

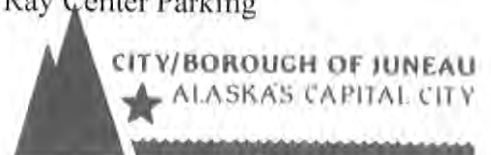
MEMORANDUM

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

DATE: April 30, 2014
TO: Board of Adjustment
FROM: Beth McKibben, Planner *BMC*
Community Development Department
FILE NO.: VAR2014 0009
PROPOSAL: A Variance Request to reduce the required side yard setback from 10' to 7' along the northeast property line in the LC 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 10th 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 10th 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 side yard setback from the required 10 feet to 7 feet along the northwest property line. 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 10th Street.

This applicant is also seeking a variance to street-side yard on Glacier Avenue from the required 17 feet to 11 feet, which is discussed in a separate staff report VAR2014 0007. Additionally the applicant is seeking a variance to street-side yard on West 10th Street from the required 17 feet to 9 feet, which is discussed in a separate staff report VAR2014 0008.

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 data base, was built in 1976. What is currently Lot 1 is used as parking for the Bill Ray Center, which according to the Assessor's data base, 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 10th Street are considered street-side yards. The forth property line, directly opposite West 10th 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.

If approved, the variance will allow the support pillars and canopy for the remote teller unit (RTU) to be 7 feet from the side property line rather than the required 10 feet. The proposed canopy would cover the farther remote teller unit (RTU) but not vehicles using the RTU. The canopy and support pillars will encroach into the required side yard setback while the wall of the building will be 23 feet 6 inches from the side property line. Staff notes that CBJ 49.25.430 (4) allows roof eaves to project four inches for each foot of required setback, but no closer than 2 feet to the side lot line. In this case the eaves may project 3.33 feet into the required 10 foot side yard setback. The variance is required to allow for the support pillars.

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 10th. 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 purpose of this particular request is to accommodate two lanes of drive through service and cover the required equipment. The current bank has one, uncovered drive through lane. The ability to provide two drive through lanes allows the applicant to accomplish the full service banking that they envision for the new building. Other buildings in the area are built near to the property lines. Additionally, the proposed canopy is very similar to other architectural features, such as unenclosed porches, that CBJ 49.25.430 (4) allow to be as close as 5 feet from a side property line.

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 unreasonably 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 will provide a more welcoming environment for pedestrians. 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. Allowing for the canopy to be located within the side yard setback allows for varied roof lines. 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

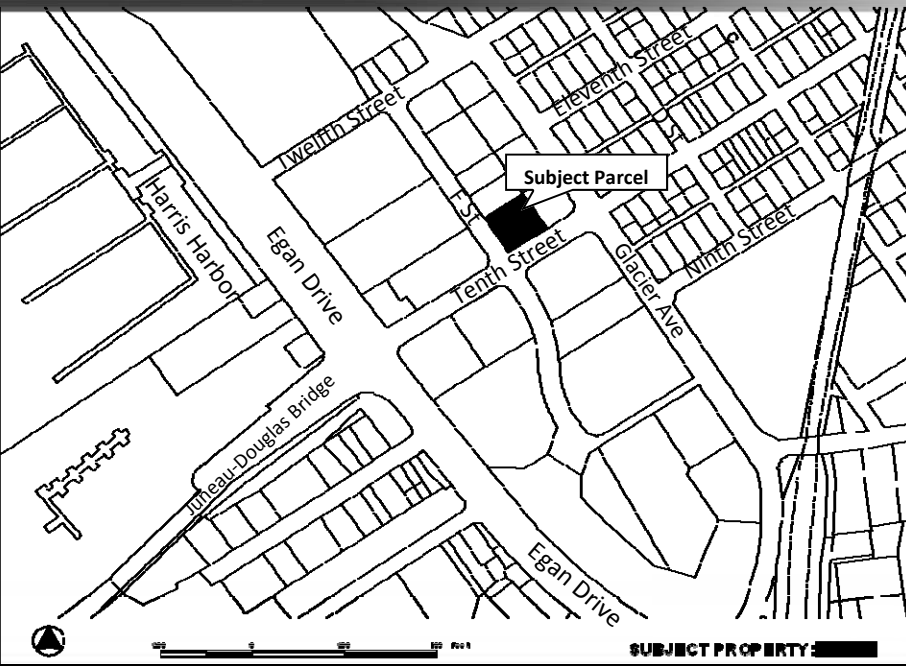
Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and **approve** the requested Variance, VAR20140009. The Variance permit would allow for a reduction of the required side yard setback from 10' to 7' along the northwest property line in the LC zone for construction 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 or at 586-0465.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

