

# MEMORANDUM

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

**DATE:** April 30, 2014

**TO:** Board of Adjustment

**FROM:** Beth McKibben, Planner *Bmk*  
Community Development Department

**FILE NO.:** VAR2014 0007 */*

**PROPOSAL:** A Variance request to reduce the required street-side setback from 17' to 11' along Glacier Avenue in the Light Commercial zone to construct a 7,785 square foot, 2 story bank.

## GENERAL INFORMATION

Applicant: DOWL HKM

Property Owner: First National Bank Alaska

Property Address: 840 W 10<sup>th</sup> Street

Legal Description: Urban Renewal Block 5 Lots 1 & 8

Parcel Code Number: 1-C06-0-U05-001-0; 1-C06-0-U05-002-0

Site Size: 17,560 square feet

Comprehensive Plan Future  
Land Use Designation: Commercial (C) Map M

Zoning: Light Commercial

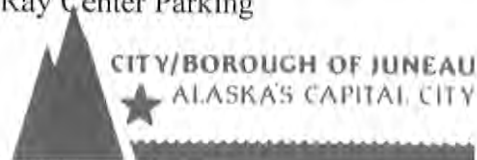
Utilities: City water & sewer

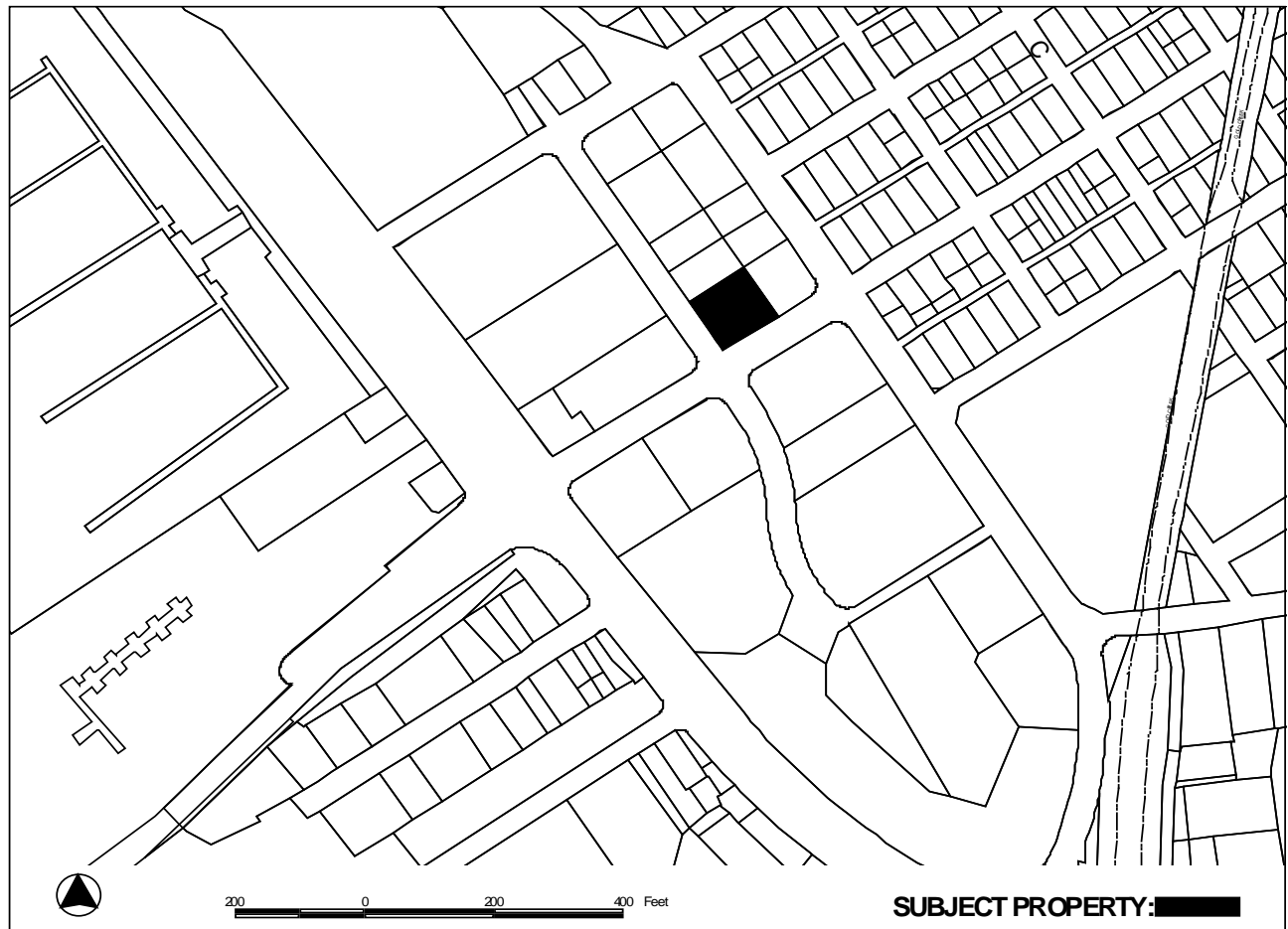
Access: West 10<sup>th</sup> Street, Glacier Avenue, F Street.

Existing Land Use: Parking lot & First National Bank of Alaska

Surrounding Land Use:

North	- LC, Bill Ray Center
South	- LC, State Offices
East	- LC, Resurrection Lutheran Church
West	- LC, Tesoro & Bill Ray Center Parking





### **PROJECT DESCRIPTION**

The applicant seeks a variance to reduce the street-side yard setback from the required 17 feet to 11 feet along Glacier Avenue. The applicant proposes to build a new 7,785 square foot bank building, with 4,585 square feet on the first floor and 3,200 square feet on the second floor. This building will replace the existing First National Bank of Alaska building currently located at the corner of F Street and West 10<sup>th</sup> Street.

This applicant is also seeking a variance to street-side yard on West 10<sup>th</sup> Street from the required 17 feet to 9 feet, which is discussed in a separate staff report VAR2014 0008. Additionally, the applicant is seeking a third variance to reduce the required side yard setback from 10 feet to 7 feet. This is also discussed in a separate staff report, VAR2014 0009.

## **BACKGROUND**

The project site consists of what is currently Lot 1 and Lot 8, Block 5, Urban Renewal Subdivision. The applicant is in the process of consolidating Lots 1 and 8 into one lot that will be known as Lot 1A. The existing First National Bank of Alaska (FNBA) is located on what is currently Lot 8, and according to the Assessor's database, was built in 1976. What is currently Lot 1 is used as parking for the Bill Ray Center, which according to the Assessor's database, was constructed in 1961. Lot 1 shares the same parcel ID number with Lots 2, 3, 6 and 7, which is where the Bill Ray Center is located. Those lots are not included or affected by this variance request. When lots 1 and 8 are consolidated new parcel identification numbers will be assigned.

## **ANALYSIS**

The new bank building is to be built on what is currently Lot 1. Once the new building is completed the existing FNBA building will be demolished and that site will be developed as parking for the new bank building. The project site is in the Light Commercial zoning district which has a minimum front yard setback of 25 feet, minimum street side yard setback of 17 feet, and a minimum rear yard and side yard setback of 10 feet. CBJ 49.25.430(3) addresses multiple frontage lots as follows (in part).

- Buildings on lots bordered by two or more rights-of-way must meet the front yard setback from one lot line adjoining the rights-of-way.
- Setbacks from the remaining lot lines adjoining rights-of-way will be considered street side yards.
- The remaining yard(s) not fronting on a street right-of-way will be considered a side yard(s).
- Lots bordered by three or more rights-of-way shall not be required to provide a rear yard setback.

For the proposed bank building the applicant has chosen F Street as the front, and the proposed building will meet the required 25 foot front yard setback. Parking for the building will be located in this area. Both Glacier Avenue and West 10<sup>th</sup> Street are considered street-side yards. The forth property line, directly opposite West 10<sup>th</sup> Street, adjacent to the Bill Ray Center is considered a side yard. In this zoning district the minimum setback is 10 feet for both the side and rear setbacks, but in some zoning districts the side yard setback is less than the rear yard setback.

The variance requested adjacent to Glacier Avenue, if approved, will accommodate a bump out for an interior stairway. The length of the proposed building on this side of the building is 58 feet. The bump out for the stairway is 23 feet; the remaining 35 feet of the building would meet the 17 foot minimum setback requirement. The applicant has indicated there is little room to adjust the building to have this side of the building entirely meet the required setback, in part because the building meets the required front yard setback and this area is needed to provide the required parking. They have further indicated that reducing the size of the building is not a viable option as a smaller building will not meet the need to provide full banking services,

including mortgages, cash management and drive through windows.

Staff solicited comments from Community Development Building Department, CBJ Streets, General Engineering, Fire Department, US Fish and Wildlife Service, CBJ Assessor's Office, and CBJ Public Works. No concerns were raised. AELP noted that the proposed site plan does not affect the existing transformers, but the primary voltage conductors are not depicted. Also, AELP advises the applicant to get careful locates for the screening fence posts as the AELP primary power line feeding those transformers comes from 10<sup>th</sup> Street. The screening fence could pose longer term maintenance headaches if AELP has to get a machine in there to do trench work, but probably not more problematic than sidewalks and asphalt.

### **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 applicant has indicated that the relaxation applied for will give substantial relief to the property owner in that it will allow them to develop a full-service banking facility. They have asserted that full service banking, such as mortgage and cash management services require privacy for transactions which cannot currently be accommodated in the existing, smaller facility. The building design calls for two stairways, both of which are required by the Fire Code.

The applicant has indicated the relaxation requested is consistent with justice to other property owners in that the adjacent Bill Ray Center is set back 10 feet from the property line. This appears to be the case, however staff is unable to find any variances that have been approved. It is likely the building is non-conforming as was consistent with the setbacks required at the time of construction. Across the street the Resurrection Lutheran Church received a variance from the 17 foot street side yard setback to 6 feet for an addition.

