


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: February 24, 2014

TO: Board of Adjustment

FROM: Chrissy McNally, Planner 
Community Development Department

FILE NO.: VAR2014 0004

PROPOSAL: Variance request to reduce the rear yard setback from 8 feet to 2 feet and the street side yard setback from 17 feet to 2 feet to build a 352 square foot garage.

GENERAL INFORMATION

Applicant: Stephen Lee

Property Owner: Stephen Lee

Property Address: 912 2nd Street

Legal Description: DOUGLAS TOWNSITE BL 5 LT 3A

Parcel Code Number: 2-D04-0-T05-003-1

Site Size: 3,259 square feet

Comprehensive Plan Future
Land Use Designation: Traditional Town Center

Zoning: Light Commercial

Utilities: Public water & sewer

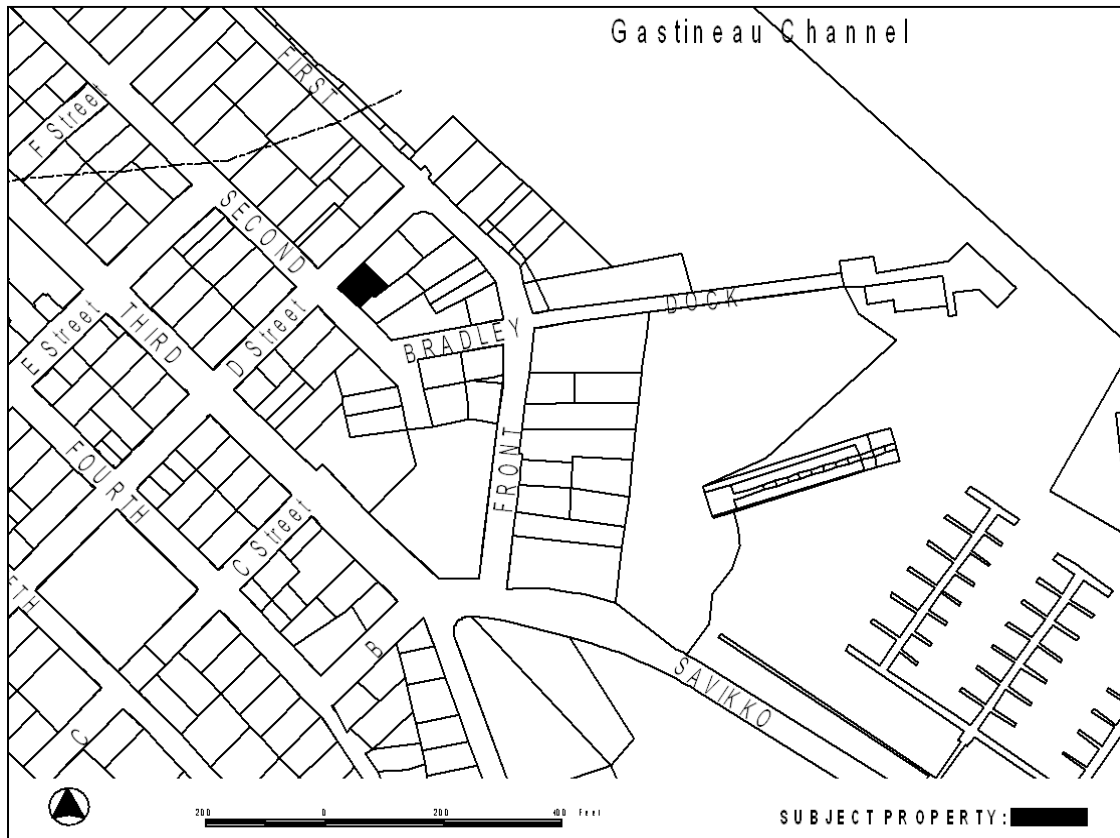
Access: D Street

Existing Land Use: Single family residence

Surrounding Land Use: Northeast - D5 single family residence
Southeast - Light Commercial; single family residence
Northwest - LC single family residence
Southwest - GC duplex



VICINITY MAP



ATTACHMENTS

- Attachment A: Variance application
- Attachment B: As-built
- Attachment C: 1999 Plat
- Attachment D: Front of garage
- Attachment E: Rear of garage
- Attachment F: Public comment

PROJECT DESCRIPTION

The applicant requests a Variance to reduce the rear yard setback from 8 feet to 2 feet and the street side yard setback from 17 feet to 2 feet in order to replace a 259 square foot garage with a 352 square foot garage on the same approximate footprint. The north corner of the present garage sits 2 feet from the rear lot line and 1.92 feet from the D Street Right-of-Way. The southeast corner of the garage sits 4.67 feet from the rear lot line. The applicant proposes to place the entirety of the proposed garage 2 feet parallel from the rear property line and 2 feet from the D Street Right-of-Way.

