


MEMORANDUM

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

DATE: June 6, 2014

TO: Planning Commission

FROM: Sarah Bronstein, Planner
Community Development Department 

FILE NO.: AAP2014 0005

PROPOSAL: A Conditional Use Permit for an accessory apartment on a lot not served by city sewer.

GENERAL INFORMATION

Applicant: Michel Meersman & Angela Lessard

Property Owner: Michel Meersman & Angela Lessard

Property Address: 19600 Beardsley Way

Legal Description: Beardsley Bay Addition Lot 3D

Parcel Code Number: 8-B37-0-105-008-1

Site Size: 59,845 Square Feet

Comprehensive Plan Future Land Use Designation: Rural Dispersed Residential (RDR)

Zoning: D-1

Utilities: City water, on site waste water

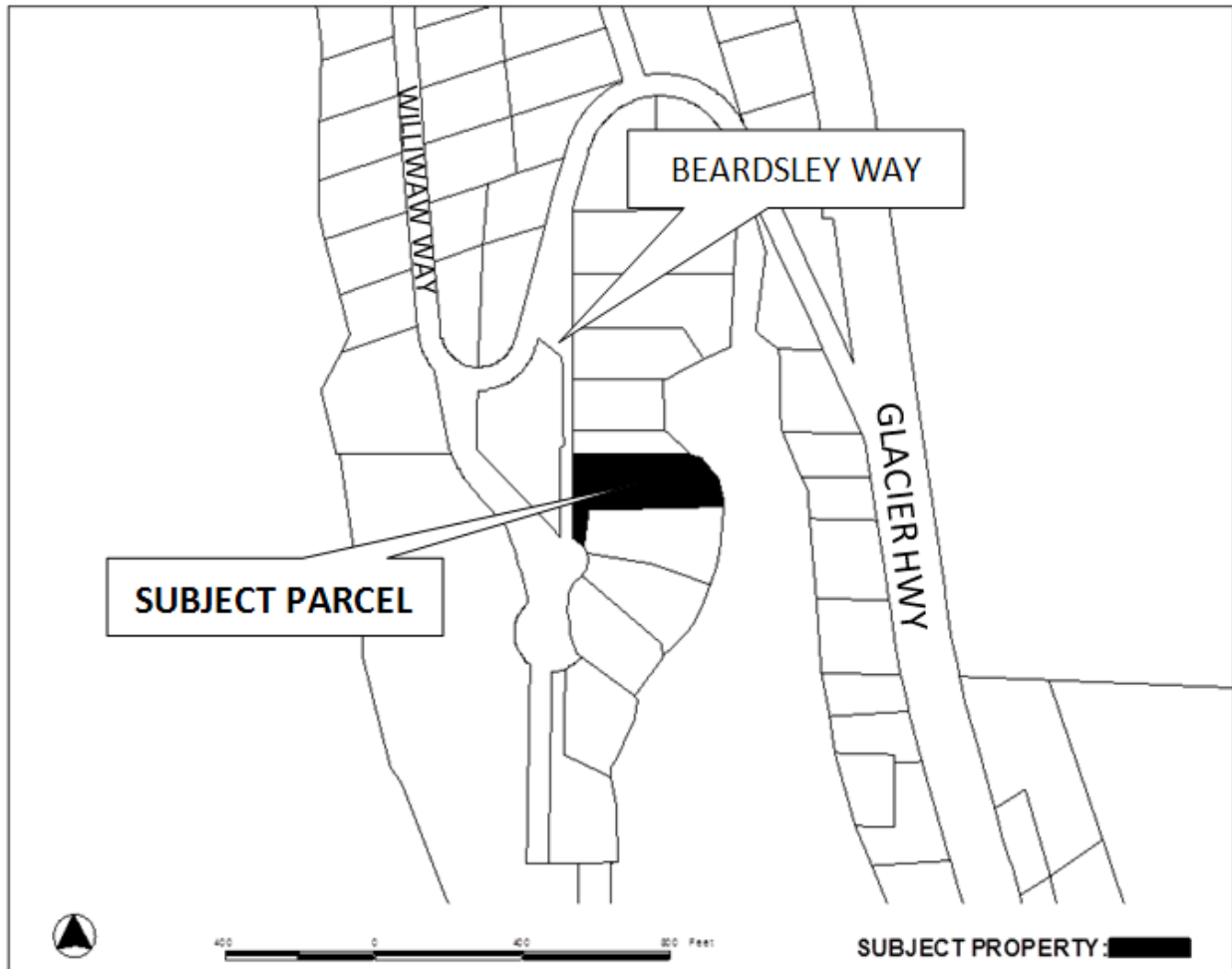
Access: Beardsley Way

Existing Land Use: Single Family Home

Surrounding Land Use:

| | |
|-------|--------------|
| North | - D1 |
| South | - D1 |
| East | - D1 |
| West | - Tee Harbor |

VICINITY MAP



ATTACHMENTS

Attachment A: Development Permit Application
Attachment B: Abutters Notice

PROJECT DESCRIPTION

The applicant requests an Accessory Apartment permit for the development of an accessory apartment on a lot not served by city sewer.

BACKGROUND

In 2007 the applicants, Michel and Angela Meersman, constructed a 600 square foot residence attached to a garage (BLD200700427). The Meersmans now wish to construct a second, larger single family dwelling on the lot, and convert the existing dwelling to an accessory apartment. The apartment is currently used as the primary residence on the lot, but would be superseded by a new larger primary residence, thus making the existing dwelling an accessory apartment. The lot is not served by City sewer, triggering a requirement in Title 49 for approval of a Conditional Use permit from the Planning Commission for the apartment (CBJ 49.25.510(d)(G)(ii)).

ANALYSIS

Project Site and Design – The lot is accessed off of Beardsley Way. It abuts Tee Harbor to the east and is surrounded by other single family homes, all zoned as D1. The lot is 59,845 square feet, which is larger than the 36,000 square foot requirement for a single family residence in the D1 zone.

Traffic, Parking and Circulation – The addition of the single family home and the conversion of the existing dwelling into a rental apartment will not generate significant traffic. An accessory apartment and single family dwelling require three collective parking spaces: two for the primary dwelling and one for the apartment. There is ample space to provide the required parking on site.

Noise – The conversion of the existing unit to an apartment and the construction of a second dwelling will not cause adverse noise impacts to the neighborhood.

Public Health or Safety – The applicant has submitted a construction and operation certificate for an onsite waste water system that can support 3 bedrooms.

Habitat – There are no documented eagle nests within 330 feet of the property, or anadromous fish bearing streams within 50 feet. The lot is outside of the study area boundaries for the Juneau Wetlands Management Plan; it is therefore unknown if the lot is encumbered by wetlands. However, the building to become the accessory apartment is already constructed, and will not impact any new areas through its conversion from a primary to an accessory dwelling.

Property Value or Neighborhood Harmony – Staff has no evidence that an apartment will negatively impact the value of adjacent properties or negatively impact neighborhood harmony. A notice has been sent to all property owners within 500 feet of the property, and no comments in opposition to the project have been received.

Conformity with Adopted Plans –

This application is in compliance with the following Policies in the Comprehensive Plan 2013 Update:

Policy 4.1: To facilitate the provision and maintenance of safe, sanitary, and affordable housing for its residents.

Policy 4.2: To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Accessory Apartment permit complete?

Yes. Staff finds that 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.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 1.130 for the D1 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 14th and June 23rd issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. The applicant has provided adequate materials to demonstrate that an approved on-site waste water treatment facility will adequately serve two dwellings with three bedrooms total.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. The apartment will not be out of character with the rest of the neighborhood. Staff does not have evidence that it will have a negative impact on property values or change the character of the neighborhood.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. Accessory apartments are supported by numerous policy statements and implementing actions within the 2013 Comprehensive Plan calling for development of diverse housing types and affordable housing in Juneau.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Accessory Apartment permit. The permit would allow the conversion of an existing single family dwelling to an accessory apartment with the construction of a larger single family residence, on a lot not served by city sewer.

| | | | |
|----------------|------------------------------|-------------|---------------|
| Project Number | Project Name (15 characters) | Case Number | Date Received |
| AAP20140605 | | | 04/30/14 |

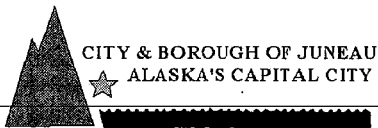
Attachment A

DEVELOPMENT PERMIT APPLICATION

| | | |
|---|----------------------------|--------------------------------|
| Project Number AAP20140005 | CITY and BOROUGH of JUNEAU | Date Received: 04/30/14 |
| Project Name (City Staff to Assign Name) | | |

| | | | |
|---|---|--|-------------|
| PROJECT / APPLICANT INFORMATION | Project Description <i>We have been living in the 'accessory apartment' that we built 1st on our property for the last 5 years. Our kids are growing and we now hope to build our main residence and move in there and rent the apartment.</i> | | |
| | PROPERTY LOCATION | | |
| | Street Address 19600 Beardsley Way | City/Zip Juneau, AK 99801 | |
| | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Beardsley Bay Additional Lt 3D | | |
| | Assessor's Parcel Number(s) QB3701030081 | | |
| | LANDOWNER/LESSEE | | |
| | Property Owner's Name Michel Meersman & Angela Lessard | Contact Person: either | Work Phone: |
| | Mailing Address 19600 Beardsley Way | Home Phone: 907-523-7969 | Fax Number: |
| | E-mail Address lessardmeersman@gmail.com | Other Contact Phone Number(s): 907-500-8269 cell | |
| | LANDOWNER/LESSEE CONSENT | | |
| <p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> | | | |
| <input checked="" type="checkbox"/> Landowner/Lessee Signature | | Date 4/30/2014 | |
| <input checked="" type="checkbox"/> Landowner/Lessee Signature | | Date 4/30/2014 | |
| 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, enter SAME and sign the below only) | | | |
| Applicant's Name same | Contact Person: | Work Phone: | |
| Mailing Address | Home Phone: | Fax Number: | |
| E-mail Address | Other Contact Phone Number(s): | | |
| <input checked="" type="checkbox"/> Applicant's Signature | | Date of Application | |

| | | | | | |
|---------------------------------|--|--|-----------------|-----------------------|-----------------------|
| OFFICE USE ONLY BELOW THIS LINE | | | | | |
| STAFF APPROVALS | <input checked="" type="checkbox"/> | Permit Type Building/Grading Permit | Date Received | Application Number(s) | |
| | | 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) | | | |
| | <input checked="" type="checkbox"/> | Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) | 04/30/14 | AAP20140005 | |
| | | Variance Case (De Minimis and all other Variance case types) | | | |
| | | Wetlands Permits | | | |
| | | Zone Change Application | | | |
| | | Other (Describe) | | | |
| | ***Public Notice Sign Form filled out and in the file. | | | | |
| | Comments: | | | | Permit Inake Initials |



