

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 24, 2013
File No.: USE2013 0009

Bethany Baptist Church
PO Box 32897
Juneau, AK 99803

Application For: Temporary placement of a 5th wheel trailer on-site as a caretaker residence during construction of a new church.

Legal Description: Riverview Acres Lot 14A

Property Address: 4395 Riverside Drive

Parcel Code No.: 5-B25-0-151-002-1

Hearing Date: April 23, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 23, 2013, and approved the conditional use permit for temporary placement of a fifth wheel trailer on-site as a caretaker residence during construction of a new church to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. The fifth wheel trailer, used as a caretaker residence, shall be removed prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the church.

Attachments: April 16, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2013 0009.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. 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 Planning Commission 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 Commission, April 23, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or October 23, 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 Dennis Watson
Jonathan Lange, Planner Dennis Watson, Vice Chair
Community Development Department Planning Commission

Kenneth J. Stein 4/24/13
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.