VARIANCE APPLICATION

Project Number <u>VAR20140009</u>	Project Name (15 characters)	Case Number	Date Received <u>03/18/14</u>																				
TYPE OF VARIANCE REQUESTED: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Variance to the Sign Standard (VSG) <input type="checkbox"/> Variance to Habitat Setbacks (VHB) <input checked="" type="checkbox"/> Variance to Setback Requirements (VSB) </div> <div style="width: 45%;"> <input type="checkbox"/> Variance to Dimensional Standards (VDS) <input type="checkbox"/> Variance to Parking Requirements (VPK) </div> </div>																							
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE: <u>49.25.400 requires a back yard setback of 10' along the property line between the proposed development and the Bill Ray Center. The proposed 7785 square foot structure at the corner of 10th Ave and Glacier Ave, with two drive-up lanes, would result in an setback of 7'.</u>																							
Previous Variance Applications? <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																							
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____ <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>																							
UTILITIES AVAILABLE: WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site																							
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER? <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>																							
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED? <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="text-align: left;">VARIANCE FEES</th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td style="text-align: right;">\$ <u>400</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td style="text-align: right;">\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td style="text-align: right;">\$ <u>400</u></td> <td style="text-align: center;"><u>2663</u></td> <td style="text-align: center;"><u>CDN4885</u></td> <td style="text-align: center;"><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>CDN4885</u>	<u>03/18/14</u>
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Total Fee	\$ <u>400</u>	<u>2663</u>	<u>CDN4885</u>	<u>03/18/14</u>																			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number VAREZ0140009	CITY and BOROUGH of JUNEAU	Date Received: 03/18/14
Project Name (City Staff to Assign Name)		

Project Description 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.		
PROPERTY LOCATION		
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		
LANDOWNER/ LESSEE		
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	
LANDOWNER/ LESSEE CONSENT ****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 _____ 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.		
APPLICANT 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 _____ Applicant's Signature	3/17/14 Date of Application	

-OFFICE USE ONLY BELOW THIS LINE

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)			
Variance Case (De Minimis and all other Variance case types)		03/18/14	VAR 20140009
Wetlands Permits			
Zone Change Application			
Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments: _____

Permit Intake Initials _____

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

1:FORMS\2010 Applications

Revised November 2009

Back Lot (Bill Ray side) Variance Request Narrative

Back-up Materials Provided:

Preliminary Site Plan, 3.5.2014
ALTA/ACSM Land Title Survey

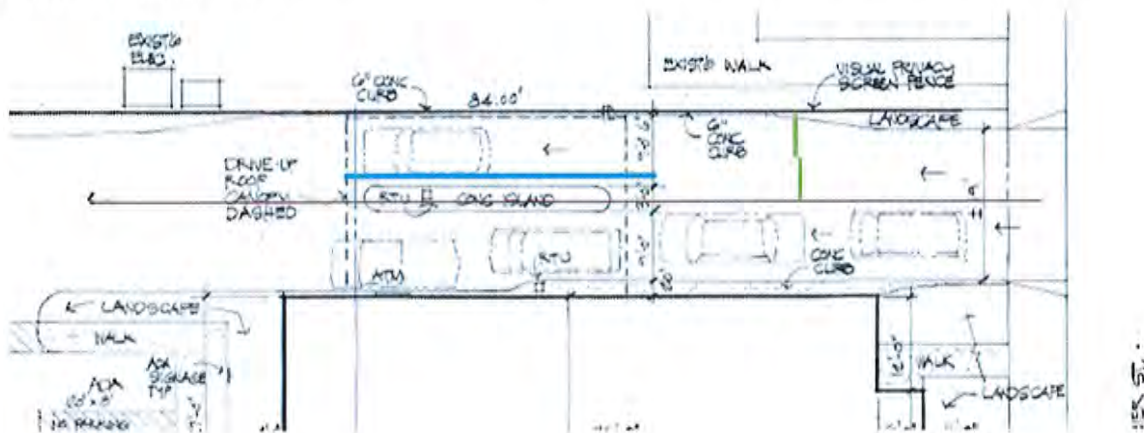
The following narrative is provided in accordance with the instructions for the Variance Application.