BACKGROUND

The subject lot is 3,259 square feet; 54 feet wide and 64 feet deep. The lot was first platted in 1958. The lot fronts on both 2nd Street and D Street and is zoned Light Commercial. The minimum lot size in the Light Commercial zoning district is 2,000 square feet with a minimum lot width of 20 feet and depth of 80 feet. Because the lot has a substandard depth it is eligible for a reduction in the rear yard setback of 10 feet to 8 feet based on CBJ 49.25.430(4)(J);

“if the lot width, lot depth, or both are less than required, the corresponding side or rear setbacks may be reduced to the same percentage...”

The property at 912 2nd Street in Douglas contains an 819 square foot home built in 1945 and a 259 square foot garage (see Attachment B). Both the house and the garage are considered legally non-conforming based on CBJ 49.30.100; nonconforming situations that predated the adoption of current zoning standards may continue. The garage on the subject parcel originally sat within the D Street ROW. A minor subdivision was recorded in 1999 to adjust the boundary lines between the subject lot with lot 2A to the south and to vacate a portion of the D Street ROW (see Attachment C).

The garage is in need of significant repairs (see Attachment D &E). The applicant would like to rebuild the garage entirely to make a more convenient and stable structure. According to CBJ 49.30.500(b) *Reconstruction*, a nonconforming building may be rebuilt on the same footprint if;

“the cost of renewal of the damaged parts exceeds 75 percent of the cost of the replacement of the entire building, exclusive of foundation...”

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. ***That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The relaxation applied for would give substantial relief to the owner of the property. The relaxation would allow for the full replacement of a dilapidated building without changing the composition of the lot. The replacement of a dilapidated garage with a new structure built to code will be more consistent with justice to other properties owners. Further, the applicant intends to straighten the position of the garage from its location. The garage will be positioned slightly further back from the ROW than it is now, creating a net gain in sight distance.

YES. This criterion is met.

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

In general, the intent of the CBJ Land Use Code is to ensure that growth and development is in accord with the values of its residents, to identify and secure beneficial impacts of growth while minimizing the negative impacts, ensure that growth is of the appropriate type, design and location, to provide open space for light and air, and to recognize the economic value of land and encourage its proper and beneficial use. The requested relief supports the intent of this title as it minimizes negative impacts by adjusting the position of the garage. It also provides for legitimate design and location and ensures space for light and air by attempting to maintain the same scale. The requested relief recognizes the value of properly utilized land and development by improving the quality of an accessory structure. The public safety and welfare is anticipated to be preserved through a safer structure with sight distance improvements.

YES. This criterion is met.

3. ***That the authorization of the Variance will not injure nearby property.***

The current garage has been in its location for several decades. The neighborhood is accustomed to the location. Staff has not received any comments on the variance request from members of the public. Further, the current garage is in a state of near disrepair. A new garage built to current building standards would be a benefit to nearby properties.

YES. This criterion is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

Accessory structures such as garages are allowed in all zoning districts.

YES. This criterion is met.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

There is no location on the property for a garage that would meet all the setback requirements for the zoning district. It would be possible for the applicant to meet the street side yard setback, but not the rear yard setback based on the available buildable area on the lot.

YES. This criterion is met.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

Compliance with the standards would not allow for the garage to be rebuilt. The majority of structures in the neighborhood sit within the required setbacks. A garage or carport is an amenity or feature found on a majority of the lots in the neighborhood.

YES. This criterion is met.

(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

There are no unique physical features of the property that would render compliance with the standards unreasonably expensive. However, the rear of the property is the only buildable area for a garage. It is not possible for a one-stall garage to meet the rear yard setback requirement of 8 feet.