Public Notice Sign Lease Agreement

Community Development Department

Case # AAP20140005 Sign # _____ Hearing Date: _____
Assessor's Parcel # 8B3701050081 Check # 059477 Receipt # CDD5120
Applicant: MIKE MEERSMAN Phone #: 907-523-7969
(please print)
Application Received by: [Signature] Date: 04/30/14
(CDD staff initials/name)

I, Mike Meersman, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: \$50 Preparation Fee
\$100 Refundable Deposit

RETURN TIME: The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

PENALTIES: The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

POSTING REQUIREMENTS:

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

[Signature]
(Applicant Signature)

04-30-14
(Date)

Sign Received by: _____ Date: _____ Staff Initials: _____

Sign Returned by: _____ Date: _____ Staff Initials: _____

| | |
|----------------------------|---|
| REFUND INFORMATION: | Receipt Number: _____ |
| Amount Refunded: _____ | Method: _____ Date: _____ Staff Initials: _____ |
| Refund Received by: _____ | /mailed to: _____ |

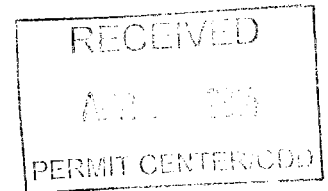
STATE OF ALASKA

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
WASTEWATER DISCHARGE AUTHORIZATION PROGRAM

SARAH PALIN, GOVERNOR
410 Willoughby Avenue, Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
PHONE: (907) 465-5300
FAX: (907) 465-5274
<http://www.dec.state.ak.us/>

May 1, 2009

Bruce Berryhill, P.E.
B² Engineering, Inc.
607 W. 7th Street
P.O. Box 32478
Juneau, AK 99803



Re: Final Approval to Operate an Alternate Onsite Wastewater Treatment and Disposal System:
Beardsley Bay Subdivision, Lot 31 in Juneau, Alaska.
ADEC Plan Tracking Number **6761**.

Dear Mr. Berryhill:

The Department has reviewed the Certificate of Construction and engineering plans submitted for the domestic wastewater system consisting of an Advantex AX20 secondary treatment unit, followed by U.V. disinfection (Salcor 3G) with discharge to a 20 foot trench drainfield. The treatment and disposal system serves a two-bedroom house, a one-bedroom apartment and is sized to handle an estimated wastewater flow of about 450 gallons per day.

In accordance with 18 AAC 72.240(b), final approval to operate is hereby issued. The completed construction and operation certificates are attached.

Proper operation and regular maintenance of your treatment system is important. Homeowners are encouraged to read and follow the operation and maintenance manual for your specific treatment system. We also suggest filing maintenance records and approval letters with other property documents.

Please call me at (907) 465-5306 if you have comments or questions.

Sincerely,

Amy Dieffenbacher
Environmental Program Specialist

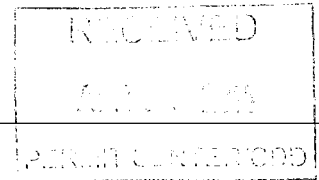
Attachments:

- (1) *Construction and Operation Certificate* with signed Approval to Operate.

cc: Bruce Berryhill, P.E., email copy
Mike Meersman, 19600 Beardsley Way, Juneau, AK 99801



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS



ADEC PTN#: 6761

A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the following domestic wastewater disposal system:

Advantex AX20 with UV disinfection (Salcor 3G) and disposal trench for 3 bedrooms total

located at Beardsley Bay Subdivision, Lot 30, 19600 Beardsley Way, Tee Harbor (Juneau), Alaska,

submitted in accordance with 18 AAC 72.210 by Bruce R. Berryhill, PE have been reviewed and are

☐ approved.

☒ conditionally approved (see attached conditions).

Lori Sowa
BY Lori Sowa

Environmental Engineering Associate
TITLE

5/28/2008
DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

Approved by:

Date:

C. APPROVAL TO OPERATE

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the above domestic wastewater disposal system was completed

on 7-30-08 (date). The system is hereby granted **interim** approval to operate for 90 days following the completion date.

BY _____

TITLE _____

DATE _____

As-built/record drawings, submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. **The system is hereby granted final approval to operate.**

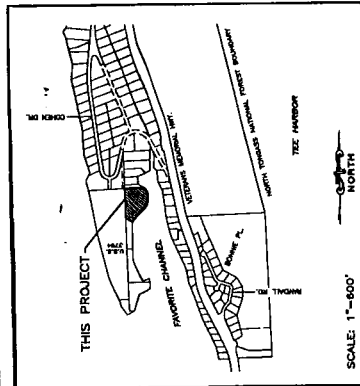
Amy Dietsch
BY Amy Dietsch

Environmental Program Specialist
TITLE

5-1-09
DATE

Distribution:

1. Retain original for project file
2. Make copies for distribution



VICINITY MAP

NOTES:

1. NO WORK SHALL BE PERMITTED IN OR ON AS TO ADJACENT WETLANDS UNLESS THE WORK IS NECESSARY TO MAINTAIN OR IMPROVE THE WETLANDS. NO BUILDINGS SHALL BE PERMITTED WITHIN 10 FEET OF THE WETLANDS. NO EXCAVATION SHALL BE PERMITTED IN OR ON THE WETLANDS EXCEPT AS MAY BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS (ACEC). ANY EXCAVATION SHALL BE PERMITTED ONLY IF THE EXCAVATION IS NECESSARY TO MAINTAIN OR IMPROVE THE WETLANDS. ANY EXCAVATION SHALL BE PERMITTED ONLY IF THE EXCAVATION IS NECESSARY TO MAINTAIN OR IMPROVE THE WETLANDS. ANY EXCAVATION SHALL BE PERMITTED ONLY IF THE EXCAVATION IS NECESSARY TO MAINTAIN OR IMPROVE THE WETLANDS.
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J.W. BEAN
L.S. 3660
SECONDARY MONUMENT
5/4" REBAR, 30" LONG

LEGEND

- CL.O. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS IS A TRUE AND CORRECT COPY OF THE SURVEY AS SHOWN ON THE PLAT. I HAVE REVIEWED THE SURVEY AND THE PLAT, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE REGULATIONS OF THE BOARD OF LAND SURVEYORS. I HAVE ALSO REVIEWED THE PLAT, AND I HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE REGULATIONS OF THE BOARD OF LAND SURVEYORS.

Date 6-21-00



J.W. BEAN, INC.
PROFESSIONAL SURVEYOR
1000 W. 11TH AVE.
JUNEAU, ALASKA 99801
SURVEYOR - PLANNER

RECEIVED
JUN 21 2000
PERMIT OFFICE

NOTARY'S ACKNOWLEDGEMENTS:

UNITED STATES OF AMERICA)
STATE OF ALASKA)
COUNTY OF JUNEAU)
I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 22nd day of June, 2000, at Juneau, Alaska. The instrument is a Subdivision of Lot 3, Beardsley Bay Addition, within Lots 1 & 2, U.S.S. 3764, and U.S.S. 377, Juneau Recording District, Juneau, Alaska.

Notary Public for Alaska
My Commission Expires April 14, 2005

Witness
Karin K. Lundy
April 14, 2005

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April 14, 2005

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April 14, 2005

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

City & Borough of Juneau

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CURVE DATA

| | | | |
|----|---|--------|--------|
| 1 | A | 25.41° | 15.00' |
| 2 | B | 58.96° | 26.78' |
| 3 | C | 31.07° | 32.86' |
| 4 | D | 12.34° | 32.86' |
| 5 | E | 12.34° | 32.86' |
| 6 | F | 12.34° | 32.86' |
| 7 | G | 12.34° | 32.86' |
| 8 | H | 12.34° | 32.86' |
| 9 | I | 12.34° | 32.86' |
| 10 | J | 12.34° | 32.86' |
| 11 | K | 12.34° | 32.86' |
| 12 | L | 12.34° | 32.86' |
| 13 | M | 12.34° | 32.86' |
| 14 | N | 12.34° | 32.86' |
| 15 | O | 12.34° | 32.86' |
| 16 | P | 12.34° | 32.86' |
| 17 | Q | 12.34° | 32.86' |
| 18 | R | 12.34° | 32.86' |
| 19 | S | 12.34° | 32.86' |
| 20 | T | 12.34° | 32.86' |
| 21 | U | 12.34° | 32.86' |
| 22 | V | 12.34° | 32.86' |
| 23 | W | 12.34° | 32.86' |
| 24 | X | 12.34° | 32.86' |
| 25 | Y | 12.34° | 32.86' |
| 26 | Z | 12.34° | 32.86' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 72°50'30" W | 55.45' |
| 2 | S 72°50'30" E | 55.45' |
| 3 | N 72°50'30" W | 55.45' |
| 4 | S 72°50'30" E | 55.45' |
| 5 | N 72°50'30" W | 55.45' |
| 6 | S 72°50'30" E | 55.45' |
| 7 | N 72°50'30" W | 55.45' |
| 8 | S 72°50'30" E | 55.45' |
| 9 | N 72°50'30" W | 55.45' |
| 10 | S 72°50'30" E | 55.45' |
| 11 | N 72°50'30" W | 55.45' |
| 12 | S 72°50'30" E | 55.45' |
| 13 | N 72°50'30" W | 55.45' |
| 14 | S 72°50'30" E | 55.45' |
| 15 | N 72°50'30" W | 55.45' |
| 16 | S 72°50'30" E | 55.45' |
| 17 | N 72°50'30" W | 55.45' |
| 18 | S 72°50'30" E | 55.45' |
| 19 | N 72°50'30" W | 55.45' |
| 20 | S 72°50'30" E | 55.45' |
| 21 | N 72°50'30" W | 55.45' |
| 22 | S 72°50'30" E | 55.45' |
| 23 | N 72°50'30" W | 55.45' |
| 24 | S 72°50'30" E | 55.45' |
| 25 | N 72°50'30" W | 55.45' |
| 26 | S 72°50'30" E | 55.45' |
| 27 | N 72°50'30" W | 55.45' |
| 28 | S 72°50'30" E | 55.45' |
| 29 | N 72°50'30" W | 55.45' |
| 30 | S 72°50'30" E | 55.45' |
| 31 | N 72°50'30" W | 55.45' |
| 32 | S 72°50'30" E | 55.45' |
| 33 | N 72°50'30" W | 55.45' |
| 34 | S 72°50'30" E | 55.45' |
| 35 | N 72°50'30" W | 55.45' |
| 36 | S 72°50'30" E | 55.45' |
| 37 | N 72°50'30" W | 55.45' |
| 38 | S 72°50'30" E | 55.45' |
| 39 | N 72°50'30" W | 55.45' |
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| 92 | S 72°50'30" E | 55.45' |
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| 94 | S 72°50'30" E | 55.45' |
| 95 | N 72°50'30" W | 55.45' |
| 96 | S 72°50'30" E | 55.45' |
| 97 | N 72°50'30" W | 55.45' |
| 98 | S 72°50'30" E | 55.45' |
| 99 | N 72°50'30" W | 55.45' |
| 100 | S 72°50'30" E | 55.45' |

CALCULATED

This official copy of the document is on file at the office of the Juneau Recording District, Juneau, Alaska, as per the recording of 6235-D.

