will allow for the construction of a single family dwelling, consistent with current use.
5. **That the compliance either a) would unreasonably prevent the owner from using the property or a permissible principle use; b) would unreasonably prevent the owner from using property consistent with existing development in the neighborhood; c) be unnecessarily burdensome, or d) result in a decrease in overall code compliance:** The owner requires parking for his proposed use. This parking opportunity prevents the owner from competing with limited parking options current in this district.
6. **That the grant would result in more benefits than detriments to the neighborhood:** This would benefit the neighborhood by allowing more off-street parking options. Currently there are few parking options available.

Sincerely,



NorthWind Architects LLC
James Bibb
Principal Architect



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 Fx: #907.586.6138
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 Juneau, Alaska

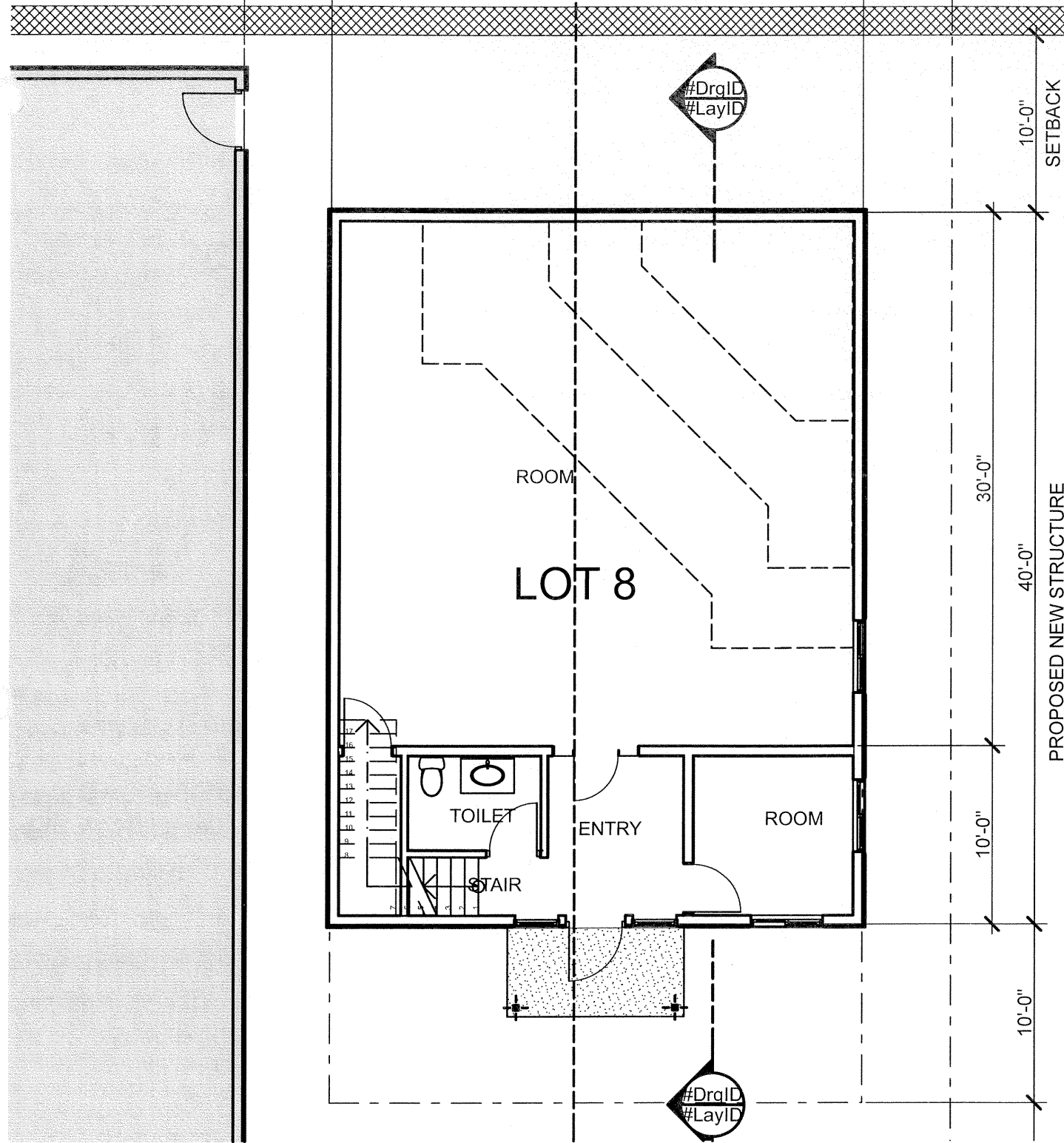
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 SITE / ROOF PLAN / SURVEY & DETAILS