**Yes.** Staff finds that criterion 1 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.***

The purpose and intent of Title 49 is established in CBJ 49.05.100. If approved this variance would meet the intent of the Land Use Code, specifically CBJ 49.05.100(2), CBJ 49.05.100(3), and CBJ 49.05.100(5).

CBJ 49.05.100 The several purposes of this title are (in part):

- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts.
- (5) To provide adequate open space for light and air.

Construction of a full service bank will provide beneficial impacts. The public health and welfare will be preserved as the proposed building will be located so as to not impact sight visibility and will maintain the existing character of the neighborhood.

**Yes.** Staff finds that criterion 2 is met.

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

No evidence has been presented showing the granting of the variance will injure nearby property. The proposed structure will allow the opportunity to replace the existing bank, with a larger, more attractive building, which has potential benefits to the neighborhood.

**Yes.** Staff finds that criterion 3 is met.

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

The proposed use is appropriate according to the Table of Permissible Uses. The Allowable Use permit is listed at CBJ 49.25.300 section 3.400 for the LC zoning district.

**Yes.** Staff finds that 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;***

The proposed building, bank, is a permitted use in the LC district. The applicant could reduce the footprint of the building and use the site for this use.

**No.** Staff finds that sub-criterion 5A is not 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;***

The proposed structure is consistent in scale, amenities and appearance to other building in the immediate area, most notably the Bill Ray Center and Gold Belt Building.

**Yes.** Staff finds that sub-criterion 5B is met.

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

This is a flat lot and does not have any unique physical features that would make complying with the standards unreasonable expensive.

**No.** Staff finds that sub-criterion 5C is not 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.***

There are no preexisting nonconforming conditions associated with this site.

**No.** Staff finds that sub-criterion 5 D is not met.

Staff finds that criterion 5 is met because sub-criterion 5 B is met.

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

The requested variance will allow for the development of a new full service bank and the removal of the existing bank thereby revitalizing the neighborhood. The new building will be attractive and provide new landscaping, improving visibility along Glacier Avenue for both pedestrians and vehicles. The proposed building is of similar size and scale to surrounding development and much of the existing development is as close or closer to the property line. A grant of this variance would result in more benefits than detriments to the neighborhood.

**Yes.** Staff finds that criterion 6 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?***

N/A. As discussed in the staff report above, this variance request is not related to the Juneau Coastal Management Program.

**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 Variance application does meet the criteria of CBJ 49.20.250. Criteria 1, 2, 3, 4, 5 and 6 are met

**RECOMMENDATION**

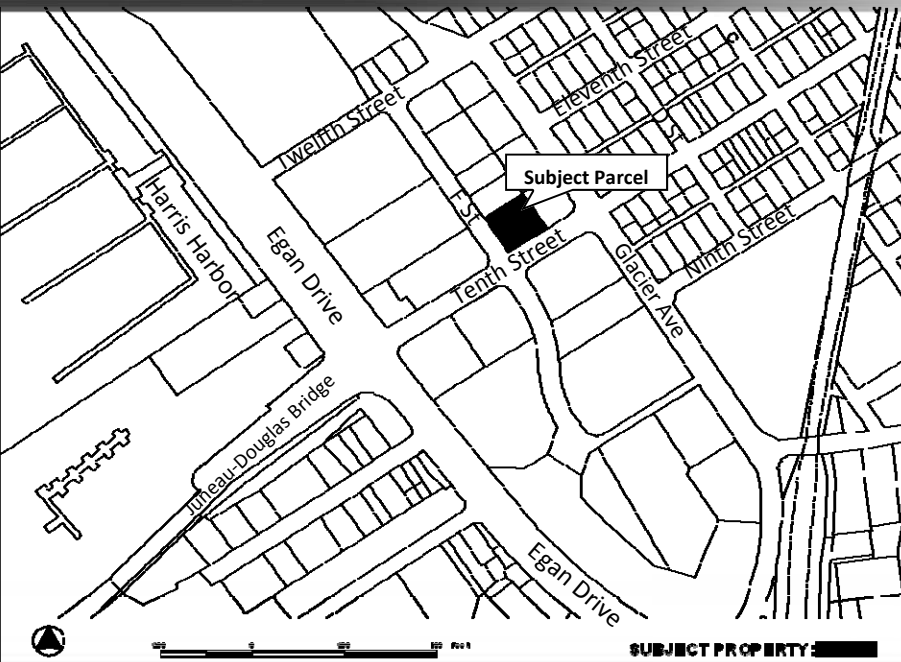
Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR20140007. The Variance permit would allow for a reduction of the required street-side setback from 17' to 11' along Glacier Avenue in the LC zone for construction of a 7,785 square foot, 2 story bank.

Staff recommends the following condition:

1. An As-Built Survey shall be submitted showing the building to be no closer than 11 feet to the Glacier Avenue property line prior to Certificate of Occupancy.

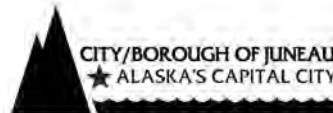


# NOTICE OF PUBLIC HEARING



**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**



**PROPOSAL:** VAR2014 0007: Variance to reduce side setback along Glacier Avenue to 11'.  
VAR2014 0008: Variance to reduce side setback along 10th Avenue to 9.72'.  
VAR2014 0009: Variance to rear setback along property line to 7'.

File No:	VAR2014 0007, VAR2014 0008, & VAR2014 0009	Applicant:	DOWL HKM
To:	Adjacent Property Owners	Property PCN:	1-C06-0-U05-001-0
Hearing Date:	May 13, 2014	Owner:	First National Bank of Anchorage
Hearing Time:	7:00 PM	Size:	9,563 square feet
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	Light Commercial
		Site Address:	840 W 10th Street
		Accessed Via:	10th Street

## PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

*If you have questions, please contact Beth McKibben at [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us) or at 586-0465.*



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

*Date notice was printed: April 8, 2014*



# VARIANCE APPLICATION

Project Number <u>VAR 20140007</u>	Project Name (15 characters)	Case Number	Date Received <u>03/18/14</u>																				
<b>TYPE OF VARIANCE REQUESTED:</b>																							
<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)																							
<b>DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:</b> <u>49 25 400 requires a street side yard setback of 17' along Glacier Avenue. The proposed 7785 square foot structure would result in an setback of 11 feet for a length of 23 feet, to accommodate a bump-out for a required second staircase.</u>																							
<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    Date of Filing: _____ Previous Case Number(s): _____ Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO																							
<b>UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):</b> _____ <u>FNB owns three adjacent properties - the existing bank (1 of 8), the corner parking lot (1 of 1), and the Bill Ray center. FNB can combine Lots 8 and 1 to make a lot usable for an office building, consistent with nearby uses of the Bill Ray Center and the Goldbelt building.</u>																							
<b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site    SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site																							
<b>WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?</b> <u>Current Lot 2 area is approximately 8064. With required front-, side- and back-yard setbacks, useable lot size is reduced to about 2028. This would accommodate a very small structure and limited parking, inconsistent with other buildings and uses in the area. FNB's ownership of adjacent land is what makes use of this lot feasible for office space.</u>																							
<b>WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?</b> <u>Long term business plans for the facility require two drive-up lanes to better serve their customers and accommodate future growth. Mortgage and cash management services require more room for privacy. FNB has spent significant time narrowing the footprint of the proposed building, and further reductions compromise goals, efficiency, and practical use of the building's space.</u>																							
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">VARIANCE FEES</th> <th style="width: 15%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$ <u>400</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td>\$ <u>400</u></td> <td><u>2663</u></td> <td><u>CDD4883</u></td> <td><u>03/18/14</u></td> </tr> </tbody> </table>			VARIANCE FEES	Fees	Check No.	Receipt	Date	Application Fees	\$ <u>400</u>	_____	_____	_____	Adjustment	\$ _____	_____	_____	_____	Total Fee	\$ <u>400</u>	<u>2663</u>	<u>CDD4883</u>	<u>03/18/14</u>
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Application Fees	\$ <u>400</u>	_____	_____	_____																			
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Total Fee	\$ <u>400</u>	<u>2663</u>	<u>CDD4883</u>	<u>03/18/14</u>																			

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**



# DEVELOPMENT PERMIT APPLICATION

Project Number <b>VAR20140007</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>03/18/14</b>
Project Name (City Staff to Assign Name)		

INFORMATION           PROJECT / APPLICANT	<b>Project Description</b> Construct a 7785 square foot office building on the corner of 10th Avenue and Glacier Avenue, on what is currently a parking lot. The building to the west will be demolished to provide parking.		
	<b>PROPERTY LOCATION</b>		
	Street Address 840 W. 10th Street	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 3, Block 6A, Harborview #2, Lots 1 and 8		
	Assessor's Parcel Number(s) 1C060U050010, 1C060U050020		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name First National Bank Alaska	Contact Person: Karen Fink, Asst VP	Work Phone: 907-777-3641
	Mailing Address P.O. Box 100720, Anchorage, AK 99510	Home Phone:	Fax Number: 907-777-3226
	E-mail Address kfink@fnbalaska.com	Other Contact Phone Number(s): 907-360-4919	
	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
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 <u>Karen Fink, Asst VP</u> Landowner/Lessee Signature		3/17/14 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.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name DOWL HKM	Contact Person: Irene Gallion	Work Phone: 907-780-3533	
Mailing Address 5368 Commercial Boulevard	Home Phone:	Fax Number: 907-780-3535	
E-mail Address igallion@dowlhkm.com	Other Contact Phone Number(s): 907-209-4241		
X <u>Irene M. Gallion</u> Applicant's Signature		3/17/14 Date of Application	

STAFF APPROVALS	✓	<b>Permit Type</b> 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)	***SIGN	Date Received	Application Number(s)
		✓ Variance Case (De Minimis and all other Variance case types) Wetlands Permits Zone Change Application Other (Describe)		03/18/14	VAR20140007
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials SB	

## Glacier Avenue Variance Request Narrative

### **Back-up Materials Provided:**

Preliminary Site Plan, 3.5.2014  
ALTA/ACSM Land Title Survey  
Proposed floor plan

The following narrative is provided in accordance with the instructions for the Variance Application.