This variance is to request reduction of required set-backs along the Bill Ray Center property line from 10 feet to 7 feet. We have minimized back yard setbacks to improve side yard setbacks along 10th Avenue.

As discussed in the variance request for 10th Avenue, the City and Borough of Juneau (CBJ) may choose to move the building closer to 10th Avenue to establish a more urban feel. Moving the building toward 10th Avenue would increase setbacks along the back lot so that this variance would not be required. The urban planning discussion from the 10th Avenue variance is at the end of this narrative for the Commission's convenience. Below is a discussion of how the decision to shift the building toward 10th Avenue would impact this request.

The current site plan shows a canopy over a two-lane drive through. The edge of the canopy abuts the property line of the Bill Ray Center.

In the image below, the green lines are each 5 feet in length, using the scale at the bottom of the image. The red line shows a 10-foot setback required for the back of the lot. The architect will be reducing the width of the canopy to provide cover for the remote teller unit (RTU), but not to provide cover for the vehicle. The blue line represents the location of the eave of the canopy. In this scenario, the RTU and pillar supports for the canopy will extend into the required setback approximately two feet.



PRELIMINARY SITE PLAN
1/8" = 1'-0"

RECEIVED

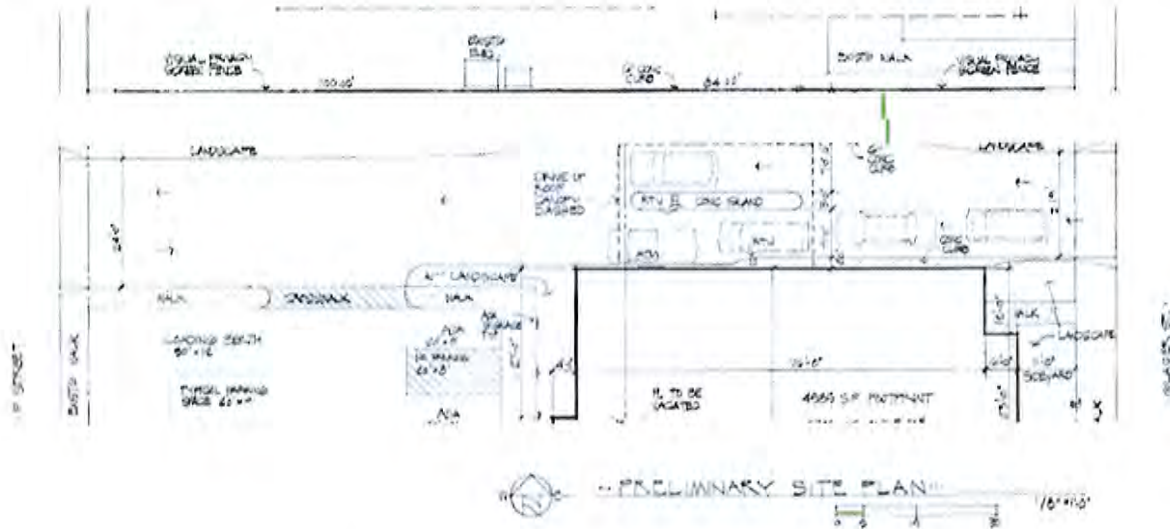
MAR 18 2014

PERMIT CENTER/CDD

Back Lot Variance Request, 1C060U050010, 1C060U050020

Page 1

If CBJ decided to move the building toward 10th Avenue in order to establish a more urban development, no variance would be required for the back lot. Again, the green lines below represent 5 feet each, and the image shows an *approximate* shift of 11 feet toward 10th Avenue.



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 more privacy than other banking services, and current facilities do not have the space to provide that privacy. The reason for this requested setback is to accommodate two lanes of drive-through lanes with associated cover.

Consistent with other property owners: While the use is consistent, the accommodation is new. The current facility at the corner of F Street and 10th Avenue has one uncovered drive-through lane in use. The proposed structure would better differentiate the drive-up accommodations. Additionally, by locating the drive-up lanes between the proposed structure and the Bill Ray Center, we provide roof lines at varying levels, open space between the two buildings, and avoid the appearance of a series of monolithic structures. The height of the canopy is 15' at the top.