NO. This criterion is met.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

The subject parcel has a substandard depth that is considered legally nonconforming. Both the residence and the garage are considered legally nonconforming. Rebuilding the garage on approximately the same footprint would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49. A new structure built to current building standards would result in a net increase in compliance with the Building Code, CBJ Title 19. Therefore, there will be an overall net increase in compliance with relevant codes.

YES. This criterion is met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

A granting of the Variance would result in more benefits than detriments to the neighborhood based on the removal of a dilapidated structure. A garage built to current standards would be safer for the neighborhood and the property owner. A new structure on approximately the same footprint would add value to the neighborhood and the subject property.

YES. This criterion is met.

FINDINGS

1. *Is the application for the requested Variance complete?*

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. *Will the proposed development comply with the Juneau Coastal Management Programs?*

Not Applicable.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

YES. Based on the analysis above, staff finds that the proposal does meet the criteria of CBJ 49.0.250, Grounds for Variances. Specifically, the Variance meets criteria 1, 2, 3, 4, 5A, 5B, 5D, and 6.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and **APPROVE** the requested Variance, VAR2014 0014. The Variance permit would reduce the rear yard setback from 8 feet to 2 feet and the street side yard setback from 17 feet to 2 feet to build a 352 square foot garage.

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number VAR20140004	Date Received 2/4/2014
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TYPE OF VARIANCE REQUESTED:

- | | |
|--|--|
| <input type="checkbox"/> Variance to the Sign Standard (VSG) | <input type="checkbox"/> Variance to Dimensional Standards (VDS) |
| <input type="checkbox"/> Variance to Habitat Setbacks (VHB) | <input type="checkbox"/> Variance to Parking Requirements (VPK) |
| <input checked="" type="checkbox"/> Variance to Setback Requirements (VSB) | |

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE: 16' x 11 1/2 ft high
 Replace existing dilapidated 12 1/2 ft wide x 21 ft long garage with 16 ft wide x 22 ft long x 10-12 ft high garage. Straighten garage with rear yard property line and maintain 2 ft setback from street ROW & rear yard property line. Reduce clearance to house from 6'-2" to 5'-0".

Previous Variance Applications? YES NO Date of Filing: 01/19/99 & 12/11/98
 Previous Case Number(s): VAR 99-00003 & SUB 98-00058
 Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):
 Existing garage has no foundation and walls are bowed.
 Lot is zoned Light-Commercial
 Existing garage has no front door.
 Side yard slopes 10% parallel to "A" street

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?
Existing garage not to minimum setbacks.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?
Replacement garage will impede view from front window of house. Garage will need to be attached to house narrower to clear house and roof flatter to retain view

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>400</u>	<u>CC</u>	<u>CDD4759</u>	<u>2/4/14</u>
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

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Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

- (1) *The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;*
- (2) *Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;*
- (3) *The authorization of the variance will not injure nearby property;*
- (4) *The variance does not authorize uses not allowed in the district involved;*
- (5) *Compliance with the existing standards would:*
 - (A) *Unreasonably prevent the owner from using the property for a permissible principal use;*
 - (B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*
 - (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive; or*
 - (D) *Because of preexisting nonconforming conditions on the subject parcel, the grant of the variance would not result in a net decrease in overall compliance with the land use code, title 49, or the building code, title 19, or both; and*
- (6) *A grant of the variance would result in more benefits than detriments to the neighborhood.*

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title concerning dimensional and other design standards, but NOT those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEVELOPMENT PERMIT APPLICATION