This variance is to request reduction of required set-backs along Glacier Avenue from 17 feet to 11 feet.

Variances have also been submitted for setbacks along 10<sup>th</sup> Avenue, and the back lot along the property line with the Bill Ray Center. Those applications are more complex and variable because the architect has more flexibility to adjust the building's position on the site to the south, depending on if the City and Borough of Juneau (CBJ) would prefer a more urban development for the area.

The architect has little flexibility for moving the building to the east or west, due to setback requirements for the front lot along F Street, parking requirements, and requirements for driveways to be at least 40' from an intersection.

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met.

- (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;**

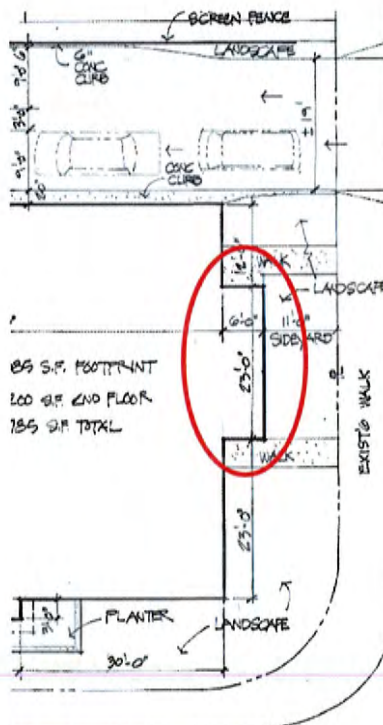
Relief to property owner: Reducing setbacks will encourage the property owner to combine two adjacent lots, demolish an existing facility, and develop a full-service facility. Mortgage and cash management services require privacy to transact, and the current facilities don't have the space to accommodate these services. This frontage is currently used as a parking lot, and has tall rhododendrons along the right-of-way (ROW), which is at the back of the 7-foot sidewalks.



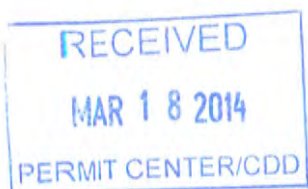




The proposed development would have a 23' a bump-out to accommodate a staircase. See the red outline below:



The rest of the building along this length has a 17' setback.



Consistent with other property owners: The Bill Ray Center currently has a setback of 10.4 feet from Glacier Avenue, similar to the setback proposed for this facility.



**(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;**

There are two proposed stairwells for the proposed building, both of which are required to meet Fire Code. Two exit stairs are required for 30 or more occupants on the 2<sup>nd</sup> floor, and we calculate we will have 32. A second staircase is also required if there is more than 75' of travel distance to another one, which there is in this case. Finally, the second set of stairs allows the bank to establish a "private" set of stairs for staff circulation between break rooms and sensitive work areas. The floor plan is attached to this application for your reference.

Note that the landscaping along the Bill Ray Center is similar to that of the proposed facility, and will improve visibility along the sidewalk as you approach the intersection of Glacier Avenue and 10<sup>th</sup> Avenue.

**(3) The authorization of the variance will not injure nearby property;**

The proposed bump-out would align with the east end of the Bill Ray Center, as pictured below.



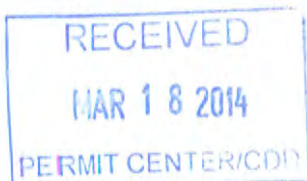




The picture below shows the neighbors on the Glacier Avenue side. On the left is Resurrection Lutheran Church. The blue house is residential, and the red house is used as an office. There is a mixed commercial/residential building on the right, light green, well known as the home of Seong's Sushi. That building was recently remodeled, and the style is consistent with what is being proposed with this development. Finally, the Federal Building is on the far right. In front of the Federal Building you can see the eve and corner of the Goldbelt Building.



The neighbors on the Glacier Avenue side of the building will have their view impacted by the new facility. The red lines on the picture below show the possible impacts.





**(4) The variance does not authorize uses not allowed in the district involved;**

The proposed building is compatible with the Light Commercial zoning.

**(5) Compliance with the existing standards would:**

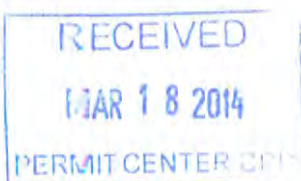
**(A) Unreasonably prevent the owner from using the property for a permissible principal use;**

As noted in the application, the use of Lot 2 on its own could be accomplished in 2028 square feet, and is not reasonable for centralization and development of community banking services. Few businesses could operate in that amount of space and provide required parking. The same entity owns both lots, and will be combining them to accommodate the proposed facility.

**(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;**

The proposed bank facility is consistent with nearby office space uses of the Bill Ray Center and Goldbelt building. The proposed office is almost as high as the Bill Ray Center, but has a smaller footprint. The proposed office is shorter and smaller than the Goldbelt building. The proposed office is compatible with the gas station across F Street. The proposed two-story building on Lot 2 would change the skyline view for residences to the east of Glacier Avenue, as discussed above.

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





While compliance would not be unreasonably expensive, it would reduce the footprint of the building to a point that it would no longer meet the need for full banking services that include mortgages and cash management.

- (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**

The new facility, which would back onto Glacier Avenue, would require demolition of the old facility, located at the corner of 10<sup>th</sup> Avenue and F Street. The new facility, as proposed, has larger setbacks from the ROW on 10<sup>th</sup> Avenue than the existing facility. The proposed landscaping would improve visibility for vehicles on 10<sup>th</sup> Avenue approaching Glacier Avenue, and be similar to that of the Bill Ray Center next door.

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

This development is consistent with community goals for walkability. CBJ's master plan for the Willoughby District envisions basic services available in a walkable community. This development is two blocks from the Willoughby District boundary, on well-established walking routes. Across Glacier Avenue is the well-established Casey Shattuck neighborhood, which has sidewalks on both sides of narrow streets. This establishment will provide full banking services.

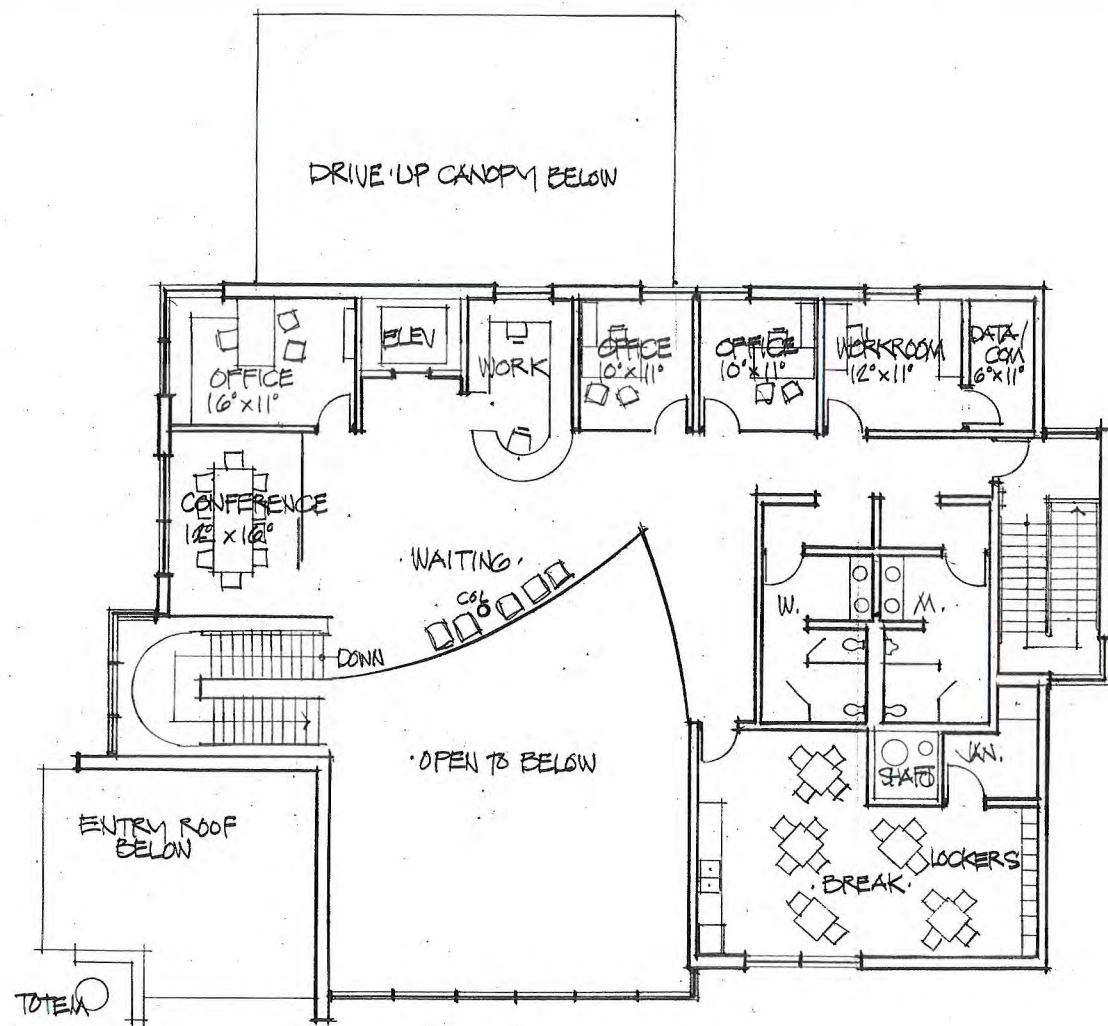
The landscaping along the Glacier Avenue side of the proposed building will improve visibility for pedestrians using the sidewalk adjacent to the facility as they approach the intersection of Glacier Avenue and 10<sup>th</sup> Avenue. Likewise, vehicles approaching Glacier Avenue from 10<sup>th</sup> Avenue will have improved visibility of pedestrians approaching.