DATE: 4/13/13
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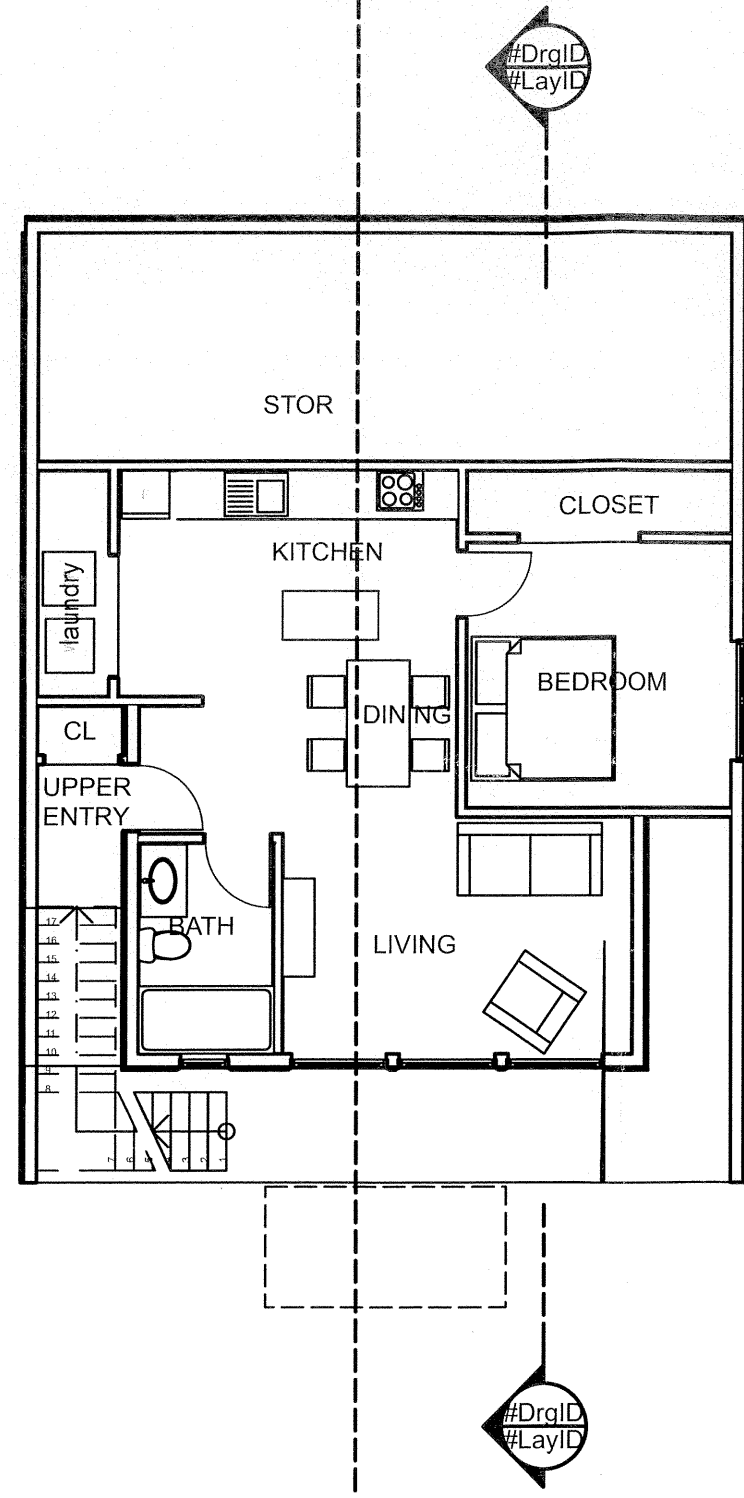
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DATE:

PLAT DATE:
4/13/13

PROPOSED SITE PLAN



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

N **W**

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← 1" ACTUAL →

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Juneau, Alaska

SHEET TITLE:
FLOOR PLANS

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DRAWN:

SHEET #
A02

PLOT DATE: 2/15/13

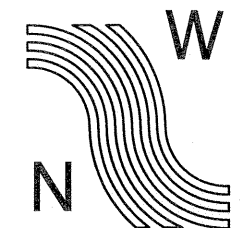
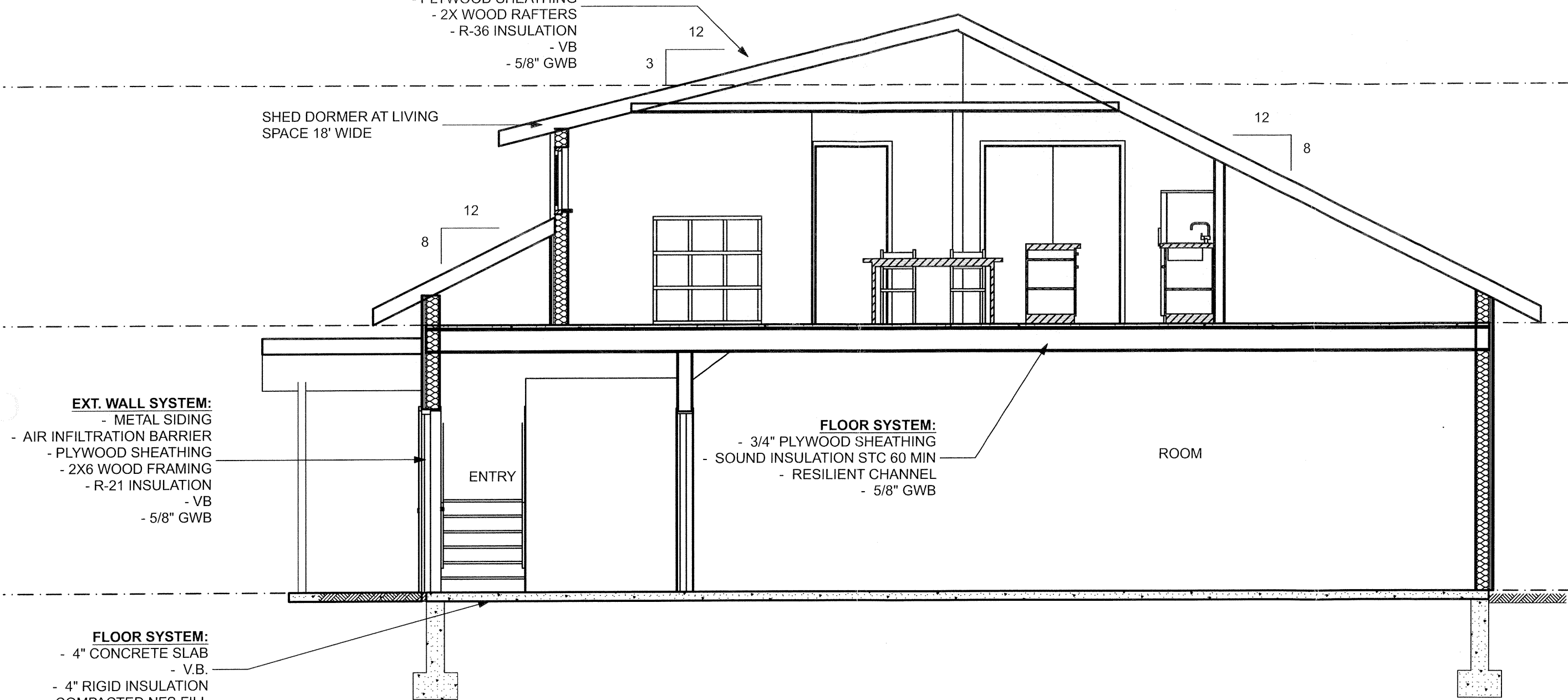
- ROOF SYSTEM:**
- METAL ROOF
 - ICE/WATER
 - PLYWOOD SHEATHING
 - 2X WOOD RAFTERS
 - R-36 INSULATION
 - VB
 - 5/8" GWB

SHED DORMER AT LIVING SPACE 18' WIDE

- EXT. WALL SYSTEM:**
- METAL SIDING
 - AIR INFILTRATION BARRIER
 - PLYWOOD SHEATHING
 - 2X6 WOOD FRAMING
 - R-21 INSULATION
 - VB
 - 5/8" GWB

- FLOOR SYSTEM:**
- 3/4" PLYWOOD SHEATHING
 - SOUND INSULATION STC 60 MIN
 - RESILIENT CHANNEL
 - 5/8" GWB

- FLOOR SYSTEM:**
- 4" CONCRETE SLAB
 - V.B.
 - 4" RIGID INSULATION
 - COMPACTED NFS FILL



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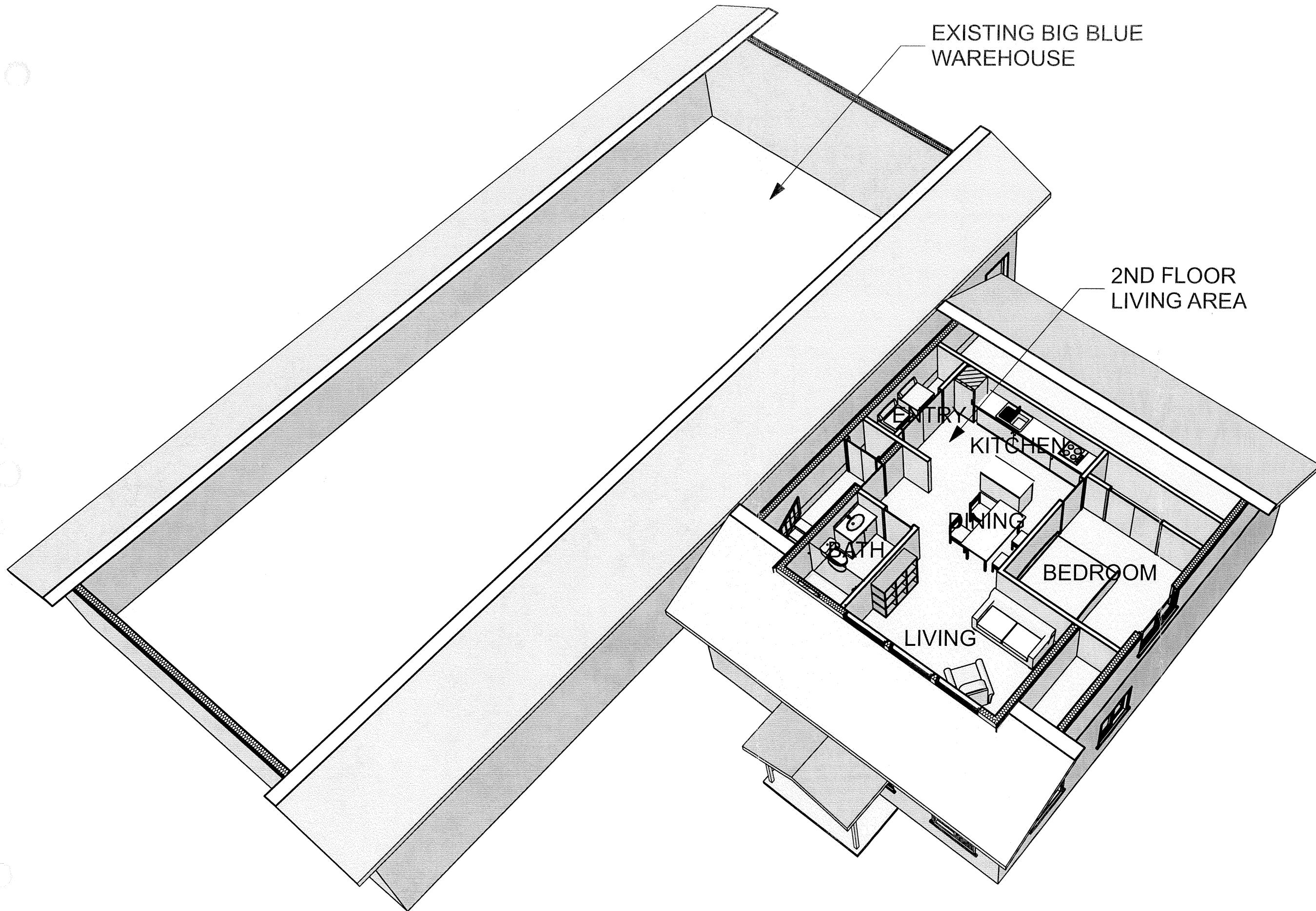
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NWA-1304
Juneau, Alaska