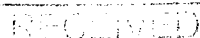
6235-D

5082051-0002D

A PLAT OF
BEARDSLEY BAY ADDITION
A SUBDIVISION OF LOT 3, BEARDSLEY BAY SUBDIVISION
WITHIN LOTS 1 & 2, U.S.S. 3764, AND
U.S.S. 377, JUNEAU RECORDING DISTRICT
JUNEAU, ALASKA

803701050081

Beardsley Way
dead end. ✓



PERMIT C.A. 210000

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Little House

Thermal characteristics & details

MEERSMAN

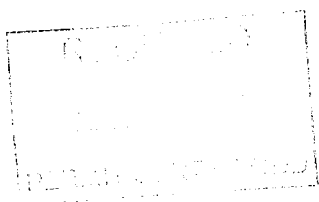
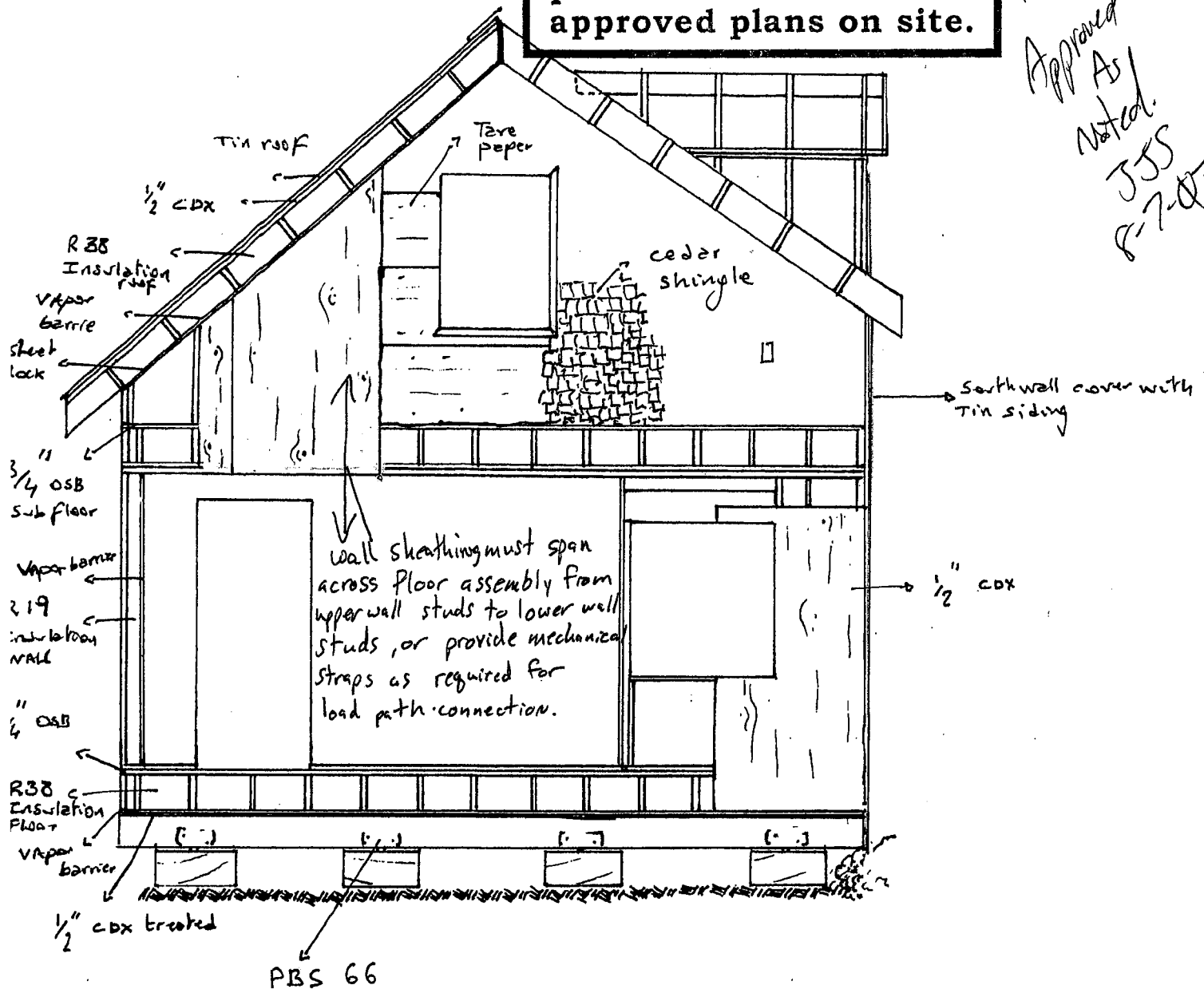
19600 Beardsley Way

BLD07-427

& Framing

Inspections will not be performed without CBJ approved plans on site.

Approved As Noted.
JSS
8-7-07



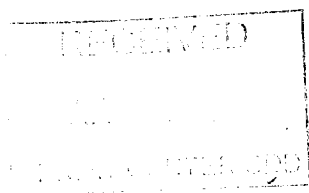
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PERMIT CENTER / CDD

SCALE 1/4"

1960 beardslay way

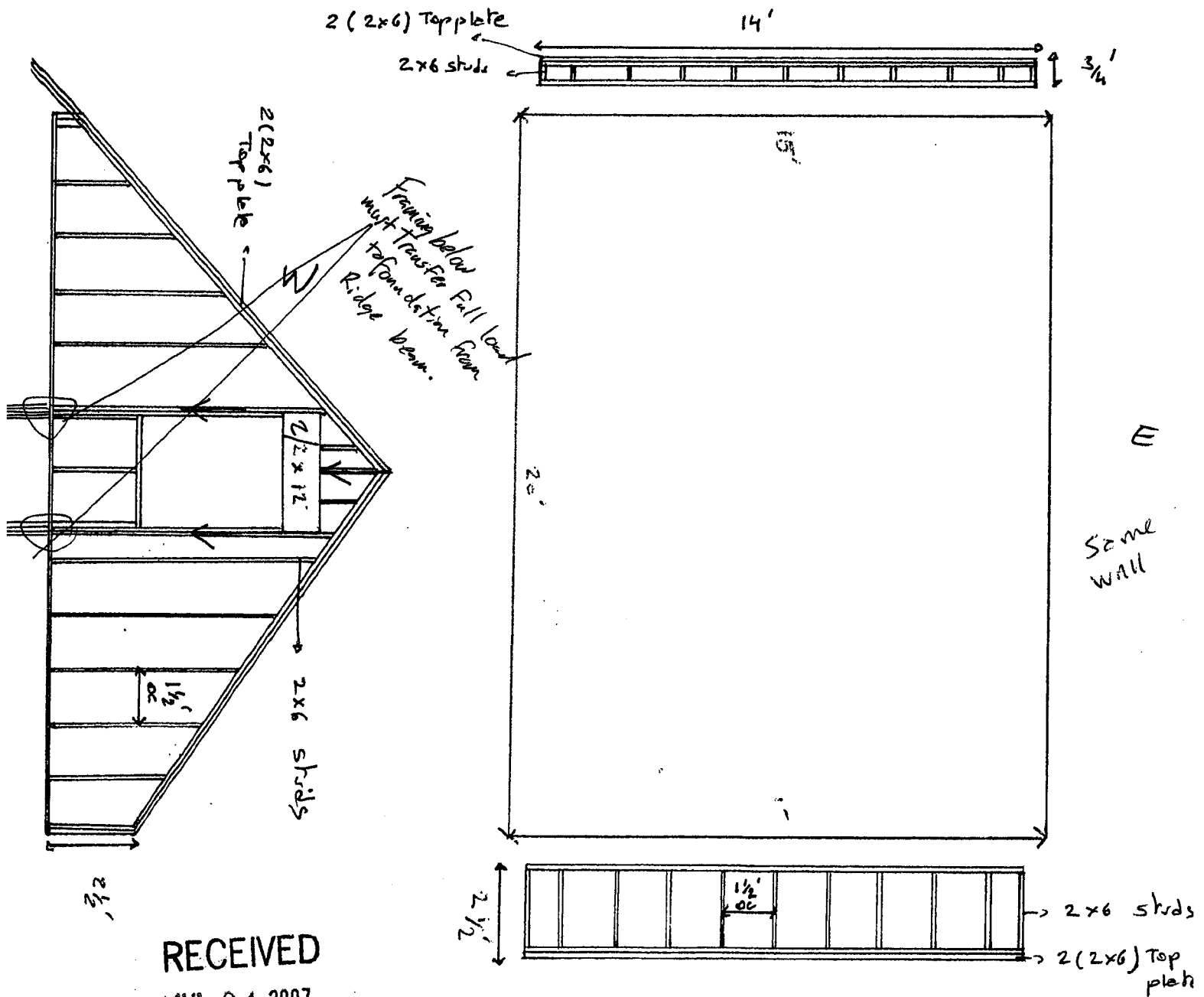
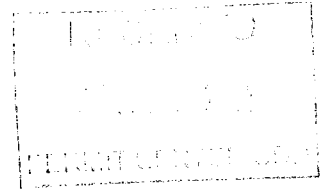


JUL 24 2007

scale $\frac{1}{4}$

Walls / raming / floor
Little Horse)