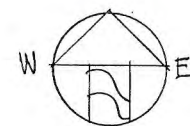






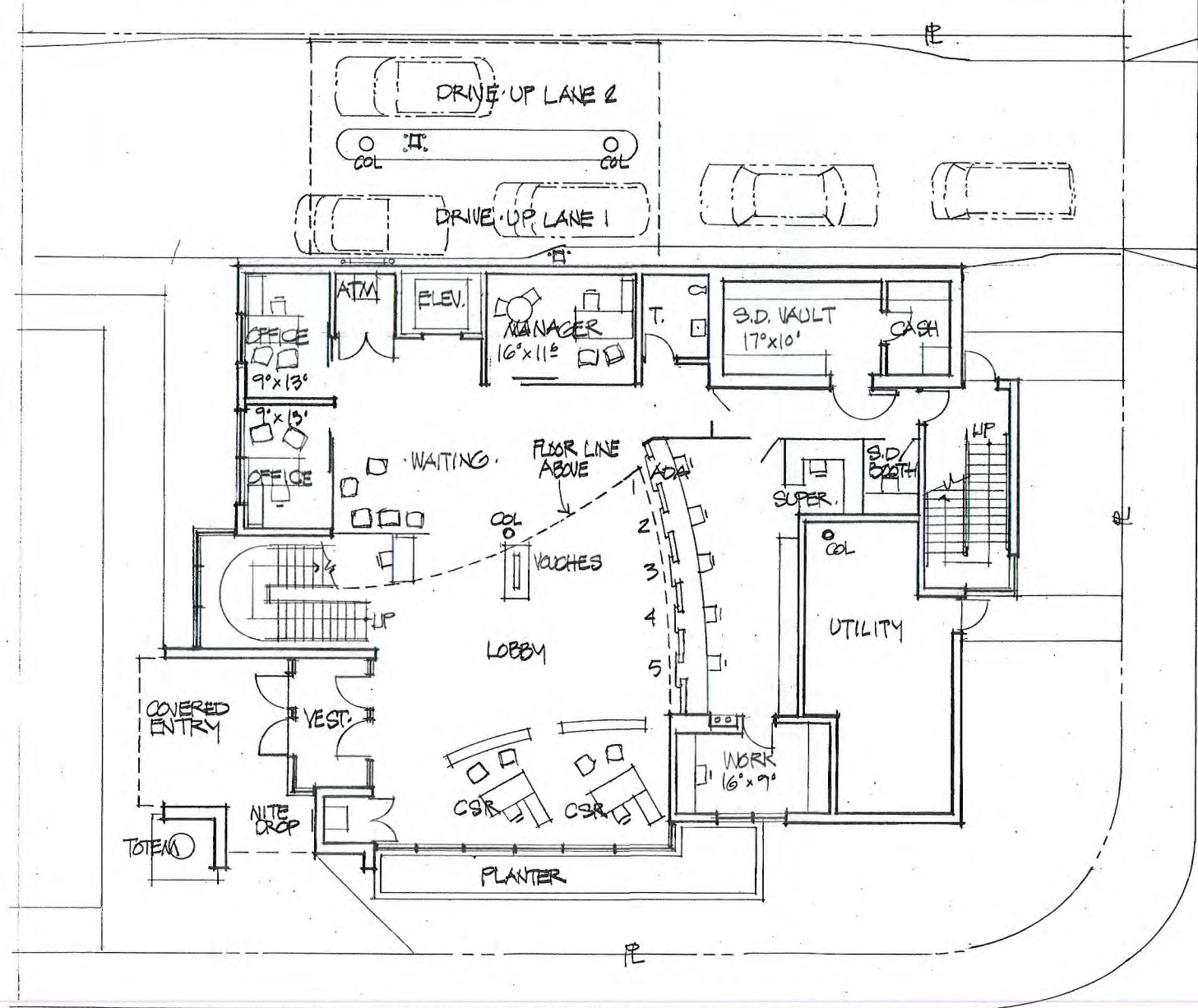


2ND FLOOR PLAN  
3200 S.F. 1/8" = 1'-0"



0 5 15 30

7785 S.F. TOTAL



1ST FLOOR PLAN  
4585 S.F. 1/8" = 1'-0"

First National Bank Alaska

Proposed New Channel Branch, Juneau

Gordon Thompson Architect

711 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501 (907) 279-2554

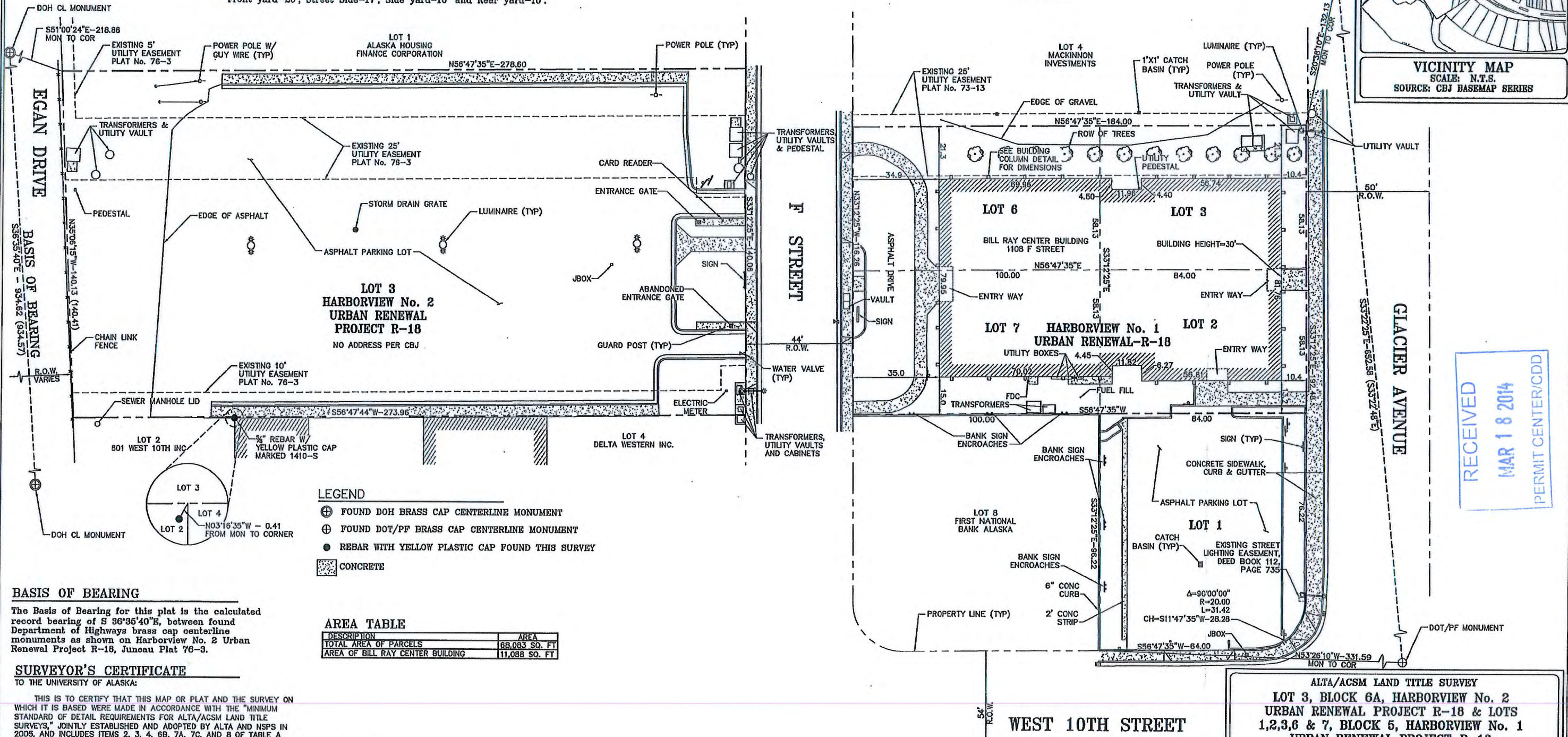
DRAWN	GORDON
CHECKED	
DATE	26 FEB '4
JOB NO.	0054
SHEET NO.	A-2
OF:	A-2

CHANNEL



# NOTES

1. Subject to easements and restrictions of record.
2. Record information derived from Harborview No. 1 Urban Renewal-R-18 plat of Resubdivision & Street Vacation of Blocks 229 & 230, Casey Shattuck Addition to the City of Juneau, Plat No. 73-13, Harborview No. 2 Urban Renewal Project R-18 plat of Resubdivision & Street Vacation of Block 233, Casey Shattuck Addition to the City of Juneau, Block 59,62 & Portions of Block 55,56,57,60,63,64,65 Tideland Addition to the City of Juneau, Plat No. 76-3, Juneau Recording District, Juneau, Alaska.
3. Sanitary sewer disposal and domestic water provided by City and Borough of Juneau Public Utilities.
4. Where record information differs from measured, record information is shown in parentheses.
5. All distances are measured in U.S. Survey Feet.
6. Parcel is zoned Light Commercial (LC), minimum building setbacks: Front yard-25', Street Side-17', Side yard-10' and Rear yard-10'.



**ALTA/ACSM LAND TITLE SURVEY**

**LOT 3, BLOCK 6A, HARBORVIEW No. 2**

**URBAN RENEWAL PROJECT R-18 & LOTS**

**1,2,3,6 & 7, BLOCK 5, HARBORVIEW No. 1**

**URBAN RENEWAL PROJECT-R-18**

**CITY AND BOROUGH OF JUNEAU, ALASKA**

**Juneau Recording District, Juneau, Alaska**

**DOWL HKM**

**CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT**

**5368 COMMERCIAL BOULEVARD**

**JUNEAU ALASKA 99801 907-780-3533**

**SCALE: 1"= 10'**

**DATE: MAR. 2013**

**PROJECT NO: J70579**

**FILE NO:**

**SHEET NO: 1 OF 1**



**DATE:** April 30, 2014

**TO:** Board of Adjustment

**FROM:** Beth McKibben, Planner  
Community Development Department

**FILE NO.:** VAR2014 0007

**PROPOSAL:** A Variance request to reduce the required street-side setback from 17' to 11' along Glacier Avenue in the Light Commercial zone to construct a 7,785 square foot, 2 story bank.