Project Number VAR20140004	CITY and BOROUGH of JUNEAU	Date Received: 2/4/2014
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <i>Replace existing 12 1/2 ft wide x 21 ft long x 11 1/2 ft high dilapidated garage with 16 ft wide x 22 ft long x 10 ft high garage.</i>		
	PROPERTY LOCATION		
	Street Address <i>912 2nd Street</i>	City/Zip <i>Douglas 99824</i>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <i>Douglas Townsite, Block 5, LOT 3A</i>		
	Assessor's Parcel Number(s) <i>2A040T050031</i>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <i>Stephen H. Lee</i>	Contact Person:	Work Phone: <i>465-8895</i>
	Mailing Address <i>P O Box 24024 Douglas AK 99824</i>	Home Phone: <i>364-2482</i>	Fax Number:
	E-mail Address <i>stevelee@alaska.net</i>	Other Contact Phone Number(s): <i>(907) 321-9901</i>	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<i>Stephen H. Lee</i>	<i>2/5/14</i>
		Landowner/Lessee Signature	Date
X			
		Landowner/Lessee Signature	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <i>SAME</i>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X	<i>Stephen H. Lee</i>	<i>2/4/14</i>	
	Applicant's Signature	Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	X	Variance Case (De Minimis and all other Variance case types)		<i>2/4/2014</i>	<i>VAR20140004</i>
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	

Stephan H. Lee
PO Box 240294
Douglas, AK 99824-0294
(907)321-9901 cell
(907)364-2486 home
(907)465-8895 work
stevelee@alaska.net

February 04, 2014

City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Attention: Christine McNally
Planner

Project Description:

I request a setback variance from lot 4A and from "D" street ROW to replace an existing garage on lot 3A.

Existing:

The existing garage is dilapidated and does not have a foundation or a front door. The walls are leaning and the garage has settled. The metal paneled roof is in fair condition. The garage slopes from the entrance at "D" street to the rear yard. The side yard slopes 10% from 2nd street towards 1st street and parallel "D" street.

The setbacks from lot 4A vary from 2 ft at "D" street to 4.67 ft at the rear yard.

The setback from "D" street ROW is 1.92 ft.

The garage is offset 6.17 ft from the house.

The height varies from 10 ft at "D" street to 11 ½ ft at the rear yard. The roof pitch is 8:12. The garage is 12.4 ft wide by 20.9 ft long.

Proposal:

I propose to straighten, widen and lengthen the garage and provide a 2 ft setback along lot 4A and "D" street ROW. The new garage will be 16 ft wide by 22 ft long by 10 ft to 12 high with a roof pitch of 3:12. The garage will be offset 5 ft from the house.

The garage will have a solid concrete foundation and floor slab conforming to CBJ standards and a 14 ft wide by 7 ft high front door. The floor slab will be level but the concrete foundation height will vary to accommodate existing ground.

Analysis:

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Lot 3A is a double frontage lot in a light commercial zoning district. The setbacks required for a garage is 5 ft according to CBJ 49.25.430. I propose to relax the setback requirements to 2 ft which will meet variance criteria as follows:

- 1. The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.**

Yes. The relaxation will allow a larger garage that provides more space to park a pick-up truck and store a motorcycle, lawn mower or snow blower and other equipment and not encroach on the view from the house. The dilapidated garage will be replaced with a new building, improving the value of the neighborhood.

- 2. Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved.**

Yes. The minimum setbacks are maintained according the re-subdivision of the lots in 1999.

- 3. The authorization of the variance will not injure nearby property.**

Yes. The proposed garage will be straight and the existing setback of 2 ft will be maintained along Lot 4A. The existing setback of 1.92 ft will be increased to 2 ft from the "D" street ROW.

- 4. The variance does not authorize uses not allowed in the district involved.**

Yes. Garages are allowed with a building permit in a light commercial zone. The existing garage will be replaced with a new structure and the existing setbacks will be maintained.

- 5. Compliance with the existing standards would:**

- (A) Unreasonably prevent the owner from using the property for a permissible principal use;**

Yes. A garage is a permissible use and the replacement would not encroach upon the view from the house. The setbacks required for a light commercial zone are 17 feet at the street side and 10 feet at the rear yard. The rear yard setback may be reduced to 8 feet according to CBJ 49.25.430(4)(J)

- (B) Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property.**

Yes. The proposed garage is similar to the garage or carport located on adjacent properties.

- (C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;**

Yes. There is no other location on the lot for a garage, if the garage were to meet setbacks. The garage will need to be 13 feet wide (about the same as existing) with a flat or nearly flat roof, attached to the residence and will obstruct the view from the residence, in order to meet the 17

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feet street setback and the 10 ft rear yard setback requirement. A flat roof will need to be periodically cleared of snow during the winter. The window of the residence facing the rear yard is 64 inches wide by 48 inches deep and the sill is located 9 feet above ground. Additionally, a 675 gallon heating oil fuel tank located adjacent to the residence at the rear yard, will need to be relocated to accommodate the garage, if it were to meet setbacks.