19600 beardsky way



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JUL 24 2007

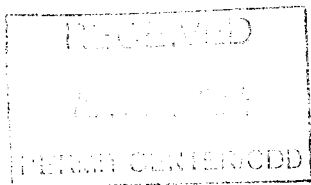
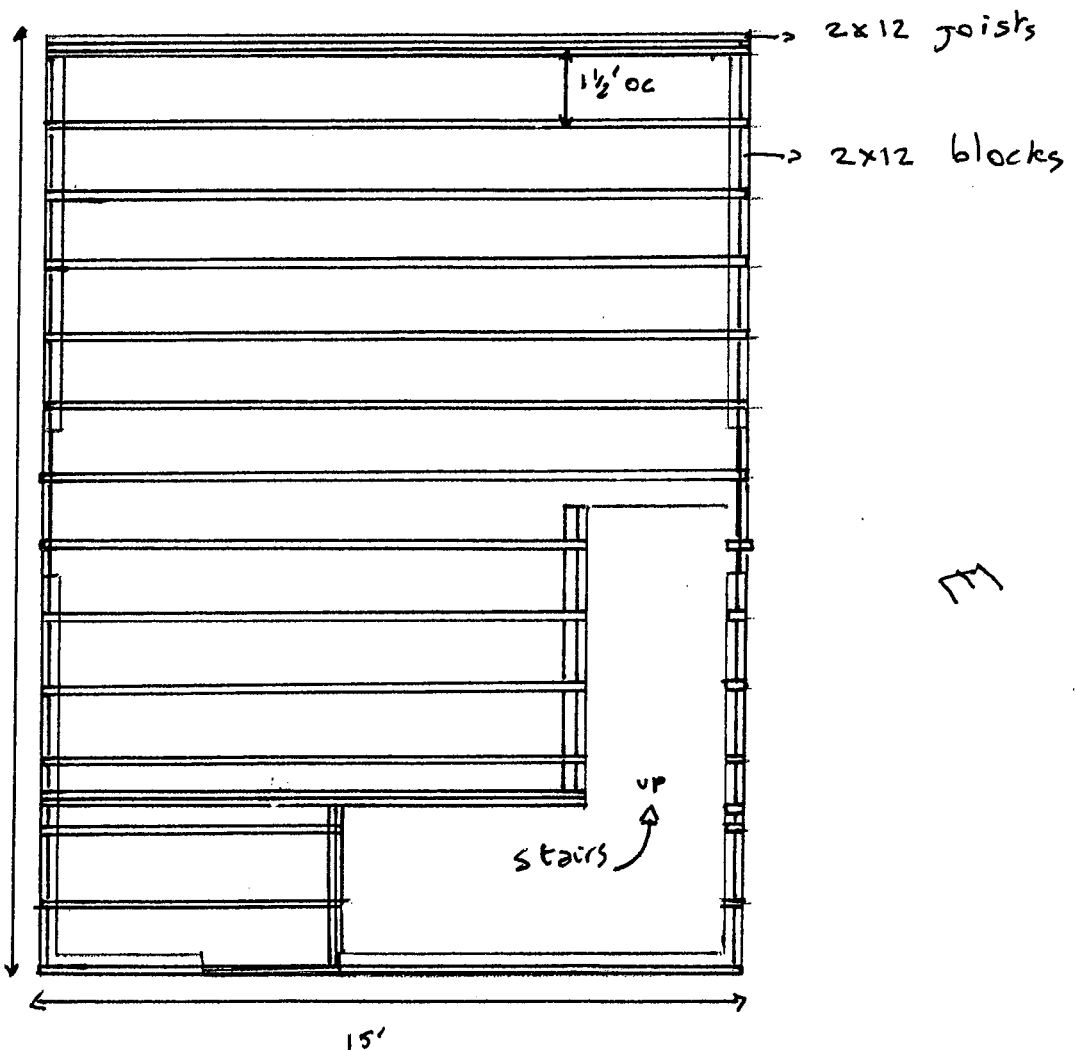
PERMIT CENTER / CDI

Scale 1/4"

2nd floor framing
(little House)

19600 beardsky way

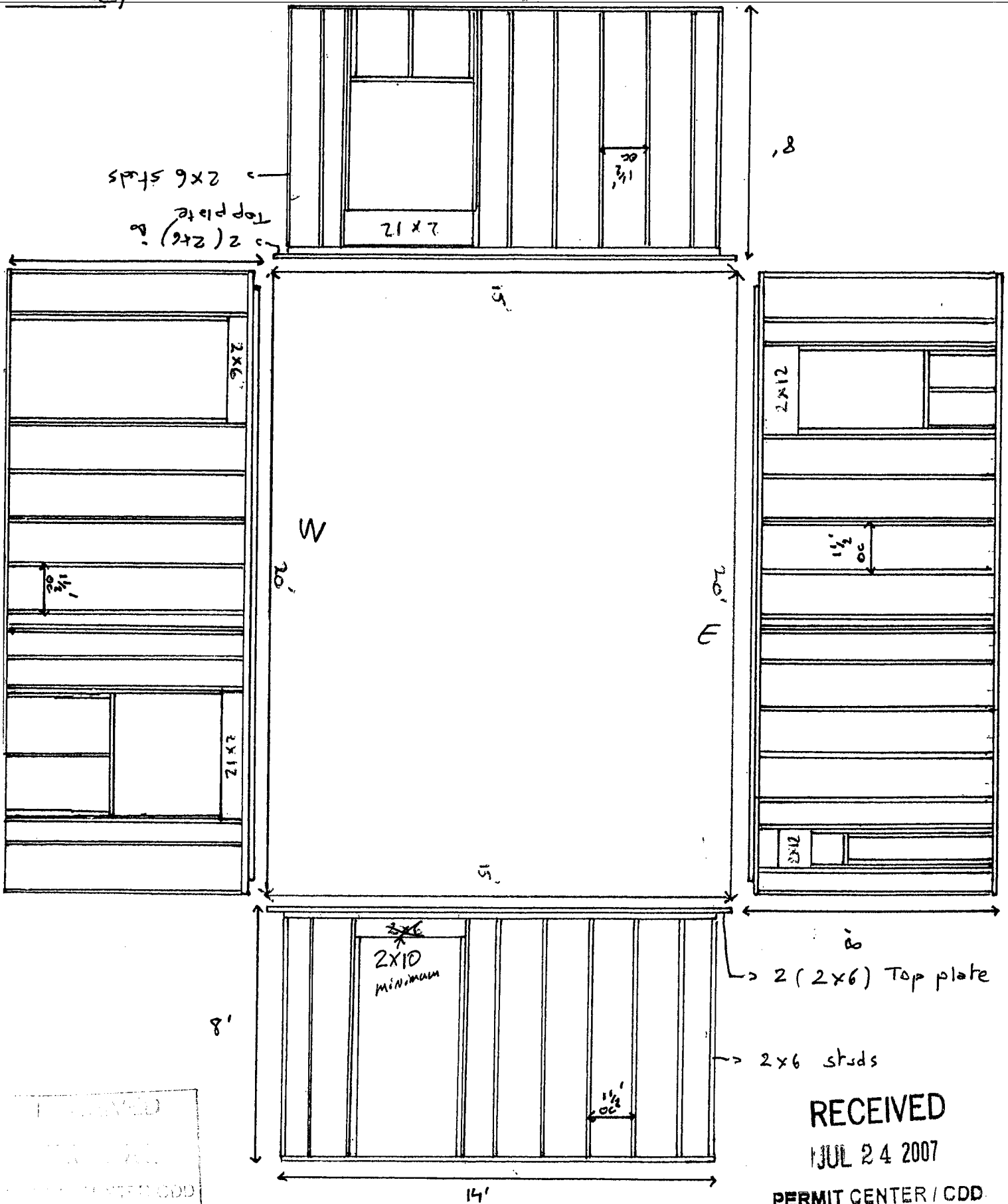
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scale 1/2"

Wells Farming 1st floor # 19600 beardsky way
Little Horse ←



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1 JUL 24 2007

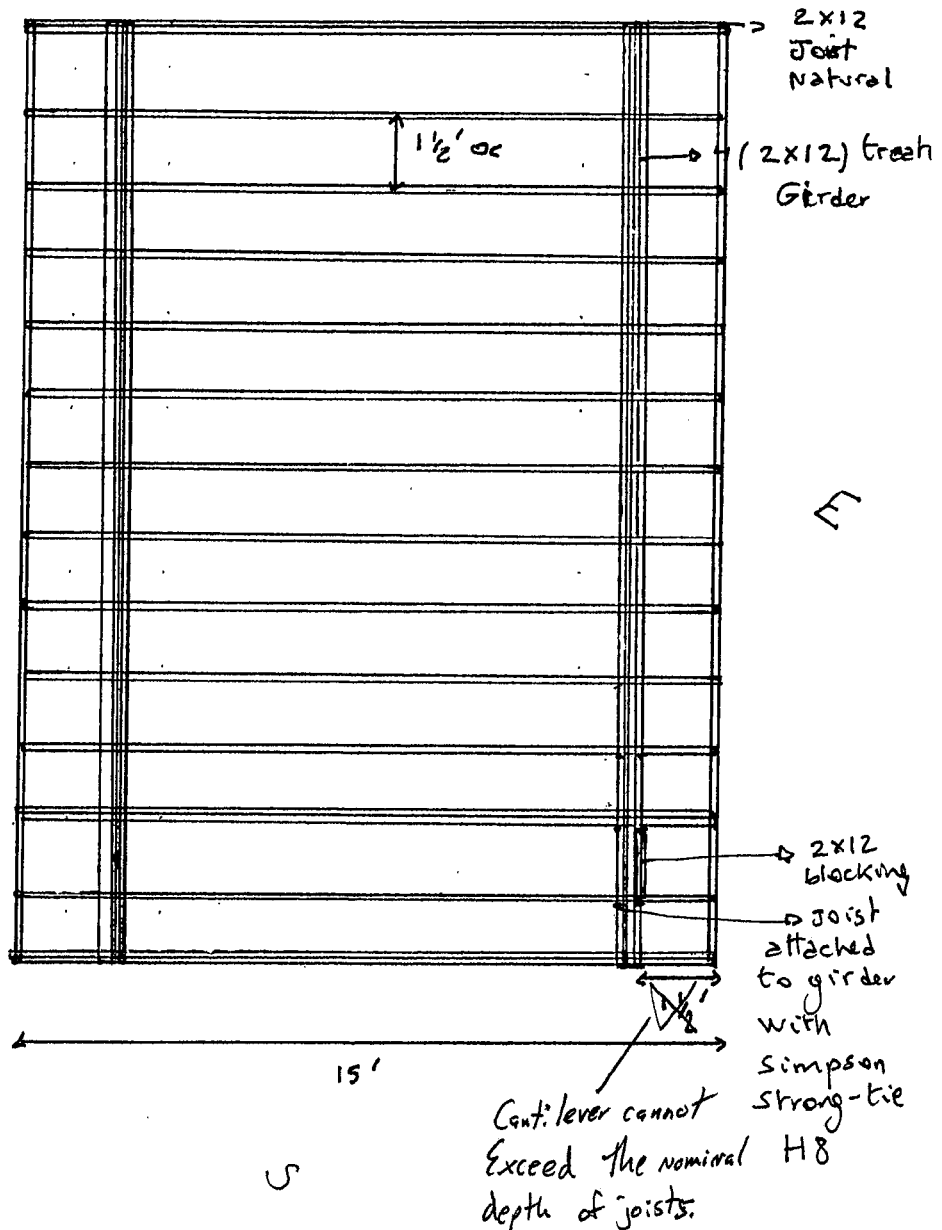
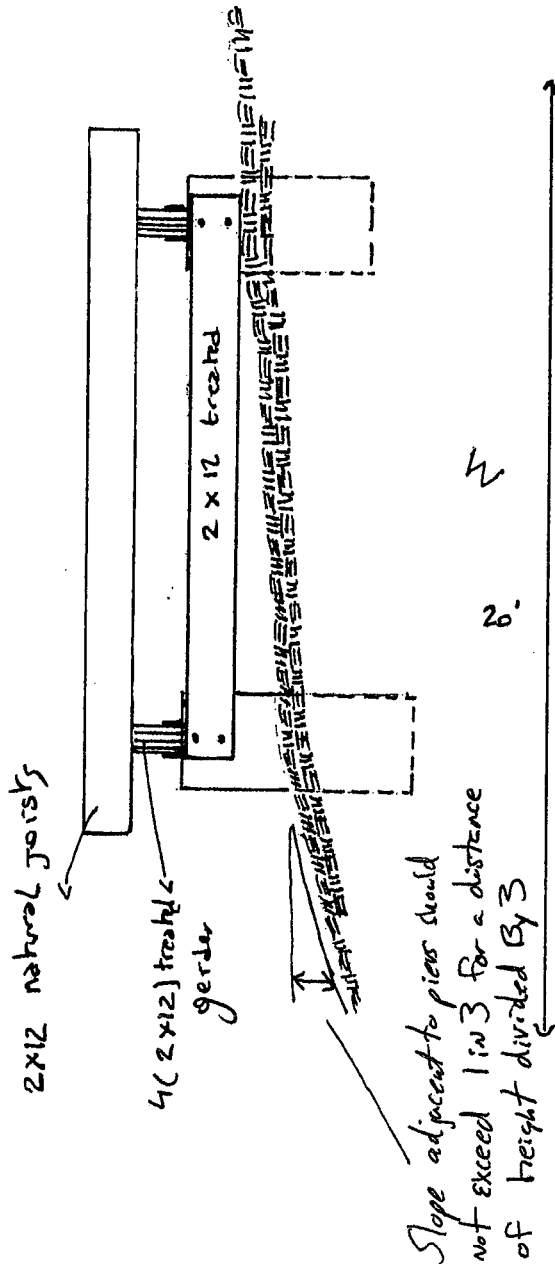
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scale 1/1.