**GENERAL INFORMATION**

Applicant: DOWL HKM

Property Owner: First National Bank Alaska

Property Address: 840 W 10<sup>th</sup> Street

Legal Description: Urban Renewal Block 5 Lots 1& 8

Parcel Code Number: 1-C06-0-U05-001-0; 1-C06-0-U05-002-0

Site Size: 17,560 square feet

Comprehensive Plan Future  
Land Use Designation: Commercial (C) Map M

Zoning: Light Commercial

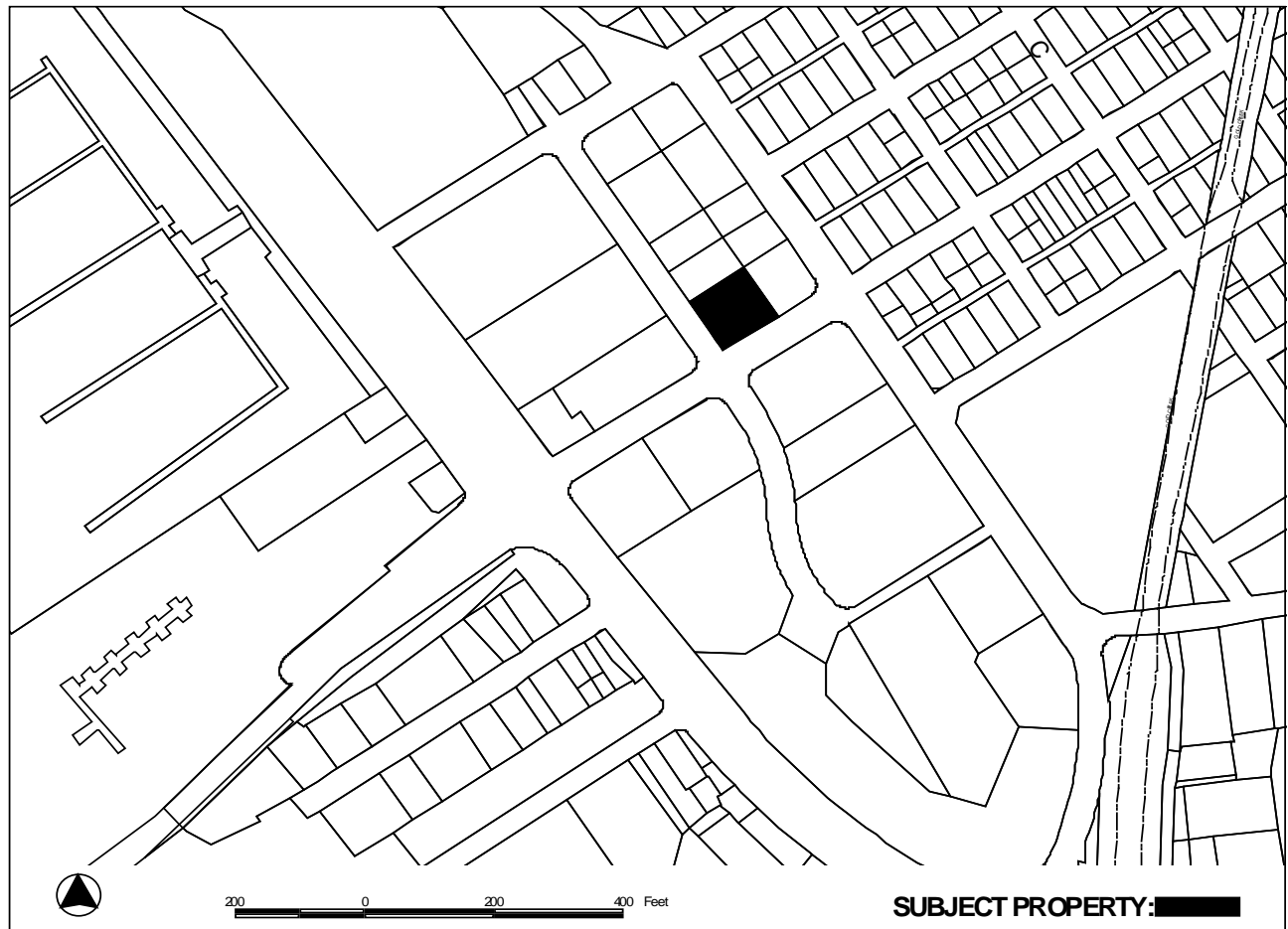
Utilities: City water & sewer

Access: West 10<sup>th</sup> Street, Glacier Avenue, F Street.

Existing Land Use: Parking lot & First National Bank of Alaska

Surrounding Land Use:

North	- LC, Bill Ray Center
South	- LC, State Offices
East	- LC, Resurrection Lutheran Church
West	- LC, Tesoro & Bill Ray Center Parking



### **PROJECT DESCRIPTION**

The applicant seeks a variance to reduce the street-side yard setback from the required 17 feet to 11 feet along Glacier Avenue. The applicant proposes to build a new 7,785 square foot bank building, with 4,585 square feet on the first floor and 3,200 square feet on the second floor. This building will replace the existing First National Bank of Alaska building currently located at the corner of F Street and West 10<sup>th</sup> Street.

This applicant is also seeking a variance to street-side yard on West 10<sup>th</sup> Street from the required 17 feet to 9 feet, which is discussed in a separate staff report VAR2014 0008. Additionally, the applicant is seeking a third variance to reduce the required side yard setback from 10 feet to 7 feet. This is also discussed in a separate staff report, VAR2014 0009.

## **BACKGROUND**

The project site consists of what is currently Lot 1 and Lot 8, Block 5, Urban Renewal Subdivision. The applicant is in the process of consolidating Lots 1 and 8 into one lot that will be known as Lot 1A. The existing First National Bank of Alaska (FNBA) is located on what is currently Lot 8, and according to the Assessor's database, was built in 1976. What is currently Lot 1 is used as parking for the Bill Ray Center, which according to the Assessor's database, was constructed in 1961. Lot 1 shares the same parcel ID number with Lots 2, 3, 6 and 7, which is where the Bill Ray Center is located. Those lots are not included or affected by this variance request. When lots 1 and 8 are consolidated new parcel identification numbers will be assigned.

## **ANALYSIS**

The new bank building is to be built on what is currently Lot 1. Once the new building is completed the existing FNBA building will be demolished and that site will be developed as parking for the new bank building. The project site is in the Light Commercial zoning district which has a minimum front yard setback of 25 feet, minimum street side yard setback of 17 feet, and a minimum rear yard and side yard setback of 10 feet. CBJ 49.25.430(3) addresses multiple frontage lots as follows (in part).

- Buildings on lots bordered by two or more rights-of-way must meet the front yard setback from one lot line adjoining the rights-of-way.
- Setbacks from the remaining lot lines adjoining rights-of-way will be considered street side yards.
- The remaining yard(s) not fronting on a street right-of-way will be considered a side yard(s).
- Lots bordered by three or more rights-of-way shall not be required to provide a rear yard setback.

For the proposed bank building the applicant has chosen F Street as the front, and the proposed building will meet the required 25 foot front yard setback. Parking for the building will be located in this area. Both Glacier Avenue and West 10<sup>th</sup> Street are considered street-side yards. The forth property line, directly opposite West 10<sup>th</sup> Street, adjacent to the Bill Ray Center is considered a side yard. In this zoning district the minimum setback is 10 feet for both the side and rear setbacks, but in some zoning districts the side yard setback is less than the rear yard setback.

The variance requested adjacent to Glacier Avenue, if approved, will accommodate a bump out for an interior stairway. The length of the proposed building on this side of the building is 58 feet. The bump out for the stairway is 23 feet; the remaining 35 feet of the building would meet the 17 foot minimum setback requirement. The applicant has indicated there is little room to adjust the building to have this side of the building entirely meet the required setback, in part because the building meets the required front yard setback and this area is needed to provide the required parking. They have further indicated that reducing the size of the building is not a viable option as a smaller building will not meet the need to provide full banking services,

including mortgages, cash management and drive through windows.

Staff solicited comments from Community Development Building Department, CBJ Streets, General Engineering, Fire Department, US Fish and Wildlife Service, CBJ Assessor's Office, and CBJ Public Works. No concerns were raised. AELP noted that the proposed site plan does not affect the existing transformers, but the primary voltage conductors are not depicted. Also, AELP advises the applicant to get careful locates for the screening fence posts as the AELP primary power line feeding those transformers comes from 10<sup>th</sup> Street. The screening fence could pose longer term maintenance headaches if AELP has to get a machine in there to do trench work, but probably not more problematic than sidewalks and asphalt.

### **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 applicant has indicated that the relaxation applied for will give substantial relief to the property owner in that it will allow them to develop a full-service banking facility. They have asserted that full service banking, such as mortgage and cash management services require privacy for transactions which cannot currently be accommodated in the existing, smaller facility. The building design calls for two stairways, both of which are required by the Fire Code.

The applicant has indicated the relaxation requested is consistent with justice to other property owners in that the adjacent Bill Ray Center is set back 10 feet from the property line. This appears to be the case, however staff is unable to find any variances that have been approved. It is likely the building is non-conforming as was consistent with the setbacks required at the time of construction. Across the street the Resurrection Lutheran Church received a variance from the 17 foot street side yard setback to 6 feet for an addition.