1 BUILDING SECTION THROUGH DORMER
SCALE: 1/4" = 1'-0"

SHEET TITLE:	BUILDING SECTIONS
DATE: *** DATE OF ISSUE ***	
REVISION:	
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PLOT DATE:	2/15/13



EXISTING BIG BLUE WAREHOUSE

2ND FLOOR LIVING AREA

ENTRY

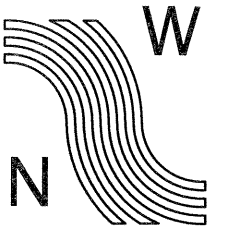
KITCHEN

DINING

BEDROOM

LIVING

BATH



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1" ACTUAL

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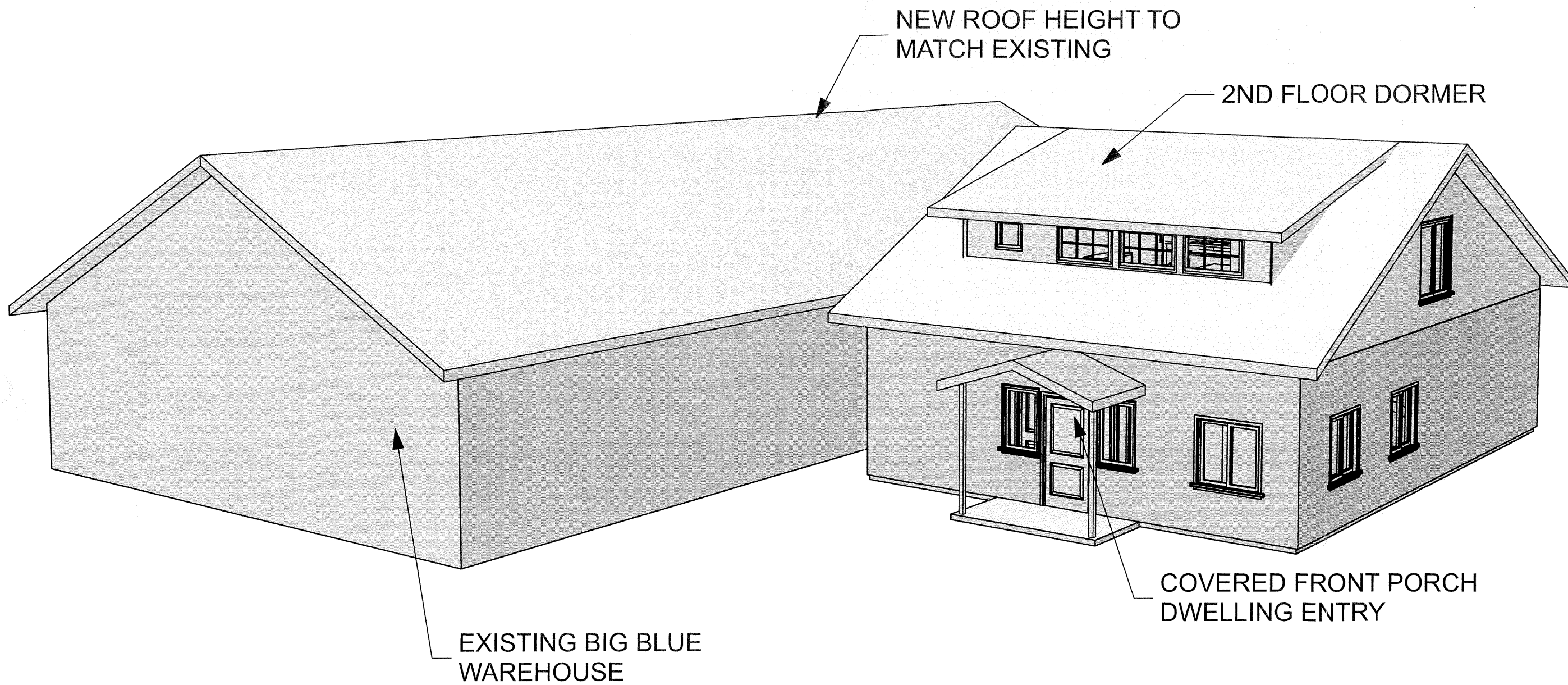
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1