1st floor Framing
Little House

19600 Beardsley way

Bracing details



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JUL 24 2007

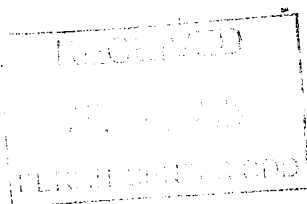
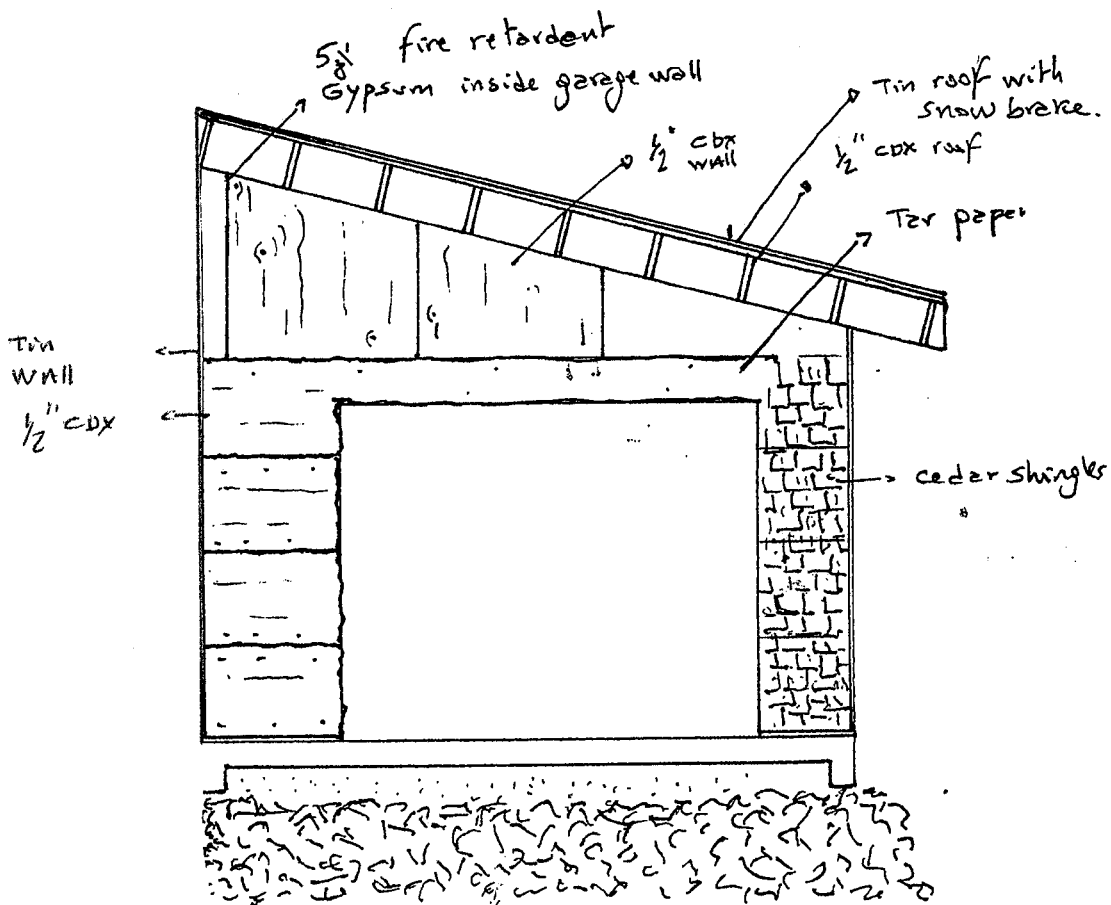
PERMIT CENTER / CDD

Scale 1/2"

GARAGE DETAILS

19690 Beardsley Way

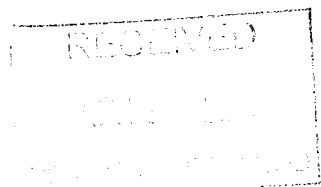
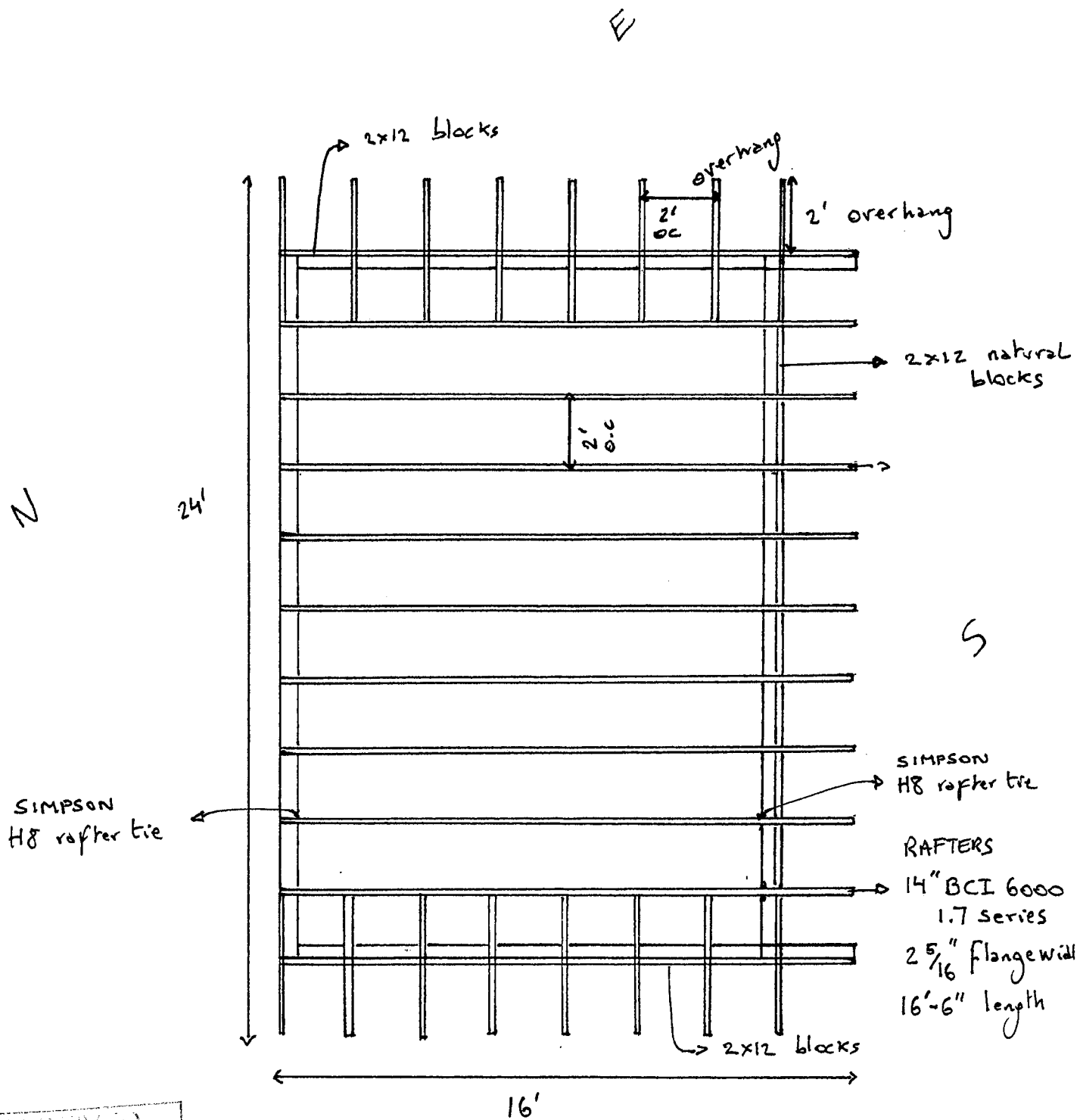
x Framing



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Roof Framing
(Garage.)