**Yes.** Staff finds that criterion 1 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.***

The purpose and intent of Title 49 is established in CBJ 49.05.100. If approved this variance would meet the intent of the Land Use Code, specifically CBJ 49.05.100(2), CBJ 49.05.100(3), and CBJ 49.05.100(5).

CBJ 49.05.100 The several purposes of this title are (in part):

- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts.
- (5) To provide adequate open space for light and air.

Construction of a full service bank will provide beneficial impacts. The public health and welfare will be preserved as the proposed building will be located so as to not impact sight visibility and will maintain the existing character of the neighborhood.

**Yes.** Staff finds that criterion 2 is met.

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

No evidence has been presented showing the granting of the variance will injure nearby property. The proposed structure will allow the opportunity to replace the existing bank, with a larger, more attractive building, which has potential benefits to the neighborhood.

**Yes.** Staff finds that criterion 3 is met.

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

The proposed use is appropriate according to the Table of Permissible Uses. The Allowable Use permit is listed at CBJ 49.25.300 section 3.400 for the LC zoning district.

**Yes.** Staff finds that 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;***

The proposed building, bank, is a permitted use in the LC district. The applicant could reduce the footprint of the building and use the site for this use.

**No.** Staff finds that sub-criterion 5A is not 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;*

The proposed structure is consistent in scale, amenities and appearance to other building in the immediate area, most notably the Bill Ray Center and Gold Belt Building.

**Yes.** Staff finds that sub-criterion 5B is met.

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

This is a flat lot and does not have any unique physical features that would make complying with the standards unreasonable expensive.

**No.** Staff finds that sub-criterion 5C is not 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.*

There are no preexisting nonconforming conditions associated with this site.

**No.** Staff finds that sub-criterion 5 D is not met.

Staff finds that criterion 5 is met because sub-criterion 5 B is met.

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

The requested variance will allow for the development of a new full service bank and the removal of the existing bank thereby revitalizing the neighborhood. The new building will be attractive and provide new landscaping, improving visibility along Glacier Avenue for both pedestrians and vehicles. The proposed building is of similar size and scale to surrounding development and much of the existing development is as close or closer to the property line. A grant of this variance would result in more benefits than detriments to the neighborhood.

**Yes.** Staff finds that criterion 6 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?***

N/A. As discussed in the staff report above, this variance request is not related to the Juneau Coastal Management Program.

**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 Variance application does meets the criteria of CBJ 49.20.250. Criteria 1, 2, 3, 4, 5 and 6 are met

**RECOMMENDATION**

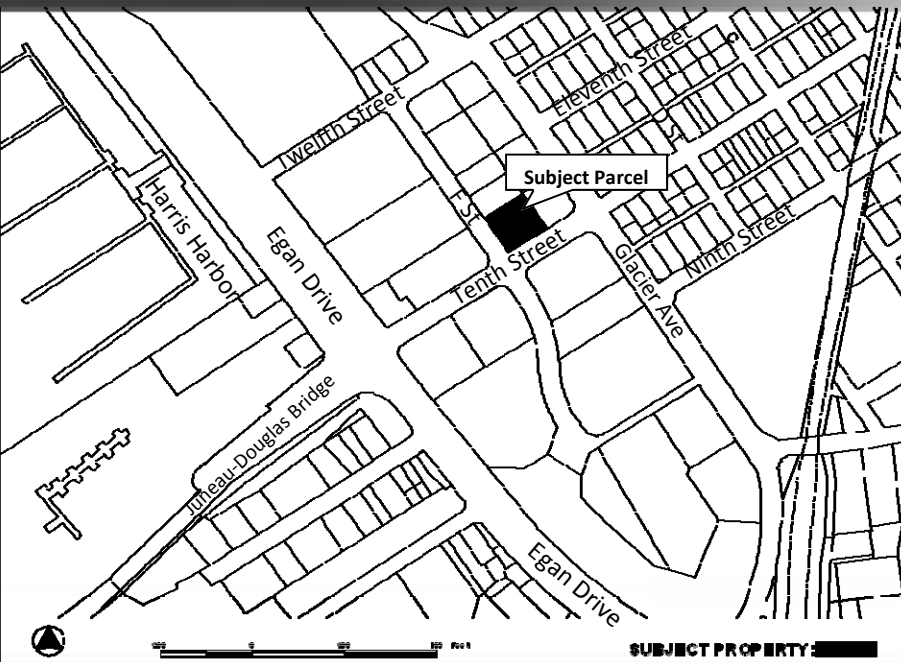
Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR20140007. The Variance permit would allow for a reduction of the required street-side setback from 17' to 11' along Glacier Avenue in the LC zone for construction of a 7,785 square foot, 2 story bank.

Staff recommends the following condition:

1. An As-Built Survey shall be submitted showing the building to be no closer than 11 feet to the Glacier Avenue property line prior to Certificate of Occupancy.

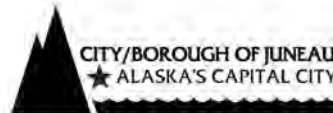


# NOTICE OF PUBLIC HEARING



**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**



**PROPOSAL:** VAR2014 0007: Variance to reduce side setback along Glacier Avenue to 11'.  
VAR2014 0008: Variance to reduce side setback along 10th Avenue to 9.72'.  
VAR2014 0009: Variance to rear setback along property line to 7'.

File No:	VAR2014 0007, VAR2014 0008, & VAR2014 0009	Applicant:	DOWL HKM
To:	Adjacent Property Owners	Property PCN:	1-C06-0-U05-001-0
Hearing Date:	May 13, 2014	Owner:	First National Bank of Anchorage
Hearing Time:	7:00 PM	Size:	9,563 square feet
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	Light Commercial
		Site Address:	840 W 10th Street
		Accessed Via:	10th Street

## PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us) or at 586-0465.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: April 8, 2014

# VARIANCE APPLICATION

Project Number <u>VAR 20140007</u>	Project Name (15 characters)	Case Number	Date Received <u>03/18/14</u>																				
<b>TYPE OF VARIANCE REQUESTED:</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Variance to the Sign Standard (VSG)             </div> <div style="width: 50%;"> <input type="checkbox"/> Variance to Dimensional Standards (VDS)             </div> <div style="width: 50%;"> <input type="checkbox"/> Variance to Habitat Setbacks (VHB)             </div> <div style="width: 50%;"> <input type="checkbox"/> Variance to Parking Requirements (VPK)             </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Variance to Setback Requirements (VSB)             </div> </div>																							
<b>DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:</b> <u>49 25 400 requires a street side yard setback of 17' along Glacier Avenue. The proposed 7785 square foot structure would result in an setback of 11 feet for a length of 23 feet, to accommodate a bump-out for a required second staircase.</u>																							
<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    Date of Filing: _____ Previous Case Number(s): _____ Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO																							
<b>UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):</b> _____ <u>FNB owns three adjacent properties - the existing bank (1 of 8), the corner parking lot (1 of 1), and the Bill Ray center. FNB can combine Lots 8 and 1 to make a lot usable for an office building, consistent with nearby uses of the Bill Ray Center and the Goldbelt building.</u>																							
<b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site    SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site																							
<b>WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?</b> <u>Current Lot 2 area is approximately 8064. With required front-, side- and back-yard setbacks, useable lot size is reduced to about 2028. This would accommodate a very small structure and limited parking, inconsistent with other buildings and uses in the area. FNB's ownership of adjacent land is what makes use of this lot feasible for office space.</u>																							
<b>WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?</b> <u>Long term business plans for the facility require two drive-up lanes to better serve their customers and accommodate future growth. Mortgage and cash management services require more room for privacy. FNB has spent significant time narrowing the footprint of the proposed building, and further reductions compromise goals, efficiency, and practical use of the building's space.</u>																							
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">VARIANCE FEES</th> <th style="width: 15%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$ <u>400</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td>\$ <u>400</u></td> <td><u>2663</u></td> <td><u>CDD4883</u></td> <td><u>03/18/14</u></td> </tr> </tbody> </table>			VARIANCE FEES	Fees	Check No.	Receipt	Date	Application Fees	\$ <u>400</u>	_____	_____	_____	Adjustment	\$ _____	_____	_____	_____	Total Fee	\$ <u>400</u>	<u>2663</u>	<u>CDD4883</u>	<u>03/18/14</u>
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Adjustment	\$ _____	_____	_____	_____																			
Total Fee	\$ <u>400</u>	<u>2663</u>	<u>CDD4883</u>	<u>03/18/14</u>																			

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**



# DEVELOPMENT PERMIT APPLICATION

<b>Project Number</b> <u>VAR20140007</u>	<b>CITY and BOROUGH of JUNEAU</b>	<b>Date Received:</b> <u>03/18/14</u>
<b>Project Name</b> (City Staff to Assign Name)		

<b>PROJECT / APPLICANT INFORMATION</b>	<b>Project Description</b> Construct a 7785 square foot office building on the corner of 10th Avenue and Glacier Avenue, on what is currently a parking lot. The building to the west will be demolished to provide parking.		
	<b>PROPERTY LOCATION</b>		
	Street Address 840 W. 10th Street	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 3, Block 6A, Harborview #2, Lots 1 and 8		
	Assessor's Parcel Number(s) 1C060U050010, 1C060U050020		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name First National Bank Alaska	Contact Person: Karen Fink, Asst VP	Work Phone: 907-777-3641
	Mailing Address P.O. Box 100720, Anchorage, AK 99510	Home Phone:	Fax Number: 907-777-3226
	E-mail Address kfink@fnbalaska.com	Other Contact Phone Number(s): 907-360-4919	
	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
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 <u>Karen Fink, Asst VP</u> <u>3/17/14</u> 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.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name DOWL HKM		Contact Person: Irene Gallion	
Mailing Address 5368 Commercial Boulevard		Work Phone: 907-780-3533	
E-mail Address igallion@dowlhkm.com		Home Phone: 907-780-3535	
X <u>Irene M. Gallion</u> <u>3/17/14</u> Applicant's Signature Date of Application		Other Contact Phone Number(s): 907-209-4241	

<b>STAFF APPROVALS</b>	<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)			
	<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		<u>03/18/14</u>	<u>VAR20140007</u>
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials <u>SB</u>

## Glacier Avenue Variance Request Narrative

### **Back-up Materials Provided:**

Preliminary Site Plan, 3.5.2014  
ALTA/ACSM Land Title Survey  
Proposed floor plan

The following narrative is provided in accordance with the instructions for the Variance Application.

