



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: April 22, 2014
File No.: VAR2014 0006

Chris Douglas
4361 Manor Avenue
Juneau, AK 99801

Application For: A Variance request to reduce the side yard setback from 5 feet to 2.5 feet to allow a carport, and a reduction of the required setback for an eave for the carport from 2 feet to 1.5 feet.

Legal Description: Erin Manor Block B Lot 9

Property Address: 4361 Manor Avenue

Parcel Code No.: 5-B24-0-148-011-0

Hearing Date: April 22, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 9, 2014, 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. Prior to construction the applicant shall address site grading and drainage through a Grading and Drainage Permit; or add a gutter and down spout system to the carport roof that complies with the roof eave setback of 1.5 feet.

Attachment: April 9, 2014, memorandum from Jonathan Lange, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0006

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).

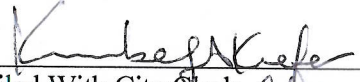
Effective Date: The permit is effective upon approval by the Board, April 22, 2014.

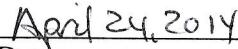
Expiration Date: The permit will expire 18 months after the effective date, or October 22, 2015 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Jonathan Lange, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk *City Manager*


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.