19600 Beardsley way



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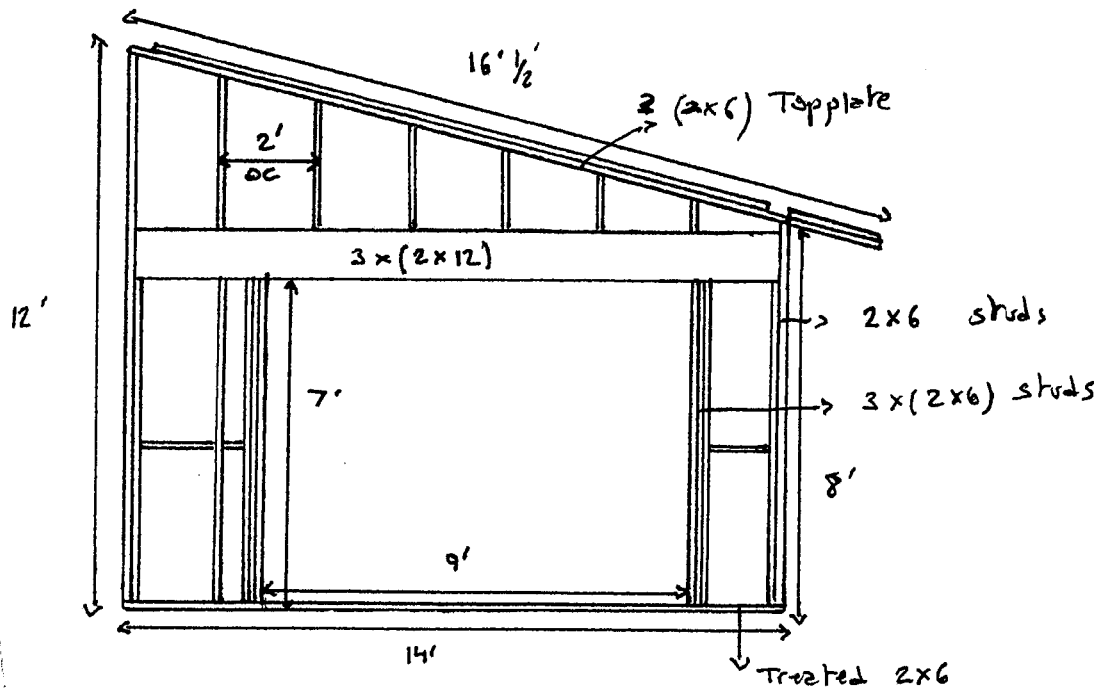
Scale 1/4"

WALL Framing

19600 Beardsley Way

GARAGE

WEST WALL



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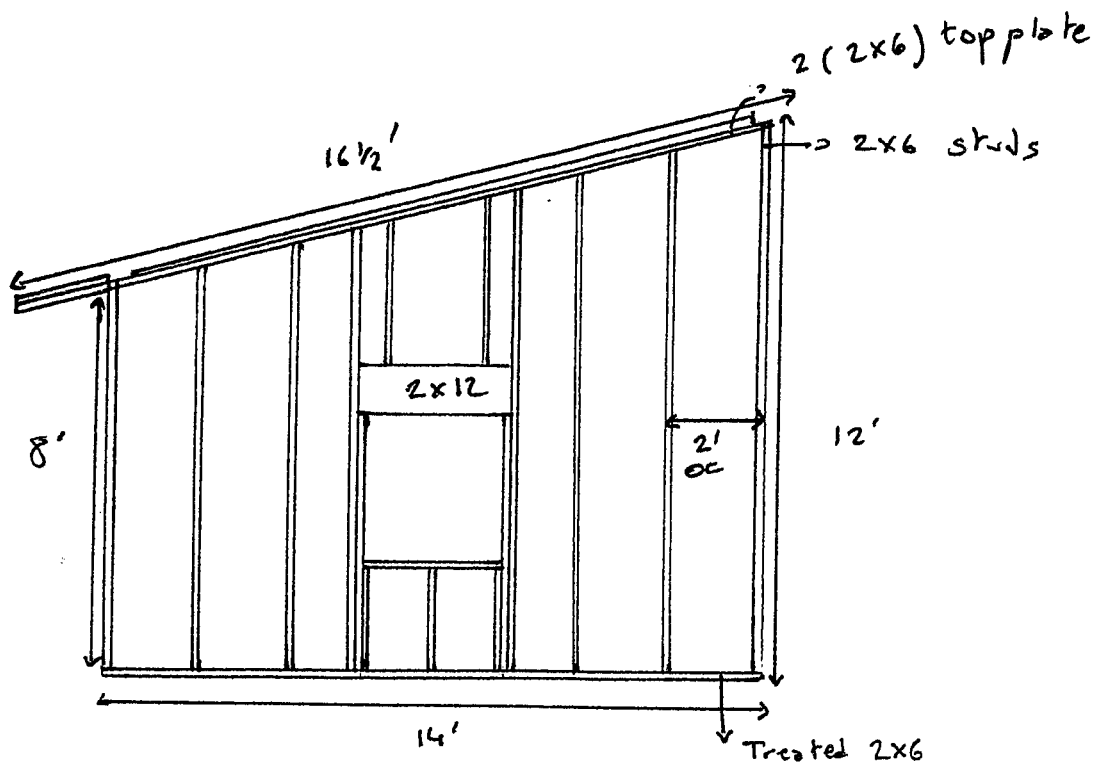
Scale 1/4"

WALL Framing

#19600 beardesley way

GARAGE

EAST WALL



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PERMIT CENTER

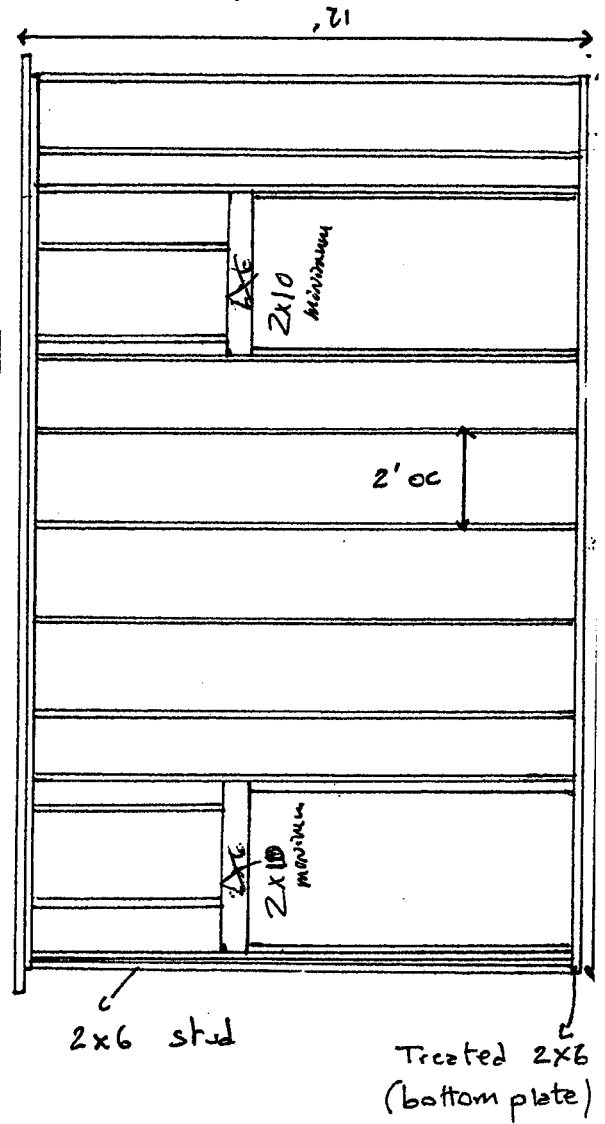
scale 1/4

GARAGE WALL Framing

19690 beardsky way

South WALL

North



Garage wall
1/20/07

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PERMIT CENTER / CDD

RECEIVED
JUL 24 2007
PERMIT CENTER / CDD

GARAGE WALL Framing

17000 Boardsley way

South wall

2 (2x6) Top plate

2x6 studs

2' oc

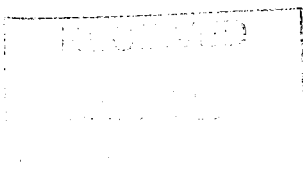
2x12

19'

Treated
2x6

8'