(D) Because of preexisting nonconforming conditions of the subject parcel, the grant of the variance would not result in a net decrease in overall compliance with the land use code, title 49, or the building code, title 19, or both;

Yes. The existing setbacks of 2 ft from lot 4A and "D" street ROW are maintained or slightly improved and are equal to the 2 ft no-build easement from Lot 3A according to the re-subdivision of the lots in 1999.

6. A grant of the variance would result in more benefits than detriments to the neighborhood.

Yes. A dilapidated garage will be replaced with a new structure improving the value of the neighborhood.

Sincerely,



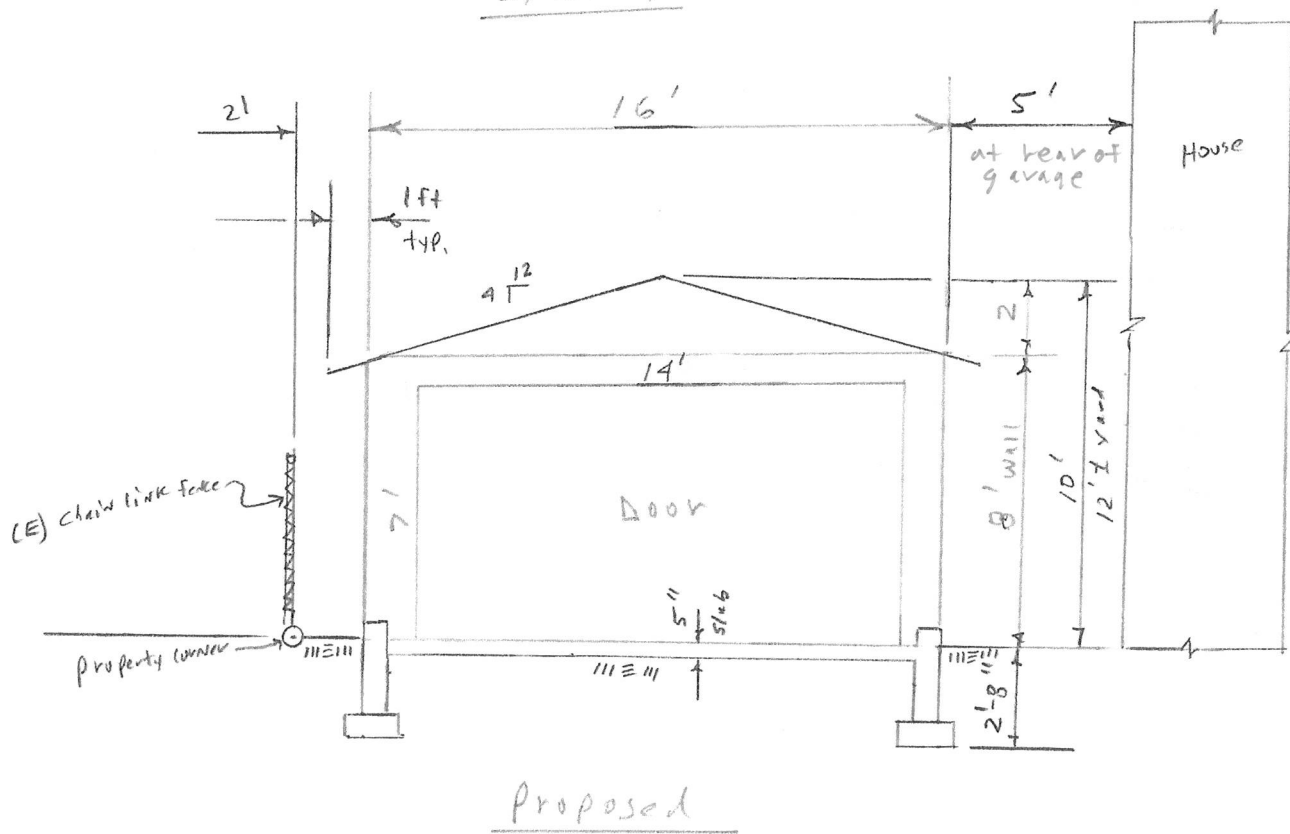
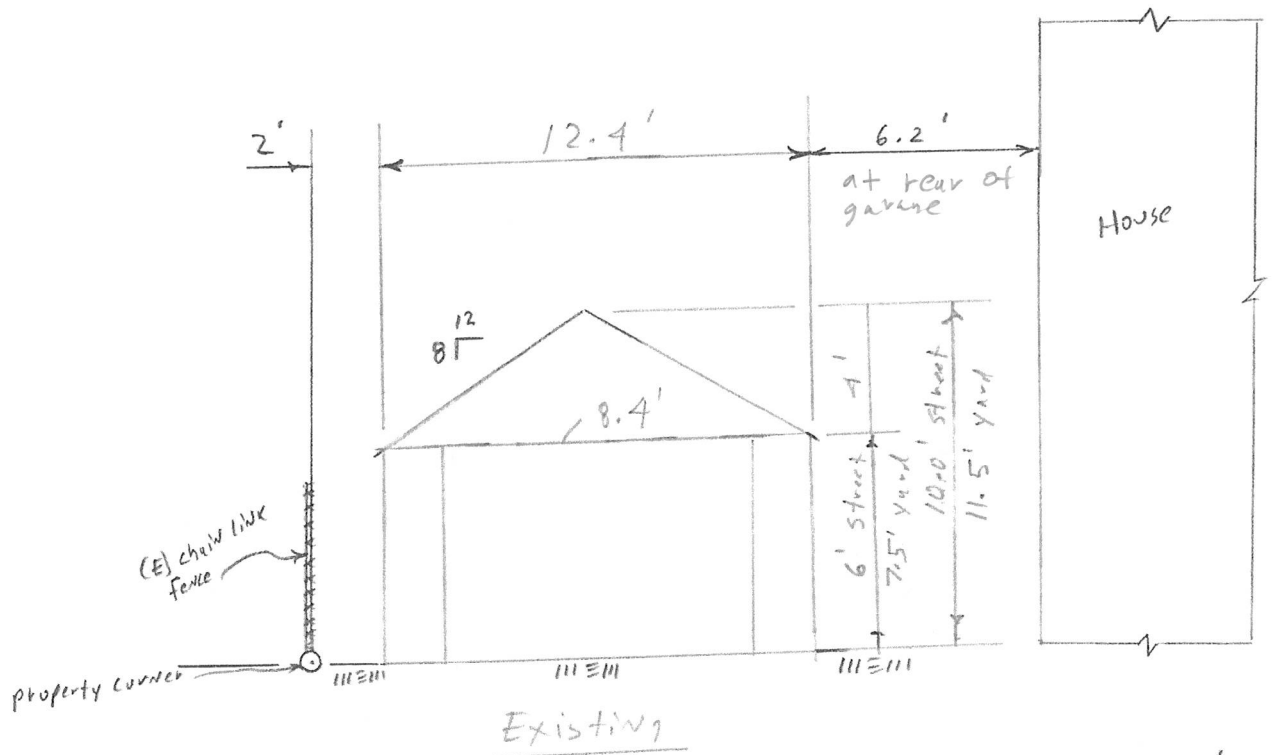
Stephan H. Lee