This variance is to request reduction of required set-backs along Glacier Avenue from 17 feet to 11 feet.

Variances have also been submitted for setbacks along 10<sup>th</sup> Avenue, and the back lot along the property line with the Bill Ray Center. Those applications are more complex and variable because the architect has more flexibility to adjust the building's position on the site to the south, depending on if the City and Borough of Juneau (CBJ) would prefer a more urban development for the area.

The architect has little flexibility for moving the building to the east or west, due to setback requirements for the front lot along F Street, parking requirements, and requirements for driveways to be at least 40' from an intersection.

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met.

- (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;**

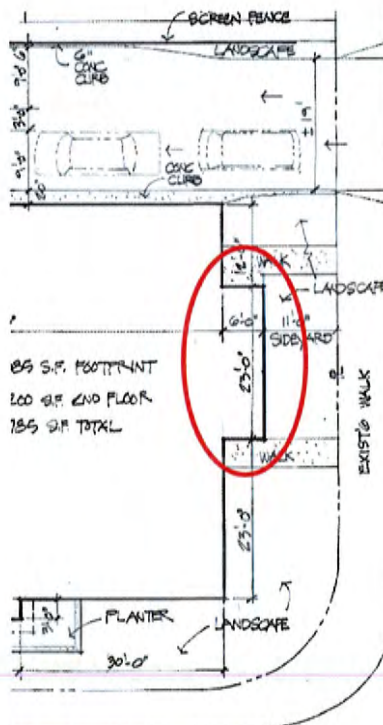
Relief to property owner: Reducing setbacks will encourage the property owner to combine two adjacent lots, demolish an existing facility, and develop a full-service facility. Mortgage and cash management services require privacy to transact, and the current facilities don't have the space to accommodate these services. This frontage is currently used as a parking lot, and has tall rhododendrons along the right-of-way (ROW), which is at the back of the 7-foot sidewalks.



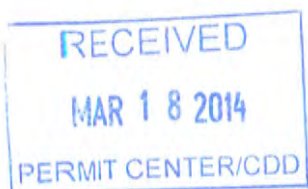




The proposed development would have a 23' a bump-out to accommodate a staircase. See the red outline below:



The rest of the building along this length has a 17' setback.



Consistent with other property owners: The Bill Ray Center currently has a setback of 10.4 feet from Glacier Avenue, similar to the setback proposed for this facility.



**(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;**

There are two proposed stairwells for the proposed building, both of which are required to meet Fire Code. Two exit stairs are required for 30 or more occupants on the 2<sup>nd</sup> floor, and we calculate we will have 32. A second staircase is also required if there is more than 75' of travel distance to another one, which there is in this case. Finally, the second set of stairs allows the bank to establish a "private" set of stairs for staff circulation between break rooms and sensitive work areas. The floor plan is attached to this application for your reference.

Note that the landscaping along the Bill Ray Center is similar to that of the proposed facility, and will improve visibility along the sidewalk as you approach the intersection of Glacier Avenue and 10<sup>th</sup> Avenue.

**(3) The authorization of the variance will not injure nearby property;**

The proposed bump-out would align with the east end of the Bill Ray Center, as pictured below.



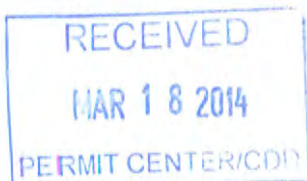




The picture below shows the neighbors on the Glacier Avenue side. On the left is Resurrection Lutheran Church. The blue house is residential, and the red house is used as an office. There is a mixed commercial/residential building on the right, light green, well known as the home of Seong's Sushi. That building was recently remodeled, and the style is consistent with what is being proposed with this development. Finally, the Federal Building is on the far right. In front of the Federal Building you can see the eve and corner of the Goldbelt Building.



The neighbors on the Glacier Avenue side of the building will have their view impacted by the new facility. The red lines on the picture below show the possible impacts.





**(4) The variance does not authorize uses not allowed in the district involved;**

The proposed building is compatible with the Light Commercial zoning.

**(5) Compliance with the existing standards would:**

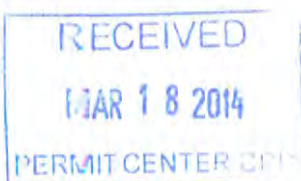
**(A) Unreasonably prevent the owner from using the property for a permissible principal use;**

As noted in the application, the use of Lot 2 on its own could be accomplished in 2028 square feet, and is not reasonable for centralization and development of community banking services. Few businesses could operate in that amount of space and provide required parking. The same entity owns both lots, and will be combining them to accommodate the proposed facility.

**(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;**

The proposed bank facility is consistent with nearby office space uses of the Bill Ray Center and Goldbelt building. The proposed office is almost as high as the Bill Ray Center, but has a smaller footprint. The proposed office is shorter and smaller than the Goldbelt building. The proposed office is compatible with the gas station across F Street. The proposed two-story building on Lot 2 would change the skyline view for residences to the east of Glacier Avenue, as discussed above.

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





While compliance would not be unreasonably expensive, it would reduce the footprint of the building to a point that it would no longer meet the need for full banking services that include mortgages and cash management.

- (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**

The new facility, which would back onto Glacier Avenue, would require demolition of the old facility, located at the corner of 10<sup>th</sup> Avenue and F Street. The new facility, as proposed, has larger setbacks from the ROW on 10<sup>th</sup> Avenue than the existing facility. The proposed landscaping would improve visibility for vehicles on 10<sup>th</sup> Avenue approaching Glacier Avenue, and be similar to that of the Bill Ray Center next door.

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

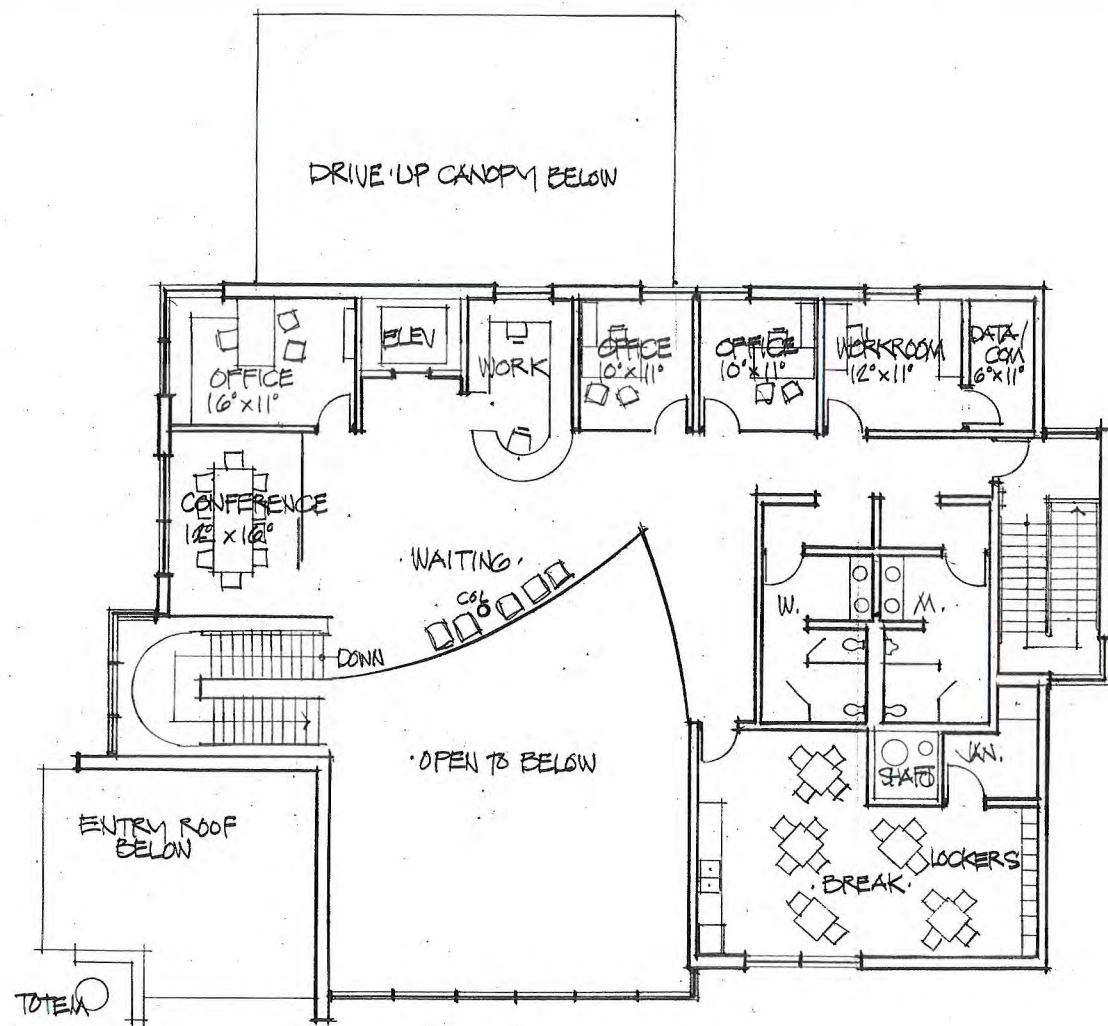
This development is consistent with community goals for walkability. CBJ's master plan for the Willoughby District envisions basic services available in a walkable community. This development is two blocks from the Willoughby District boundary, on well-established walking routes. Across Glacier Avenue is the well-established Casey Shattuck neighborhood, which has sidewalks on both sides of narrow streets. This establishment will provide full banking services.

