

**** REVISED ****

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: March 13, 2013

File No.: VAR2013 0002

Joseph Jacobson
1408 2nd Street
Douglas, AK 99801

Application For: Variance request to reduce front setback from 10 ft. to 3.5 ft. for reconstruction of an existing arctic entry and construction of a covered deck.

Legal Description: Douglas Townsite Block 41 Lot 2 FR

Property Address: 1408 2nd Street

Parcel Code No.: 2-D04-0T4-1-002-0

Hearing Date: March 12, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 12, 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 conditions:

1. Foundation setback verification approved by a licensed surveyor shall be required.
2. An As-Built Survey shall be required prior to issuance of a Certificate of Occupancy.

Attachment: March 7, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0002

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 12, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 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
Jonathan Lange, Planner
Community Development Department

Dennis Winters / Michael Satre
Michael Satre, Chair
Planning Commission

Elizabeth M. Green 9/11/2013
Filed With City Clerk Deputy 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.