GARAGE
SOUTH WALL



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PERMIT CENTER / CDD

scale 1/4

FUEL TANK

WH

Water Heater outlet



Light with fan

R

Range outlet

R

Refrigerator outlet

WP

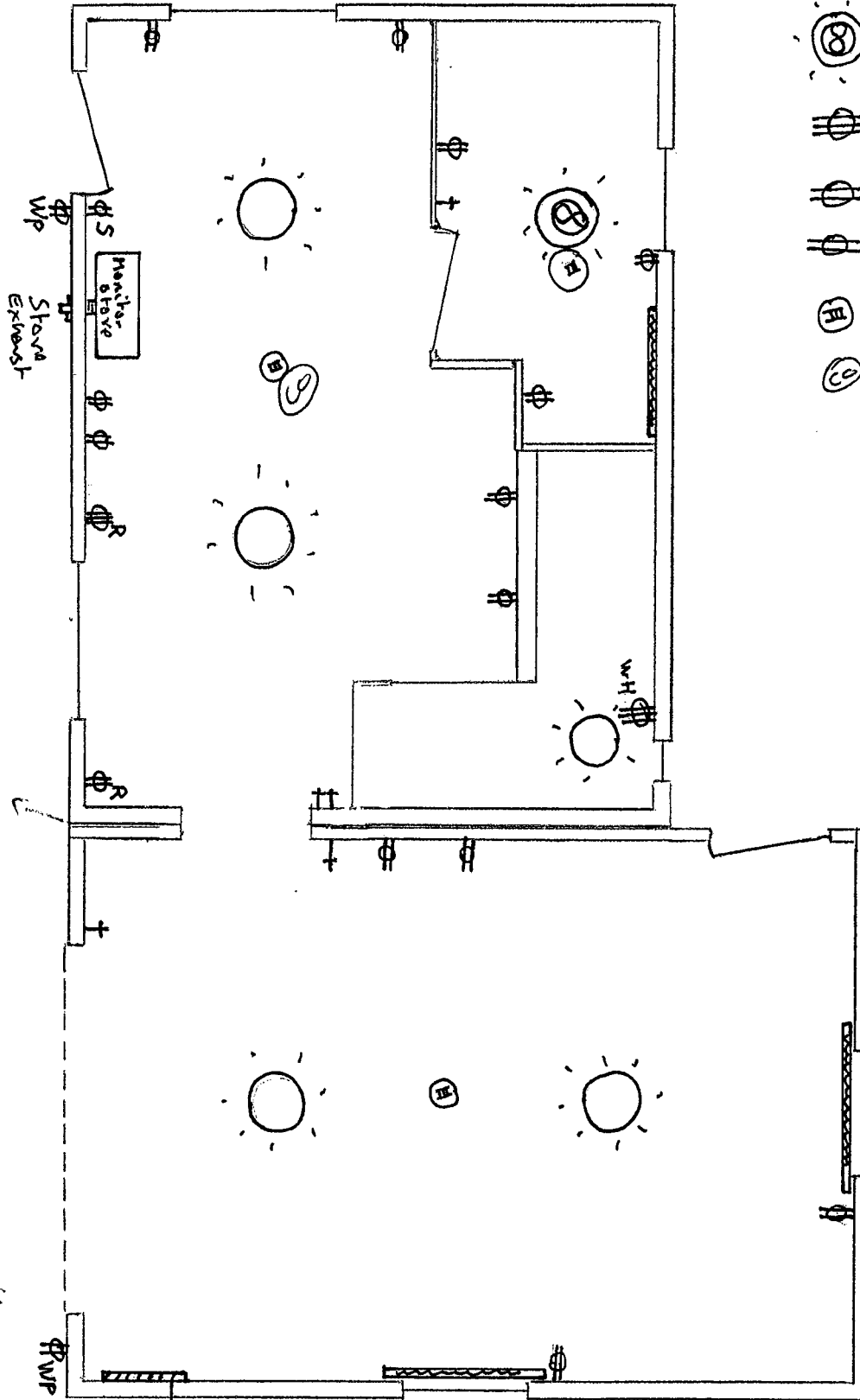
Waterproof outlet



Smoke detector



Carbon monoxide detector



Have a GARAGE separated 3'