Attachments

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APR 24 2014

PERMIT CENTER

PLANNING COMMISSION CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY RESOLUTION DATED 8/18/99, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

Dated: 8/18/99, 1999.

Attest:
Stephan H. Lee
 City Clerk
 City and Borough of Juneau
 Planning Commission.

Stephan H. Lee
 City Clerk
 City and Borough of Juneau
 Planning Commission.

CERTIFICATE OF REGISTERED LAND SURVEYOR
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF ALASKA. I HAVE REVIEWED THE PLAT AND THE MEASUREMENTS AND FOUND THAT THE BEARINGS AND DISTANCES ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date 7-29-99



DRAWN BY: SOUTHEAST GRAPHIC MEDIA
CHECKED BY: J.W.B.
DRAWING DATE: 9-30-1997
FIELD BOOK: DOUGLAS
SCALE: 1" = 20'
JOB No.: 72085-2
REVISED: 7-8-1999
REVISED: 5-2-1998



- NOTES:
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS FROM RAM MONUMENT, NE CORNER OF BLOCK 42, AND SECOND STREET IMPROVEMENT PROJECT.
 2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL. ENCLOSED IN PARENTHESES, MEASURED OR WITHOUT PARENTHESES, DISTANCES ARE SHOWN WITHOUT PARENTHESES.
 3. LOT 4B AND 4A OF BLOCK 5 AS PER PLAT 86-22.
 4. LOT 4B AND 4A OF BLOCK 5 AS PER PLAT 86-22.

