

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: May 29, 2013

File No.: AAP2013 0010

Rudolph Belardi
PO Box 210207
Auke Bay, AK 99821

Application For: A Conditional Use permit for an accessory apartment on a substandard sized lot with an on-site wastewater disposal system.

Legal Description: U. S. Survey 3058 Lot 6

Property Address: 18215 Point Stephens Road

Parcel Code No.: 8-B36-0-100-005-0

Hearing Date: May 28, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 22, 2013, and approved the Accessory Apartment permit for a 598 square foot apartment 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 Certificate of Occupancy for the accessory apartment, the applicant must provide documentation from the Alaska Department of Environmental Conservation stating that an on-site wastewater disposal system, with the appropriate rated capacity, has been approved.

Attachments: May 22, 2013, memorandum from Jonathan Lange, Planner, Community Development, to the CBJ Planning Commission regarding AAP2013 0010.

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.

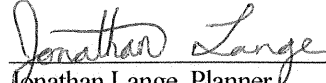
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, May 28, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or November 28, 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.

Rudolph Belardi
File No.: AAP2013 0010
May 29, 2013
Page 2 of 2

Project Planner:


Jonathan Lange, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

5/31/13
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.