2ND FLOOR PERSPECTIVE

SCALE: 1:54.11



W
N
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BUILDING CONNECTED PERSPECTIVE

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 3-D PLANS

DATE: *** DATE OF ISSUE ***

REVISION:

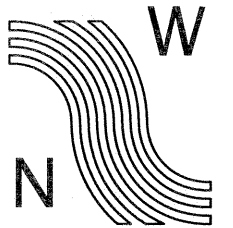
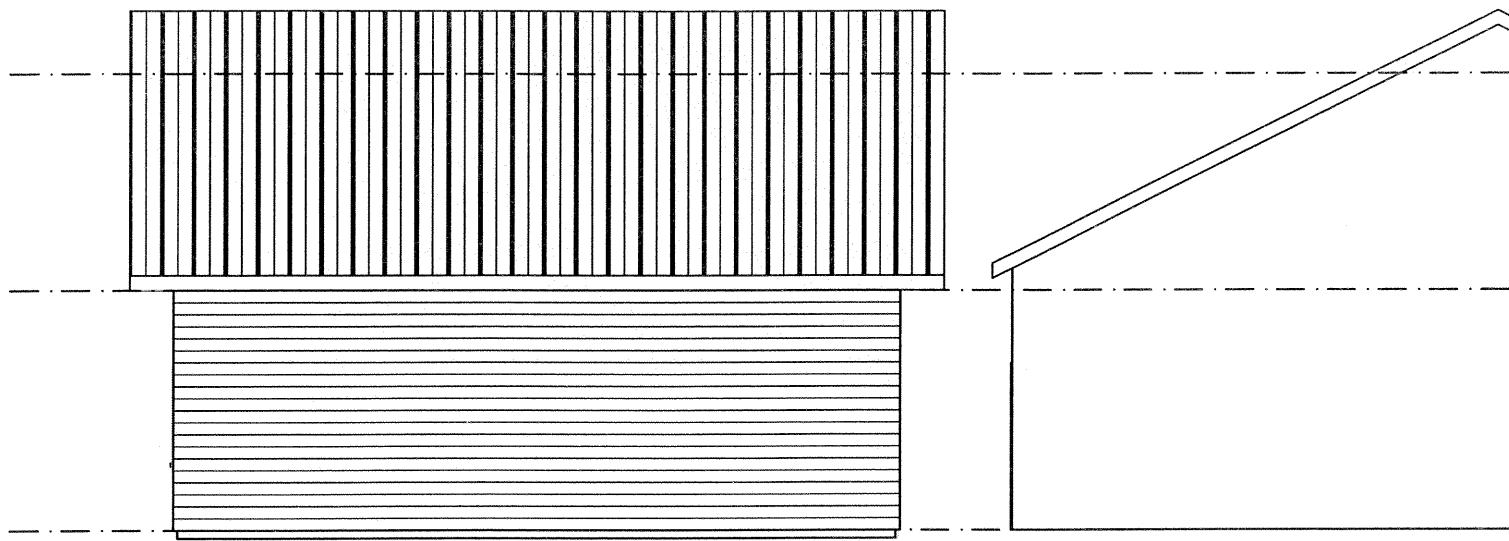
CHECKED BY:

DRAWN:

SHEET #

A07

PLOT DATE: 2/15/13



NorthWind Architects LLC
 126 Seward St
 Juneau, AK 99801
 Ph #907.586.6150
 Fx #907.586.6181
 www.northwindarch.com