Official recorded copy of this document is on file at the office of the Juneau Recording District, effective 8/24/99. Sub 99-0002

Notary Public for Alaska
 My Commission Expires

NOTARY'S ACKNOWLEDGEMENTS:
 UNITED STATES OF AMERICA)
 STATE OF ALASKA) S.S.
 THIS IS TO CERTIFY THAT ON THIS 19 DAY OF August 1999 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED,
 KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska
 My Commission Expires

NOTARY'S ACKNOWLEDGEMENTS:
 UNITED STATES OF AMERICA)
 STATE OF ALASKA) S.S.
 THIS IS TO CERTIFY THAT ON THIS 19 DAY OF August 1999 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED,
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 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

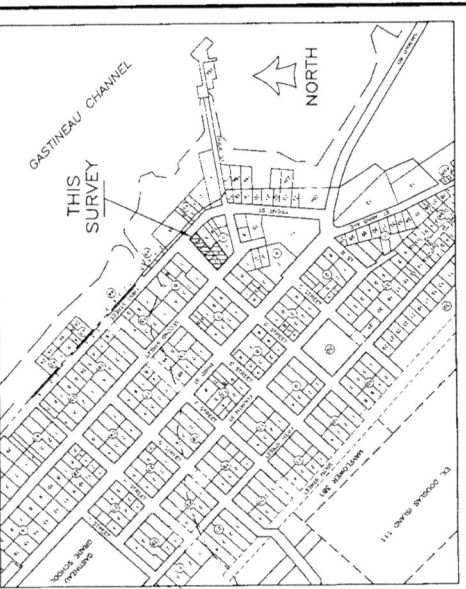
NOTARY'S ACKNOWLEDGEMENTS:
 UNITED STATES OF AMERICA)
 STATE OF ALASKA) S.S.
 THIS IS TO CERTIFY THAT ON THIS 19 DAY OF August 1999 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED,
Stephen H. Lee, Notary Public, State of Alaska
 KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for Alaska
 My Commission Expires

STATEMENT OF OWNERSHIP:
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT I (WE) DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 Date August 10, 1999
 Witness Stephan H. Lee City Clerk
Stephan H. Lee Owner
Stephan H. Lee Owner
Stephan H. Lee Owner

