

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: May 15, 2014
File No.: VAR2014 0009

DOWL HKM
5368 Commercial Blvd
Juneau, AK 99801

Application For: A Variance Request to reduce the required side yard setback from 10' to 7' along the northwest property line in the Light Commercial zone to construct a 7,785 square foot, 2 story bank.

Legal Description: Urban Renewal Block 5 Lots 1 & 8

Property Address: 840 W 10th Street

Parcel Code No.: 1-C06-0-U05-001-0; 1-C06-0-U05-002-0

Hearing Date: May 13, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 30, 2014 and approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. An As-Built Survey shall be submitted showing the building to be no closer than 7 feet to the northwest property line prior to Certificate of Occupancy.

Attachment: April 30, 2014 memorandum from Beth McKibben, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0009.


This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

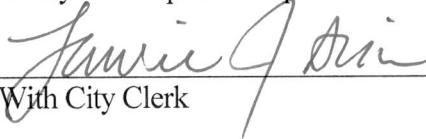
Effective Date: The permit is effective upon approval by the Board, May 13, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or November 13, 2015 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


Date

5/19/14

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.