- (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.

The current facility at the corner of F Street and 10th Avenue has one drive-through lane that is poorly defined from the rest of the parking lot. More than two cars waiting for service can impact traffic circulation through the parking lot. The red circle below shows the drive-up teller position.



Because of this use, entry is only off of 10th Avenue, and there is one-way circulation through the parking lot:



This requires patrons to enter off of 10th Avenue, which is busier than F Street.

By providing designated accommodations for drive-through traffic, this feature improves safety for drive-through patrons and people using the parking lot.



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

This variance is requested for lots 1 and 8, which will be combined, and which lie next to the Bill Ray Center. Lot 1,8 and the Bill Ray Center are owned by the same entity.

The owner's Assistant Vice President/Director of Facilities says the bank has never had noise complaints about their drive-up tellers at any of their locations in Alaska. Operating hours would be 9:00 am to 6:00 pm. Teller stations and the ATM would be 145' from residences and facilities across Glacier Avenue.

(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 do any of the following:

(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.

Two lanes for drive-up customers are needed to satisfy current and future needs, and to better serve bank customers.

(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 in the variances for 10th Avenue and Glacier Avenue.

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

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.**

The new facility would require demolition of the old facility. The new facility, as proposed in this site plan, has larger setbacks from the ROW on 10th Avenue than the existing facility. This would reduce current setbacks from the shared property line with the Bill Ray Center, but both are owned by the same entity. In the event either facility was sold, the buyer would be well-aware of current conditions if they consulted sales documents.

(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, including mortgage and cash management services.

In addition to full banking services during the day, the facility will have a sheltered ATM which can be accessed by vehicles or pedestrians.

The canopy between the proposed structure and the Bill Ray Center results in a variety of roof lines and a more pleasing appearance than a series of monolithic structures side-by-side.

Discussion of reducing the 10th Avenue setback for the proposed building:

Interestingly, the City and Borough of Juneau (CBJ) may want to consider moving the building even closer to the 10th Avenue sidewalk, depending on the degree of "urban feel" CBJ would like to establish in this area.

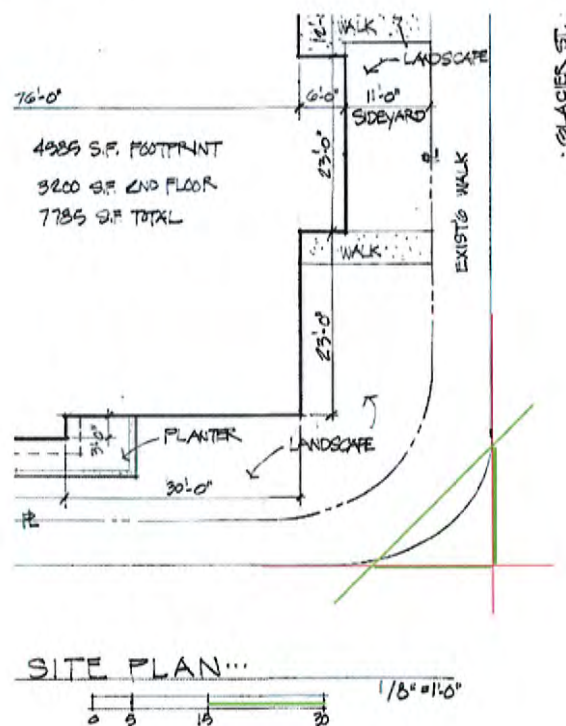
Building design standards for urban thoroughfares emphasize the relationship between the building activities and the surroundings. To consider that idea in a practical application, we can look at this proposed building and the 10th Avenue setback. The large, south-facing windows face 10th Avenue to take advantage of southern exposure, resulting in a building orientation toward the street. Additionally, the entry to the building at the southwest corner is designed to accommodate customers entering from the sidewalk or the parking lot. If the proposed planter abutted the sidewalk, the only separation between banking business and pedestrians would be windows and some greenery. This is not much of a barrier at all, and creates a sense of intimacy between the two groups, while separating uses.



The rendering below gives you an idea of how the proposed structure would look with no setback from the right-of-way.



