

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: March 27, 2013

File No.: VAR2013 0006

Dale Whitney
PO Box 23293
Juneau, AK 99802

Application For: Variance request to reduce the required 20-foot front yard setback to 13.8 feet for a one car garage.

Legal Description: Lureco Block B Lor 2 Fraction

Property Address: 3621 Mendenhall Loop Road

Parcel Code No.: 5-B25-0-102-002-0

Hearing Date: March 26, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and based on additional information provided at the hearing, modified criterion 1 as shown below:

1. Granting this variance would provide relief to the property owner and would allow the remodeling of the existing building to provide a larger living space while also providing a single car garage. This relaxation is consistent with justice to other property owners in that it meets the intent of the setbacks.

The Commission approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall submit a plan for decommissioning the existing driveway on to Mendenhall Loop Road approved by CDD staff prior to issuance of a building permit for the garage.
2. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, for the dwelling, the driveway accessing Mendenhall Loop Road must be removed.

Attachment: March 21, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0006.

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, March 26, 2013.

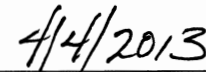
Expiration Date: The permit will expire 18 months after the effective date, or September 26, 2014 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


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.