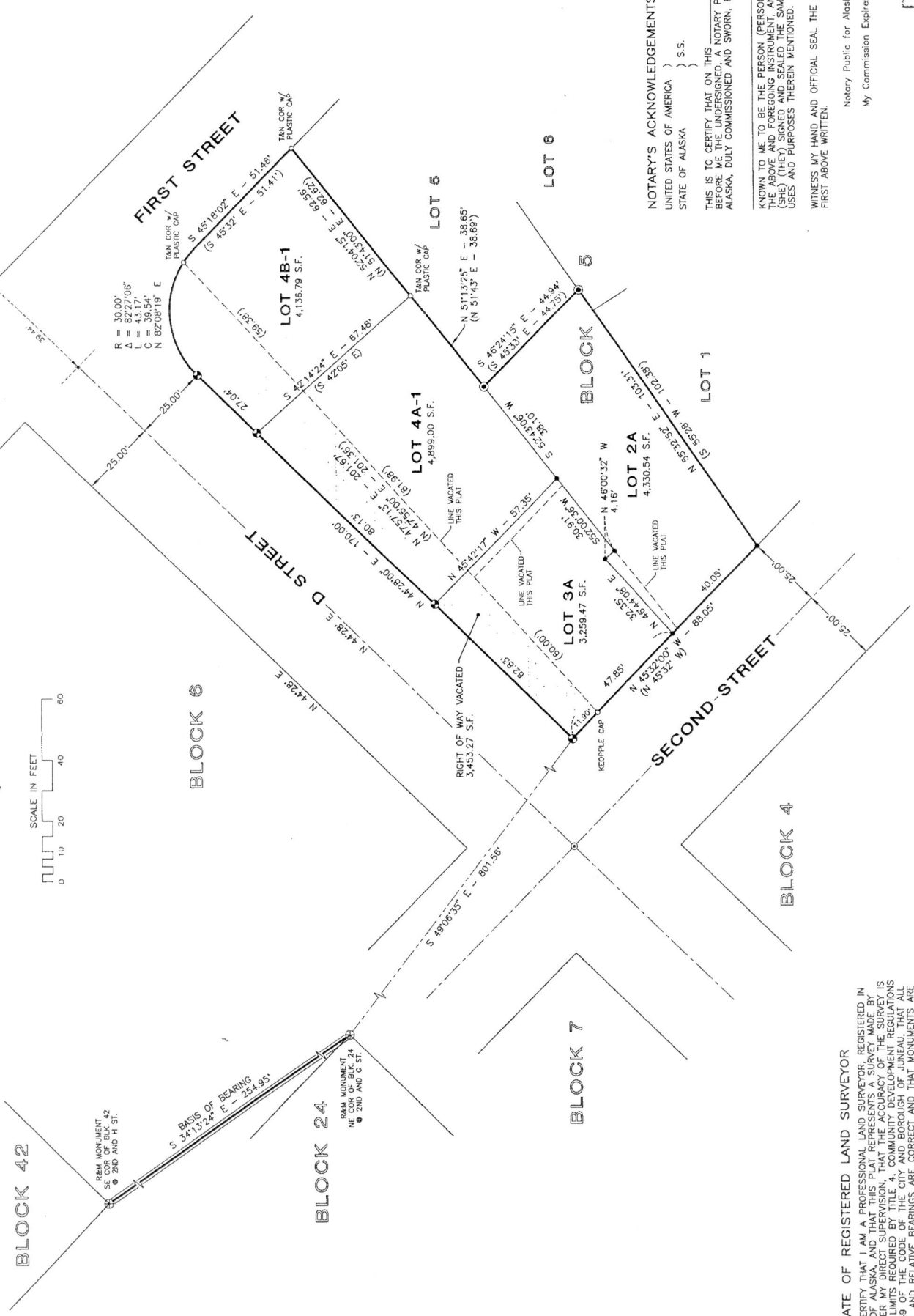
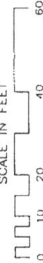
VICINITY MAP

SOURCE: C.B.J. BASEMAP SERIES (DOUGLAS-1) - SCALE: 1" = 400'



LEGEND

- 1-1/2" ALUM CAP ON 5/8" REBAR, SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- J.W. BEAN SECONDARY MONUMENT RECOVERED THIS SURVEY





ATTACHMENT D



ATTACHMENT E

Rachel E Lewis
PO Box 240352
915/917 1st Street
Douglas, AK 99824
(907) 364-2747

CBJ – Community Development Department
Attn: Chrissy McNally
155 S Seward Street
Juneau, AK 99801

RE: Steve Lee's petition for a variance setback

Dear Ms. McNally:

I own a lot located at DOUGLAS BL 5 L 4A1 Parcel Number 2D040T050043
And
Duplex located at DOUGLAS BL 5 L 4B1 Parcel Number 2D040T050044

My neighbor Steve Lee is replacing his garage. I am in support of Mr. Lee requesting a variance for a 2 ft setback.

The existing garage is 2 ft from the property line between lot 3A and lot 4A-1 at the entrance and 4.7 ft from the property line at the rear of the garage.

The existing garage is 12 ft x 21 ft. Mr. Lee intends to replace the existing garage with a 16 ft x 22 ft garage. The height will be the same at 10 ft at the entrance and 11 1/2 ft at the rear since the yard slopes.

The new garage will be straight to the rear property line maintaining an even 2 ft setback. It will be 4 ft wider toward Mr. Lee's house.

Mr. Lee will also maintain the existing 2 ft setback from "D" street at the entrance.

Regards,



Rachel E Lewis

ATTACHMENT F