The landscaping along the Glacier Avenue side of the proposed building will improve visibility for pedestrians using the sidewalk adjacent to the facility as they approach the intersection of Glacier Avenue and 10<sup>th</sup> Avenue. Likewise, vehicles approaching Glacier Avenue from 10<sup>th</sup> Avenue will have improved visibility of pedestrians approaching.

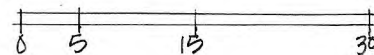
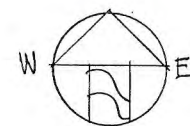




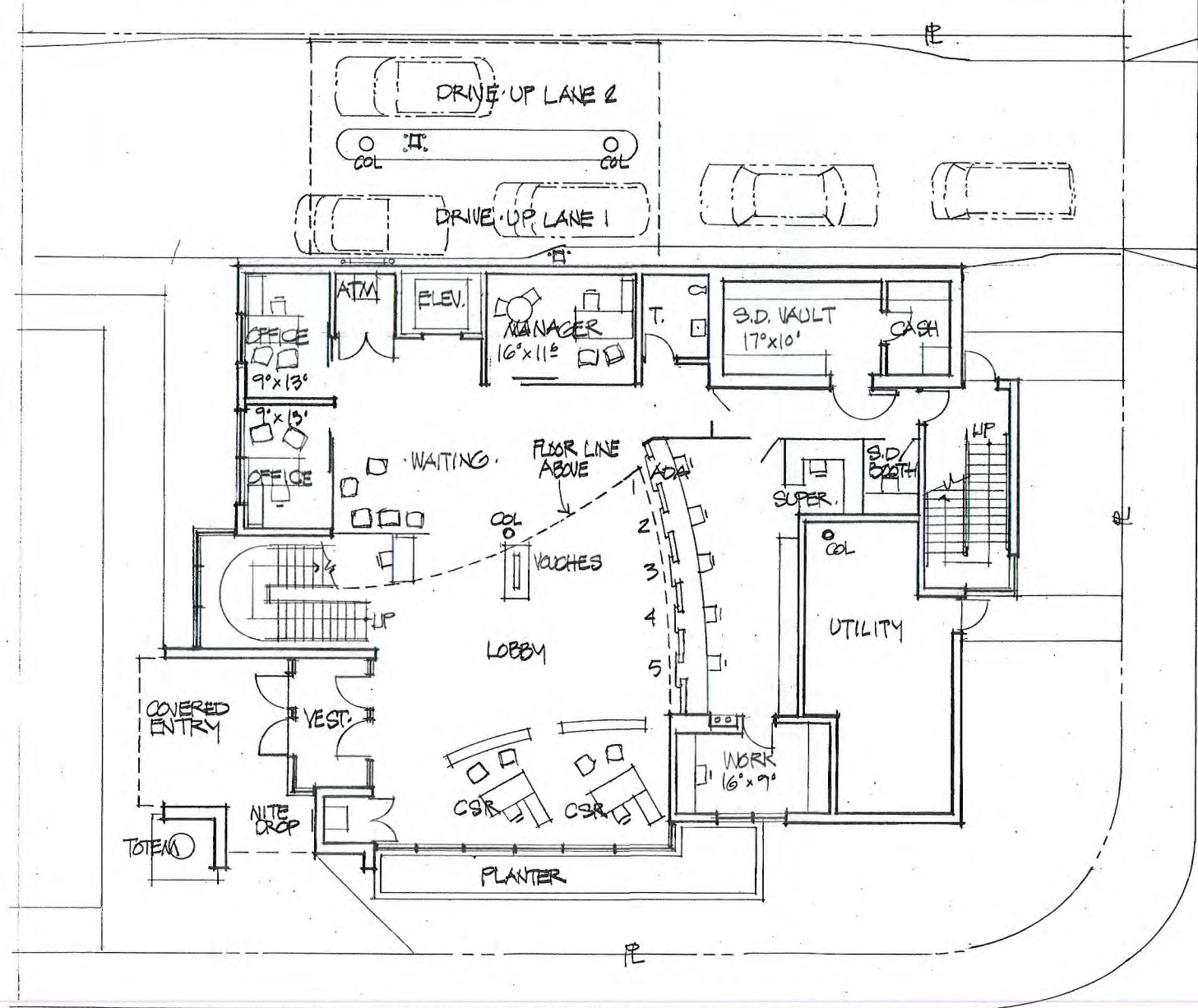




2ND FLOOR PLAN  
3200 S.F. 1/8" = 1'-0"



7785 S.F. TOTAL



1ST FLOOR PLAN  
4585 S.F. 1/8" = 1'-0"

First National Bank Alaska

Proposed New Channel Branch, Juneau

Gordon Thompson Architect

711 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501 (907) 279-2554

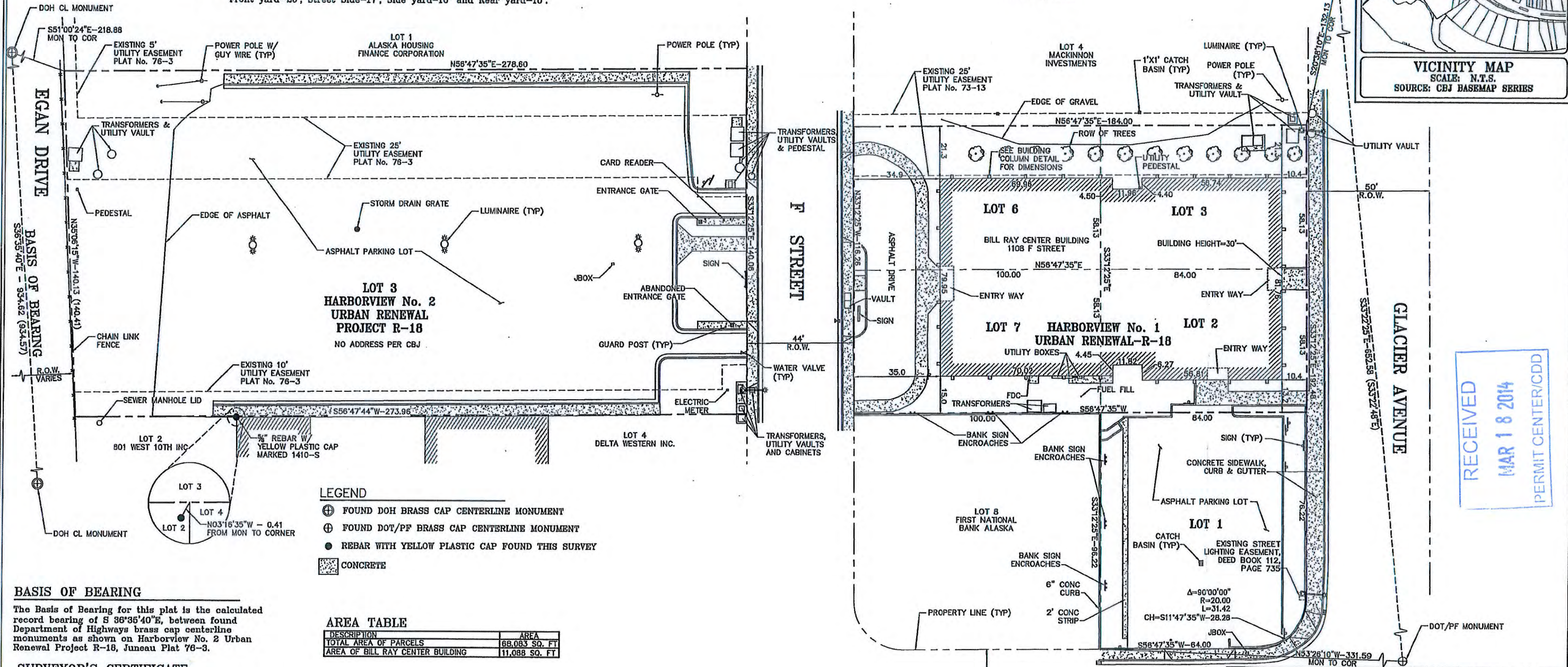
DRAWN	GORDON
CHECKED	
DATE	26 FEB '4
JOB NO.	0054
SHEET NO.	A-2
OF:	A-2

CHANNEL



# NOTES

1. Subject to easements and restrictions of record.
2. Record information derived from Harborview No. 1 Urban Renewal-R-18 plat of Resubdivision & Street Vacation of Blocks 229 & 230, Casey Shattuck Addition to the City of Juneau, Plat No. 73-13, Harborview No. 2 Urban Renewal Project R-18 plat of Resubdivision & Street Vacation of Block 233, Casey Shattuck Addition to the City of Juneau, Block 59,62 & Portions of Block 55,56,57,60,63,64,65 Tideland Addition to the City of Juneau, Plat No. 76-3, Juneau Recording District, Juneau, Alaska.
3. Sanitary sewer disposal and domestic water provided by City and Borough of Juneau Public Utilities.
4. Where record information differs from measured, record information is shown in parentheses.
5. All distances are measured in U.S. Survey Feet.
6. Parcel is zoned Light Commercial (LC), minimum building setbacks: Front yard-25', Street Side-17', Side yard-10' and Rear yard-10'.



**ALTA/ACSM LAND TITLE SURVEY**

**LOT 3, BLOCK 6A, HARBORVIEW No. 2**

**URBAN RENEWAL PROJECT R-18 & LOTS**

**1,2,3,6 & 7, BLOCK 5, HARBORVIEW No. 1**

**URBAN RENEWAL PROJECT-R-18**

**CITY AND BOROUGH OF JUNEAU, ALASKA**

**Juneau Recording District, Juneau, Alaska**

**DOWL HKM**

**CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT**

**5368 COMMERCIAL BOULEVARD**

**JUNEAU ALASKA 99801 907-780-3533**

**SCALE: 1"= 10'**

**DATE: MAR. 2013**

**PROJECT NO: J70579**

**FILE NO:**

**SHEET NO: 1 OF 1**