Note that this site design could be accomplished while still maintaining corner lot setbacks required in 49.25.400 Note 8 of code.



Moving the building toward 10th Avenue would create more space between it and the Bill Ray Center.



A larger setback creates a more suburban feel. While there is less intimacy, there is more greenery along the thoroughfare. There is also more space to store snow close to the area from which it will be cleared.

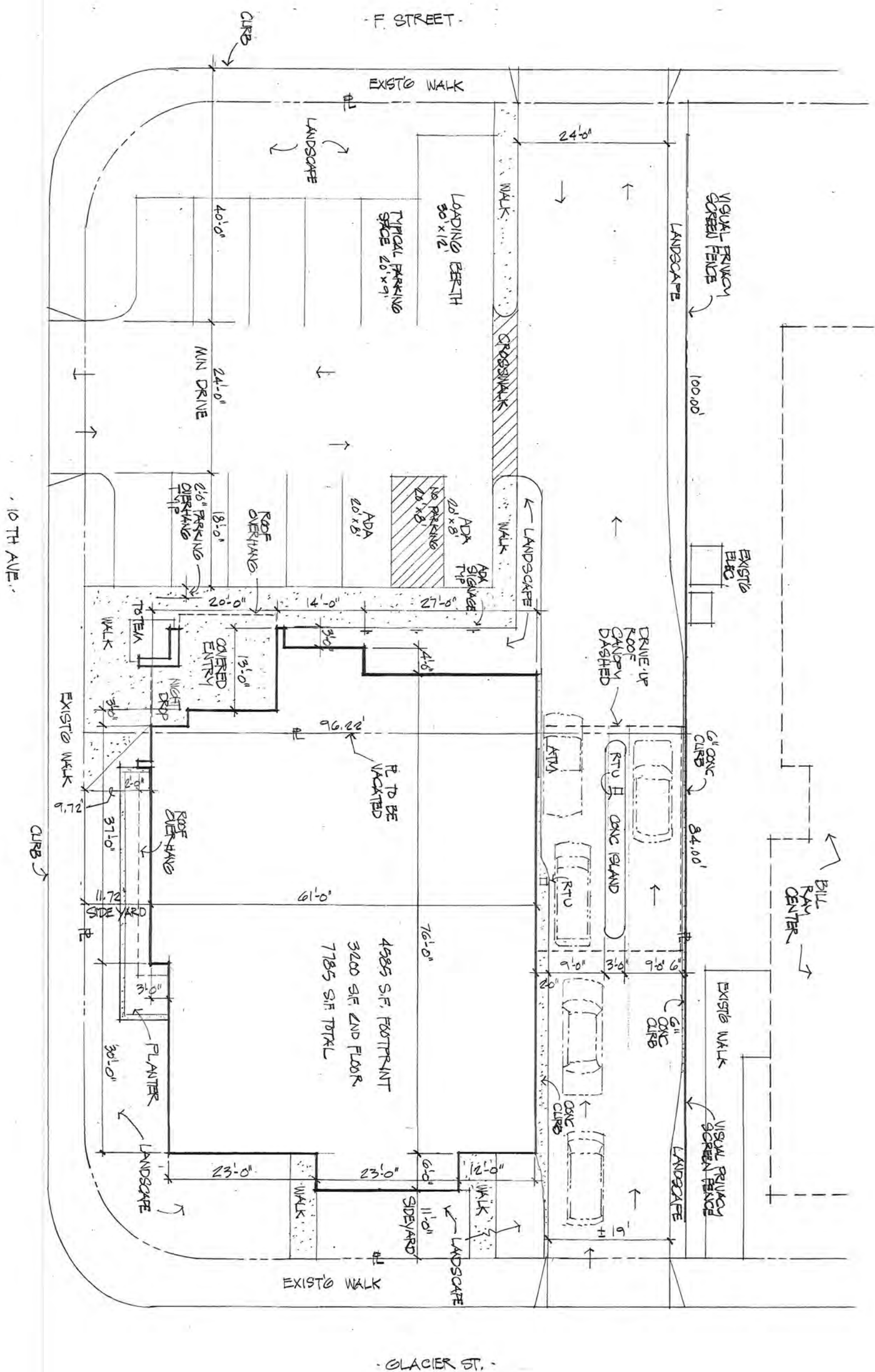
The next rendering gives you an idea of how the proposed building will look with 11.75-foot setbacks.



