

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: October 23, 2013

File No.: VAR2013 0020

Mitch Falk
318 Willoughby Ave #34
Juneau, AK 99801

Application For: A Variance to reduce the minimum ROW frontage width from 30 feet to 10 feet for a future subdivision creating two lots.

Legal Description: USS 3053 & ATS 486 Lot 9

Property Address: 16455 Point Lena Loop

Parcel Code No.: 8-B33-0-100-007-0

Hearing Date: October 22, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 16, 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 condition:

1. With the recording of the proposed subdivision, the applicant shall record a Maintenance & Access Agreement document ensuring the owners of Proposed Lots 9A & 9B maintain, and provide access to, the existing common driveway within the limits of the subject property.

Attachment: October 16, 2103, memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0020.

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).

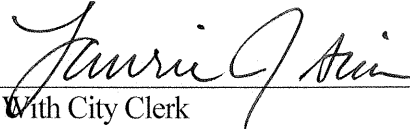
Effective Date: The permit is effective upon approval by the Board, October 22, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or April 22, 2015, 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:


Eric Feldt, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

10/25/13
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.