



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: January 16, 2014

File No.'s: VAR2013 0024 & VAR2013 0025

Aniakchak, Inc.
10518 Fox Farm Trail
Juneau, AK 99801

Applications For: A variance to reduce both side yard setbacks from 10 to 5 feet, and a second variance to increase the maximum allowed height from 35 feet to 50 feet for a new 15-unit condominium in Auke Bay.

Legal Descriptions: ATS 725 and Fraction of USS 1504

Property Address: 11435 Glacier Highway

Parcel Code No.: 4-B23-0-105-007-0

Hearing Date: January 14, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 8, 2014, and approved the two Variances to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:


- 1) Prior to the issuance of a Building permit, the applicant shall submit a site plan, and if needed, a narrative, showing/ describing how the snow will be managed on site, including snow from the roof. If snow will be partially managed on adjacent property, the applicant shall submit a recorded easement addressing snow management.
- 2) Prior to the issuance of a Building permit, the applicant shall submit documentation that will ensure the foundation of the parking deck and building will not be eroded by water run-off along both side property lines.
- 3) For the Building permitting process, a surveyor shall verify all yard setbacks for the Foundation Setback Verification Form.
- 4) Prior to Final Certificate of Occupancy, the applicant shall submit an as-built survey showing the parking deck, building and roof eaves all consistent with submitted plans.


Attachment: January 8, 2014, memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0024 & VAR2013 0025.


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.

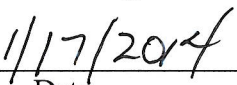
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, January 14, 2014
Expiration Date: The permit will expire 18 months after the effective date, or July 14, 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


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.