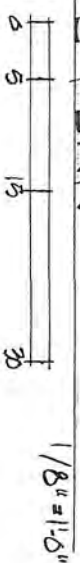
While this development is not in the Willoughby area, many people access Willoughby via 10th Avenue. This proposed development and the Goldbelt building could create a portal to Willoughby, establishing the feel of the area.



RECEIVED
MAR 18 2014
PERMIT CENTER/CDD



PRELIMINARY SITE PLAN...



... CHANNEL ...

DATE	5 MARCH 14
JOB NO.	0054
SHEET NO.	A.1
OF:	A.2

DRAWN	CRD
CHECKED	

Gordon Thompson Architect

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

First National Bank Alaska

Proposed New Channel Branch, Juneau

NOTES

1. Subject to easements and restrictions of record.
2. Record Information derived from Harborview No. 1 Urban Renewal-R-18 plat of Re subdivision & 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 Re subdivision & Street Vacation of Block 233, Casey Shattuck Addition to the City of Juneau, Block 59,32 & Portions of Block 55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,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2253,2254,2255,2256,2257,2258,2259,2260,2261,2262,2263,2264,2265,2266,2267,2268,2269,2270,2271,2272,2273,2274,2275,2276,2277,2278,2279,2280,2281,2282,2283,2284,2285,2286,2287,2288,2289,2290,2291,2292,2293,2294,2295,2296,2297,2298,2299,2300,2301,2302,2303,2304,2305,2306,2307,2308,2309,2310,2311,2312,2313,2314,2315,2316,2317,2318,2319,2320,2321,2322,2323,2324,2325,2326,2327,2328,2329,2330,2331,2332,2333,2334,2335,2336,2337,2338,2339,2340,2341,2342,2343,2344,2345,2346,2347,2348,2349,2350,2351,2352,2353,2354,2355,2356,2357,2358,2359,2360,2361,2362,2363,2364,2365,2366,2367,2368,2369,2370,2371,2372,2373,2374,2375,2376,2377,2378,2379,2380,2381,2382,2383,2384,2385,2386,2387,2388,2389,2390,2391,2392,2393,2394,2395,2396,2397,2398,2399,2400,2401,2402,2403,2404,2405,2406,2407,2408,2409,2410,2411,2412,2413,2414,2415,2416,2417,2418,2419,2420,2421,2422,2423,2424,2425,2426,2427,2428,2429,2430,2431,2432,2433,2434,2435,2436,2437,2438,2439,2440,2441,2442,2443,2444,2445,2446,2447,2448,2449,2450,2451,2452,2453,2454,2455,2456,2457,2458,2459,2460,2461,2462,2463,2464,2465,2466,2467,2468,2469,2470,2471,2472,2473,2474,2475,2476,2477,2478,2479,2480,2481,2482,2483,2484,2485,2486,2487,2488,2489,2490,2491,2492,2493,2494,2495,2496,2497,2498,2499,2500,2501,2502,2503,2504,2505,2506,2507,2508,2509,2510,2511,2512,2513,2514,2515,2516,2517,2518,2519,2520,2521,2522,2523,2524,2525,2526,2527,2528,2529,2530,2531,2532,2533,2534,2535,2536,2537,2538,2539,2540,2541,2542,2543,2544,2545,2546,2547,2548,2549,2550,2551,2552,2553,2554,2555,2556,2557,2558,2559,2560,2561,2562,2563,2564,2565,2566,2567,2568,2569,2570,2571,2572,2573,2574,2575,2576,2577,2578,2579,2580,2581,2582,2583,2584,2585,2586,2587,2588,2589,2590,2591,2592,2593,2594,2595,2596,2597,2598,2599,2600,2601,2602,2603,2604,2605,2606,2607,2608,2609,2610,2611,2612,2613,2614,2615,2616,2617,2618,2619,2620,2621,2622,2623,2624,2625,2626,2627,2628,2629,2630,2631,2632,2633,2634,2635,2636,2637,2638,2639,2640,2641,2642,2643,2644,2645,2646,2647,2648,2649,2650,2651,2652,2653,2654,2655,2656,2657,2658,2659,2660,2661,2662,2663,2664,2665,2666,26