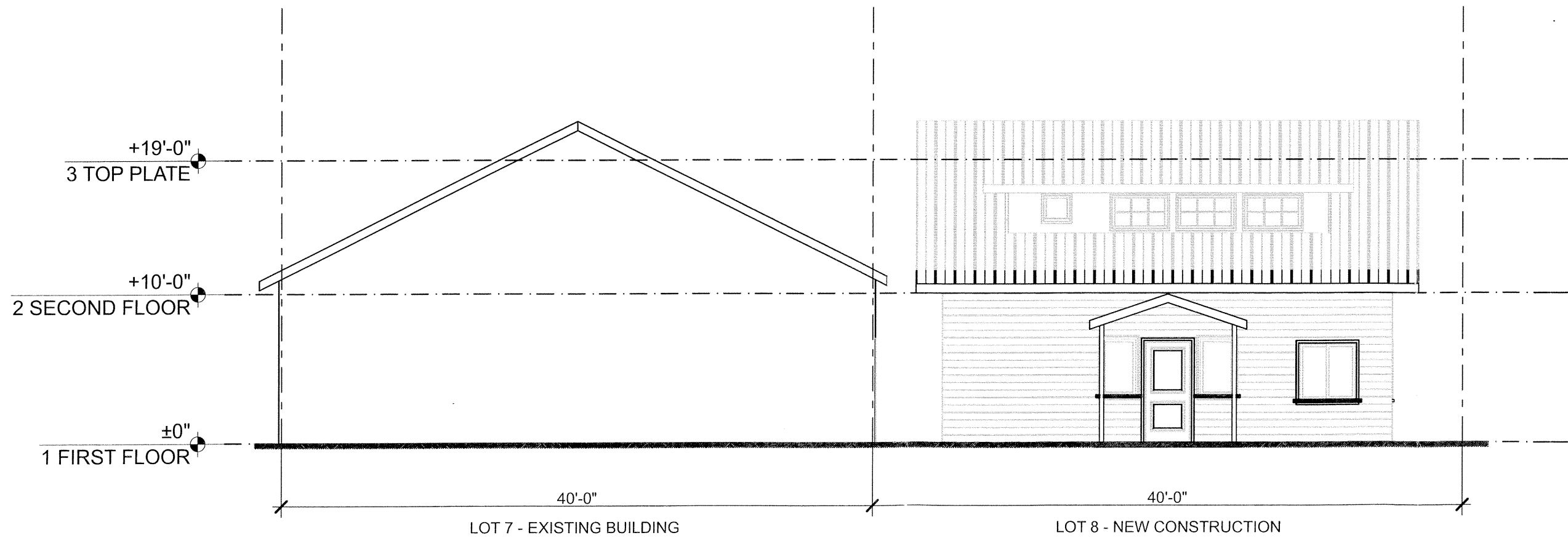
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← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

BIG BLUE 2

NWA-1304
 Juneau, Alaska

SHEET TITLE:
 BUILDING ELEVATIONS

DATE: *** DATE OF ISSUE ***

REVISION:

CHECKED BY:

DRAWN:

SHEET #

A03

PLOT DATE: 2/15/13

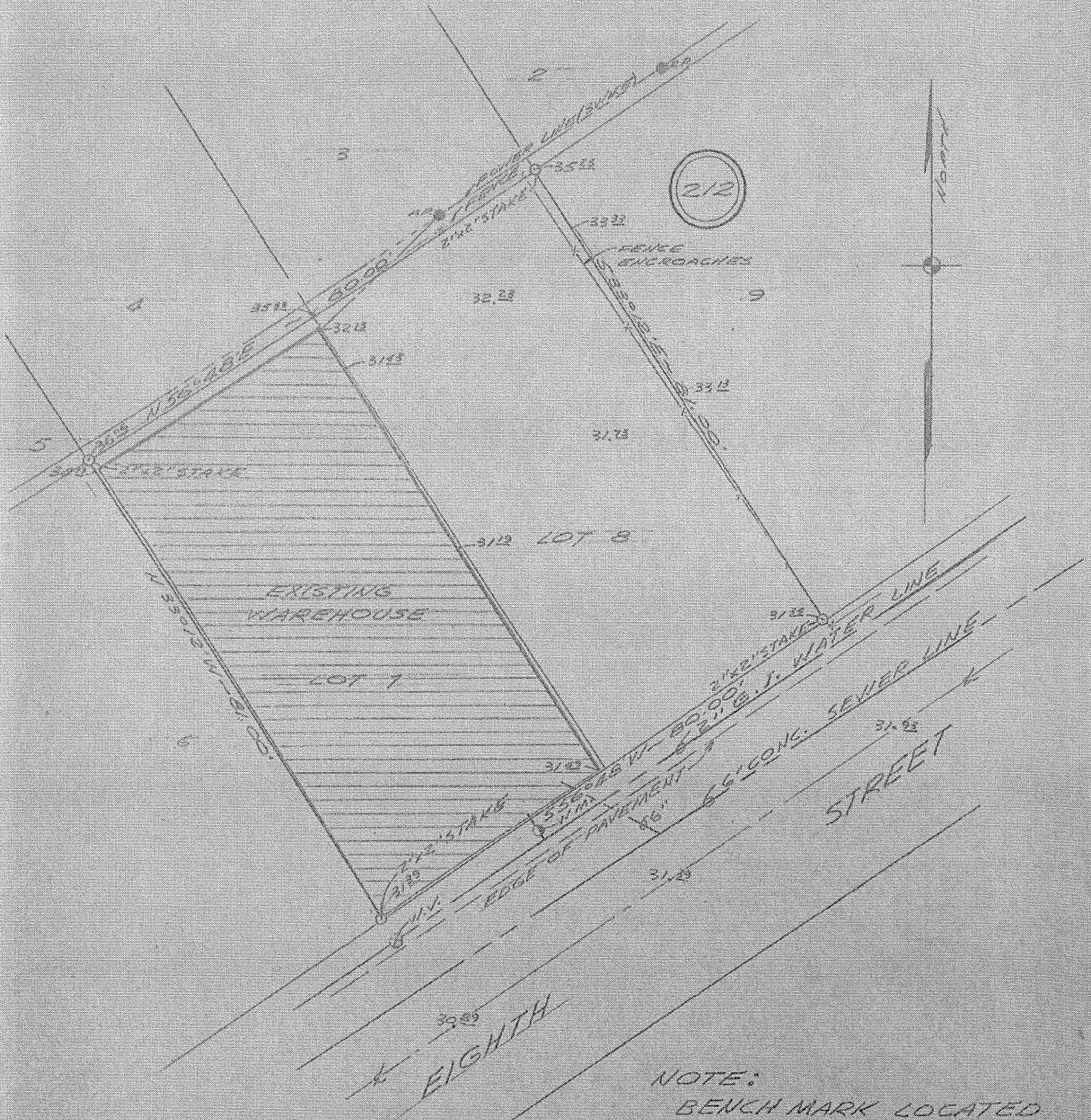
NWA-1304 BIG BLUE 2

Teri Camery

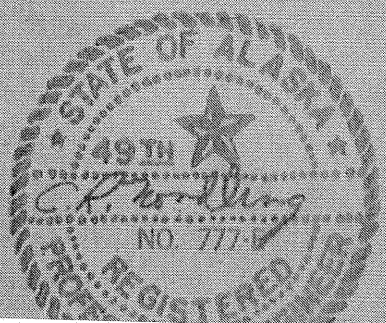
From: James Bibb <jamesbibb@me.com>
Sent: Monday, April 01, 2013 2:14 PM
To: Teri Camery
Cc: RandK Maas
Subject: Big Blue Variance Information
Attachments: IMG_1630.jpg; ATT00001.txt; A01 SITE SURVEY _ Layout.pdf

Terri, regarding Site Plan and Lot size information, each of the two lots are 3,240 sf. please reference the two site diagrams attached.

Regarding the proposed height of the roof, it was determined that in order to limit the proposed dwellings view impact from the property owners located towards the rear of proposed building, (North of our site) we would go no higher than the existing warehouse roof gable height which was field verified to be 21'-7".



NOTE:
 BENCH MARK LOCATED
 ON THE NE COR. OF
 THE 9th ST. BRIDGE - B.C.
 MON. ELEV. = 39.91'
 SEWER & WATER INFORM-
 ATION OBTAINED FROM THE
 OFFICE OF THE CITY ENGR.

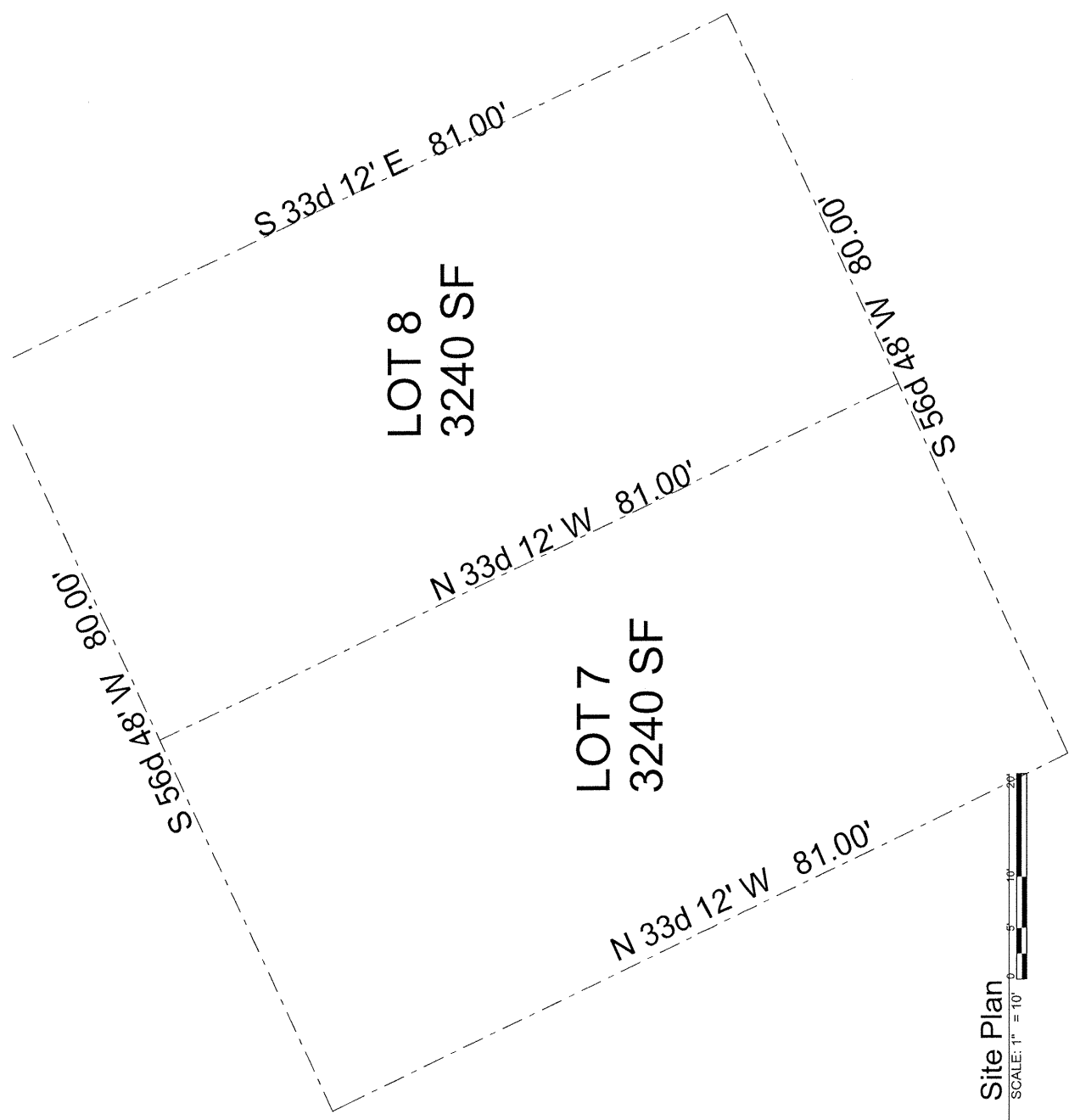


TOPOGRAPHIC PLAT OF
 LOTS 7 & 8 - BLOCK 212
 CASEY ADDITION TO
 JUNEAU, ALASKA
 SCALE: 1" = 20' FEBRUARY, 1963
 TONER & NORDLING, REGD. ENGR. JUN.

ATTACHMENT 6

1

Site Plan



SHEET # A01
REVISION 4/7/13

DATE: *** DATE OF ISSUE ***
DRAWN BY:
CHECKED BY:
SCALE:

SITE SURVEY

BIG BLUE 2
NWA-1304
Juneau, Alaska

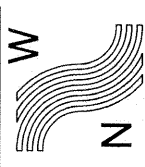
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← 1" = ACTUAL →

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April 2, 2013

CBJ Community Development Department
Att: Teri Camery, Senior Planner
Permit Center
230 South Franklin Street
Juneau, Alaska-99801

Teri:

Supplemental to the February 8th Overview and Background Memo, I have the following supplemental explanation describing the owner's position.

There are two main issues in support our request for a variance to encroach into the rear-yard setback:

- **The need to maintain the existing off-street parking servicing the existing Lot 7 Warehouse and Proposed new structure on Lot 8.**
- **The ground floor program size requirement of the proposed new structure on Lot 8**

Off-street Parking Need

The location of both Lot 7 and Lot 8 front West 8th Street and the current Federal Building parking lot. There is minimal parking in this area due to the high parking demands of the federal building and surrounding businesses. While there is a dedicated parking lot for Federal works, it does not currently meet the needs of the Federal building use and you do see over-flow parking in the side streets in this area and in the Casey-Shattuck neighborhood.

Lot 8, which the proposed dwelling will be built, is currently a vacant lot that services the parking needs of existing warehouse and "Big-Blue", private music studio on Lot 7.

It is the warehouse owners desire to accommodate expansion of the wine vendor area in the existing warehouse to accommodate their growing business. Warehouse space downtown, in a central location such as it is currently, is difficult to find. It is also the owners desire to keep the music studio in at or near to it's current location .

Sean M Boily AIA
Principal Architect

Evelyn F Rousso AIA LEED
Principal Architect

Gerald R Gotschall AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

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To accommodate keeping the warehouse at it's current location and allowing the music studio to maintain it's relative location, developing Lot 8 by constructing a single family dwelling housing with a music studio as ground floor program, it is vital to also maintain off-street parking to accommodate this use.

The warehouse located on Lot 7 currently uses Lot for off-street parking as the warehouse was constructed up to the property lines on all sides and therefore doesn't allow for any parking on it's one site. Warehouse access is off of 8th street directly in front of the building and therefore doesn't allow for parking in front of the building.

This warehouse was built long before current zoning parking requirements. The operation of the warehouse uses a delivery truck that requires more room to park an maneuver than a typical 16 - 18 private vehicle.

To bring the delivery truck off of the public street the proposal is to allow enough room for the delivery truck to continue it's current parking location adjacent to the warehouse on Lot 8, which requires the building to be placed further back onto the site. This positions the building into the rear-yard setback a proposed 10'.

Proposed Program Size Requirement

The proposed ground floor program of the new structure located on Lot 8 is a music room that is sized 30' x 30' as a specific request of the owner. This and the required front entry porch, upstairs stairway, and Proposed front yard greens space has set the minimum size that the structure footprint can be.

In order to accommodate the use of the proposed building as well as continue the off-street parking requirements specific to this location, we ask support of the variance request.

Thank you.
Sincerely,



NorthWind Architects LLC
James Bibb
Principal Architect

Teri Camery

From: Janice Caulfield <tomjan@gci.net>
Sent: Wednesday, April 03, 2013 1:19 PM
To: Teri Camery
Subject: VAR20130007

Hi Teri -- We just wanted to let the CBJ know that we have no objections to VAR2013 0007, which will bring the new structure closer to our shared property line with Ron Maas.

Thanks very much,

Jan Caulfield and Tom Paul
525 W 9th St.
Juneau, AK 99801
463-3214