Electrical PANEL

RECEIVED

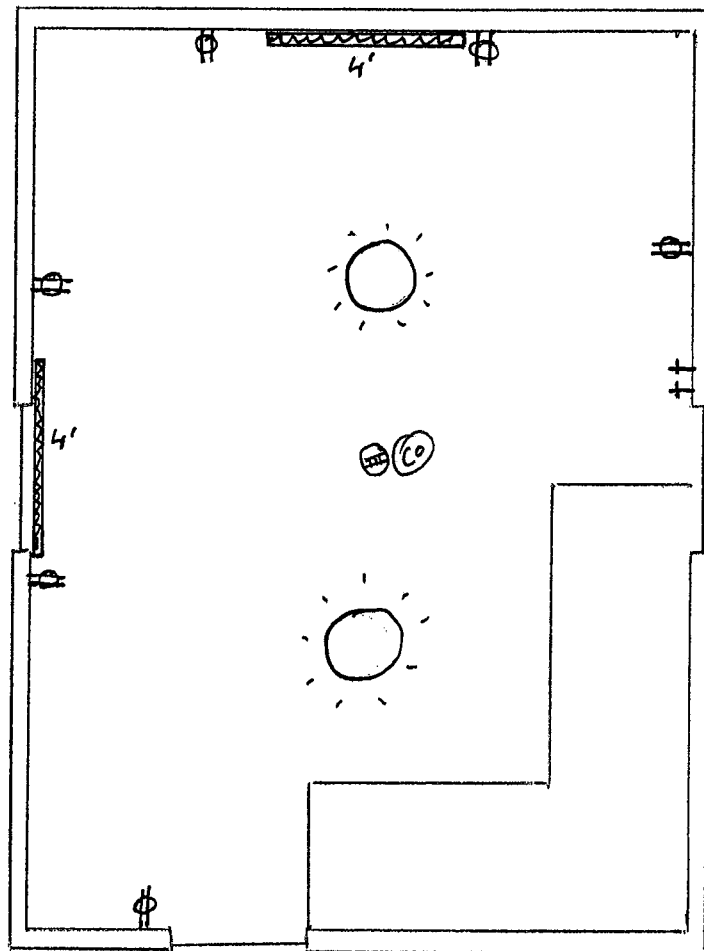
JUL 24 2007

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PERMIT CENTER / CDD

SCALE 1/4

19600 Beardsley way



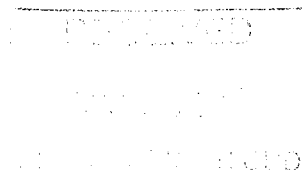
⊕ outlet

+ switch

☉ light

~~~~~ baseboard heaters

⊙ SD smoke detector



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PERMIT CENTER / CDD

SCALE 1/4"



Floor PLANS Horse

Meersman

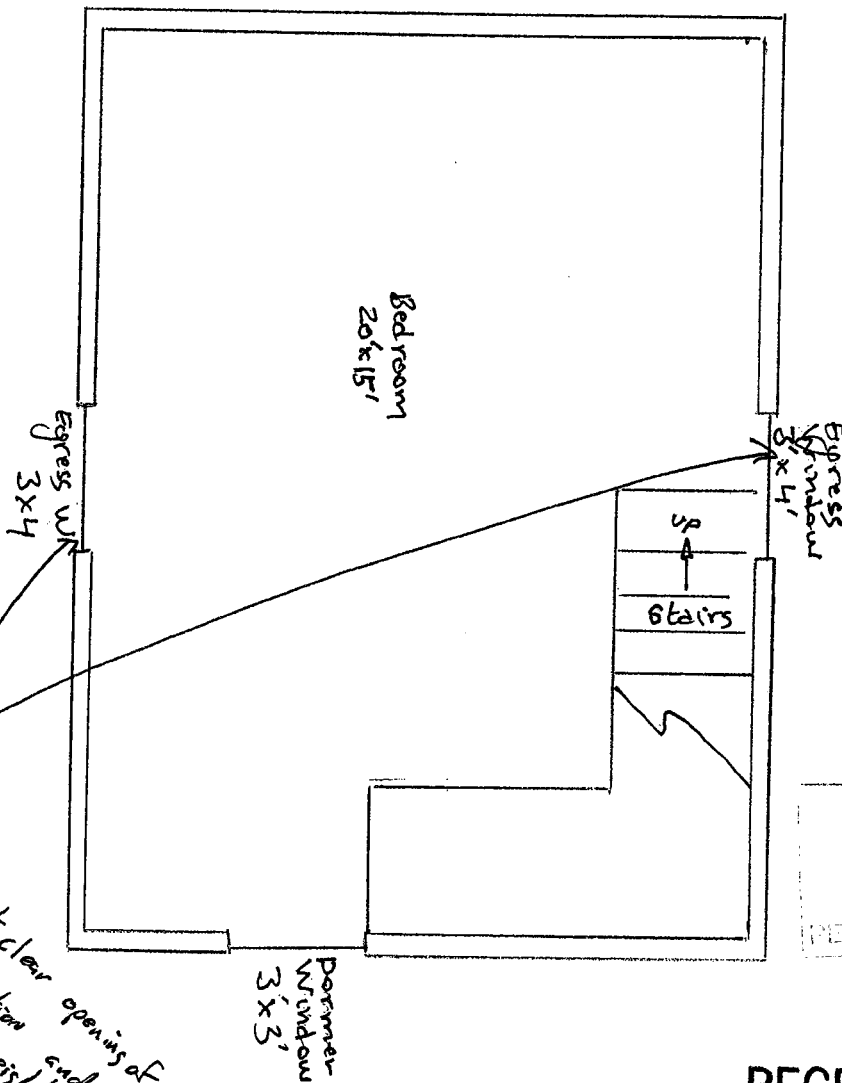
# 19600 Beardsley Way

2<sup>nd</sup> Floor

N

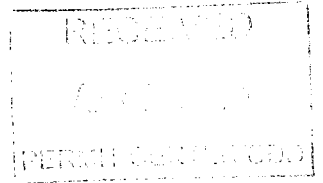
W

E



One must have a net clear opening of 5.7 sq ft  
Minimum 24" high dimension and 20" minimum  
width dimension, sill height at clear opening  
not more than 44" from floor  
per 2003 IRC Section 310

S



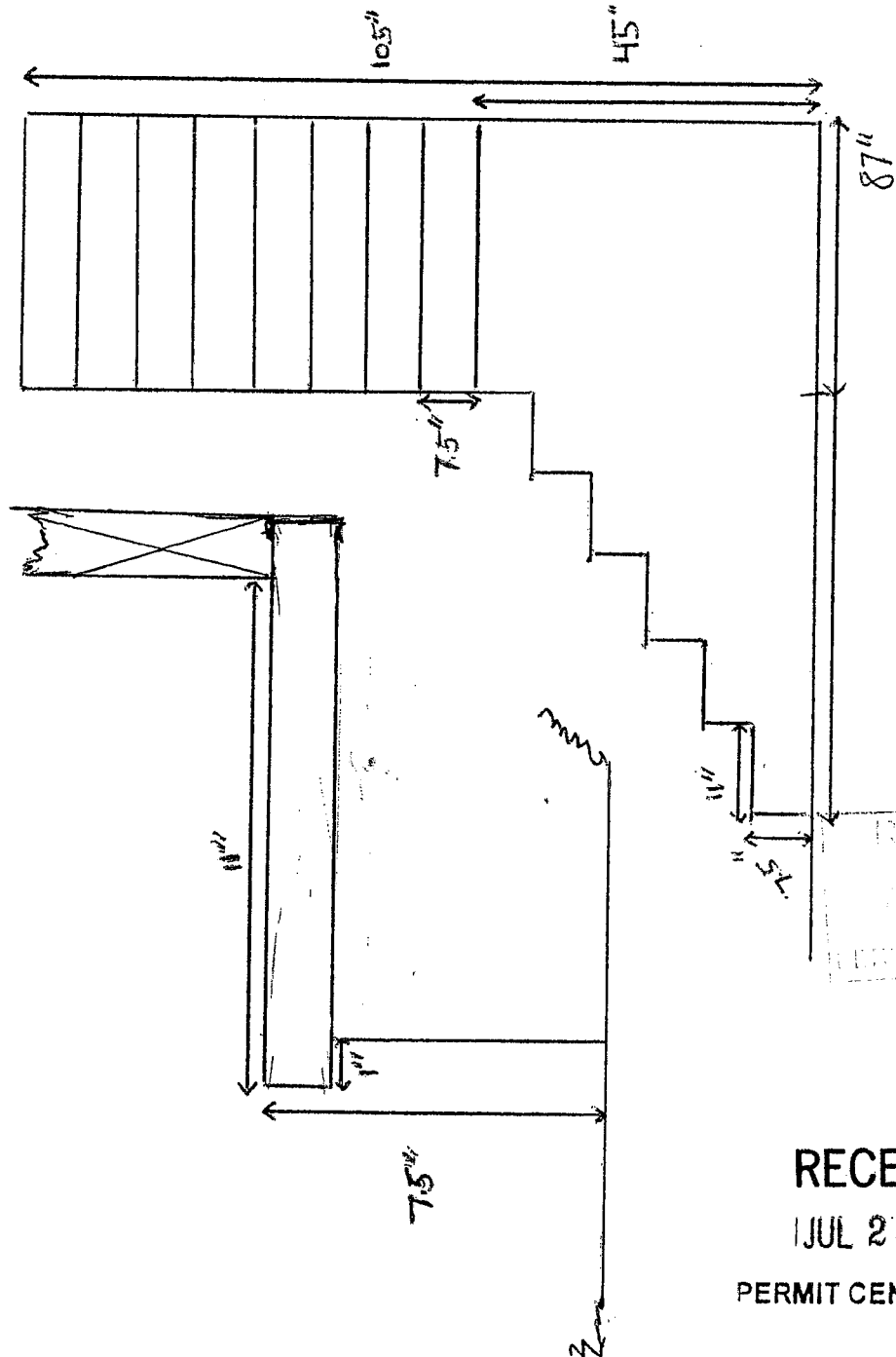
RECEIVED  
JUL 24 2007  
PERMIT CENTER / CDD

scale 1/4"

stairs : floor

size, rise, run.

# 19600 beardstey way



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JUL 24 2007

PERMIT CENTER / CDT

HOUSE STAIRS  
size, rise, run

WEST SIDE ELEVATION

# 19600

Beardsley way

Recommend flash  
over gap to prevent  
water & snow exposure

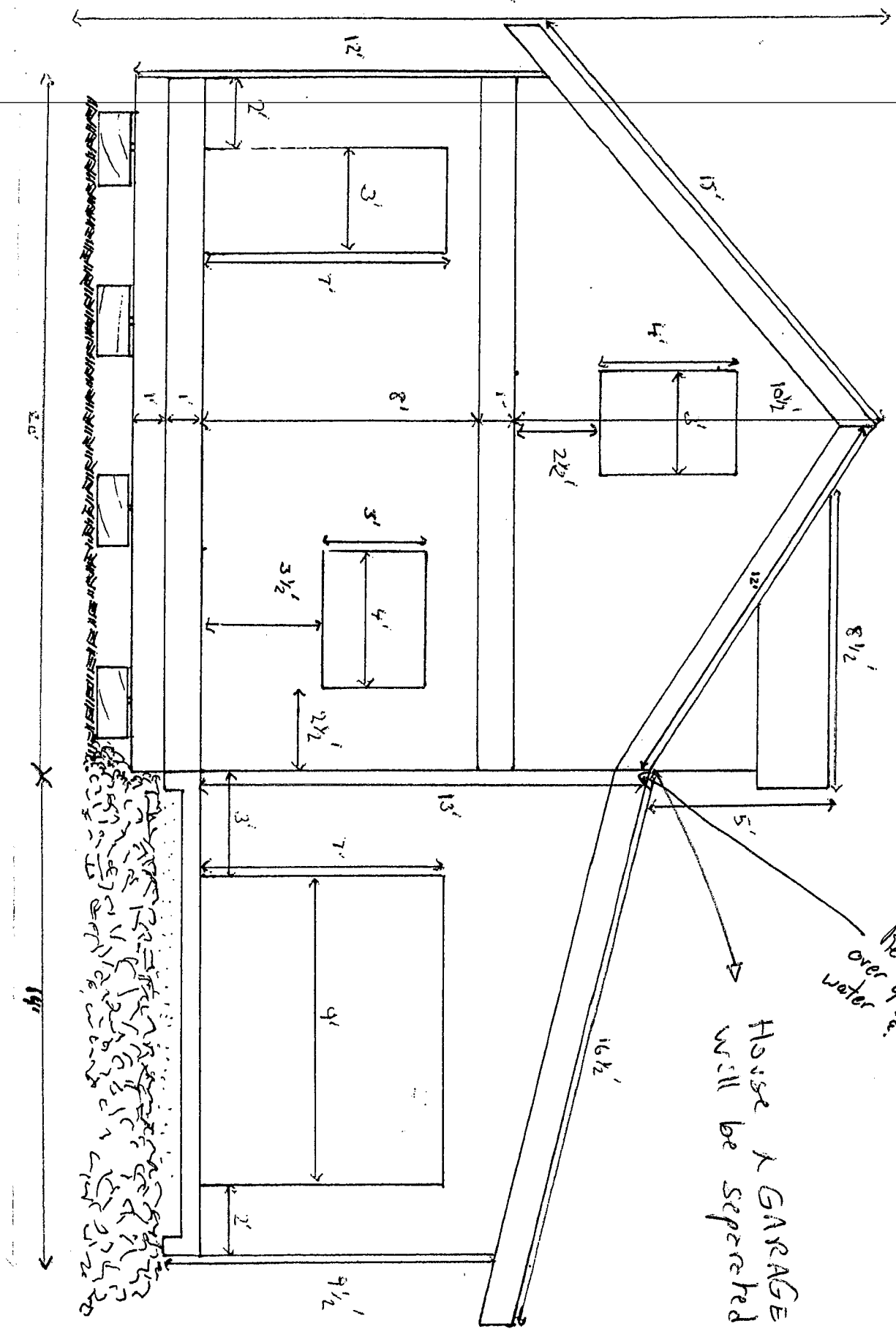
HOUSE & GARAGE  
will be separated by 3"

RECEIVED

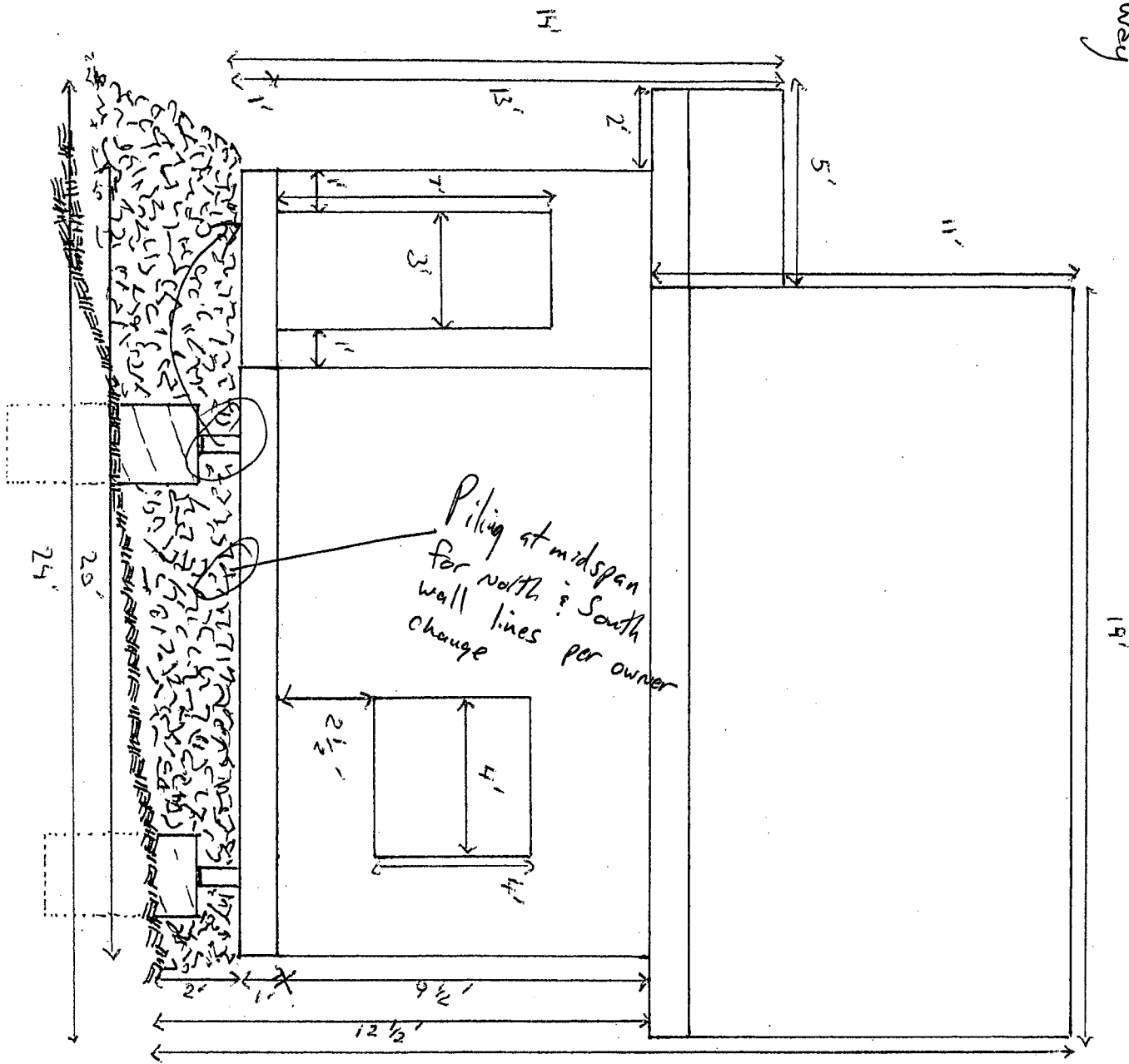
JUL 24 2007

PERMIT CENTER / CDD

REVIEWED  
APPROVED  
TERRILL CARTER CIVIL



Scale 1/4"



23 1/2'

RECEIVED

JUL 24 2007

PERMIT CENTER / CDD

Scale 1/4"

# 19600 Beardsley Way (901) 525-1167 Lessardmeersman@hotmail.com  
Foundation

Little House (in the tonyass) Foundation.

Pier foundation: Computation of Load Capacity:

The computation is based on a soil with a 2000 lbs bearing capacity.

Soil description: The ground is undisturbed, brown with bits of gravel. It drains well.

Life load of the house is 40 lbs per sft \* 600 = 24,000lbs.

Dead load of the house is 15 lbs per sft \* 600 = 9,000lbs.

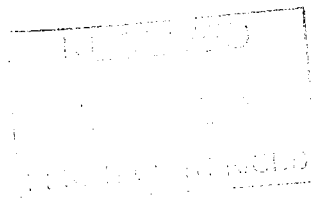
Roof load of house is 50 lbs per sft \* 600 = 15,000lbs.

Total load of house = 48,000lbs.

The foundation will be made of 8 piers with a surface of 9.85 sft each.

Total of piers surface is 78.876 sft.

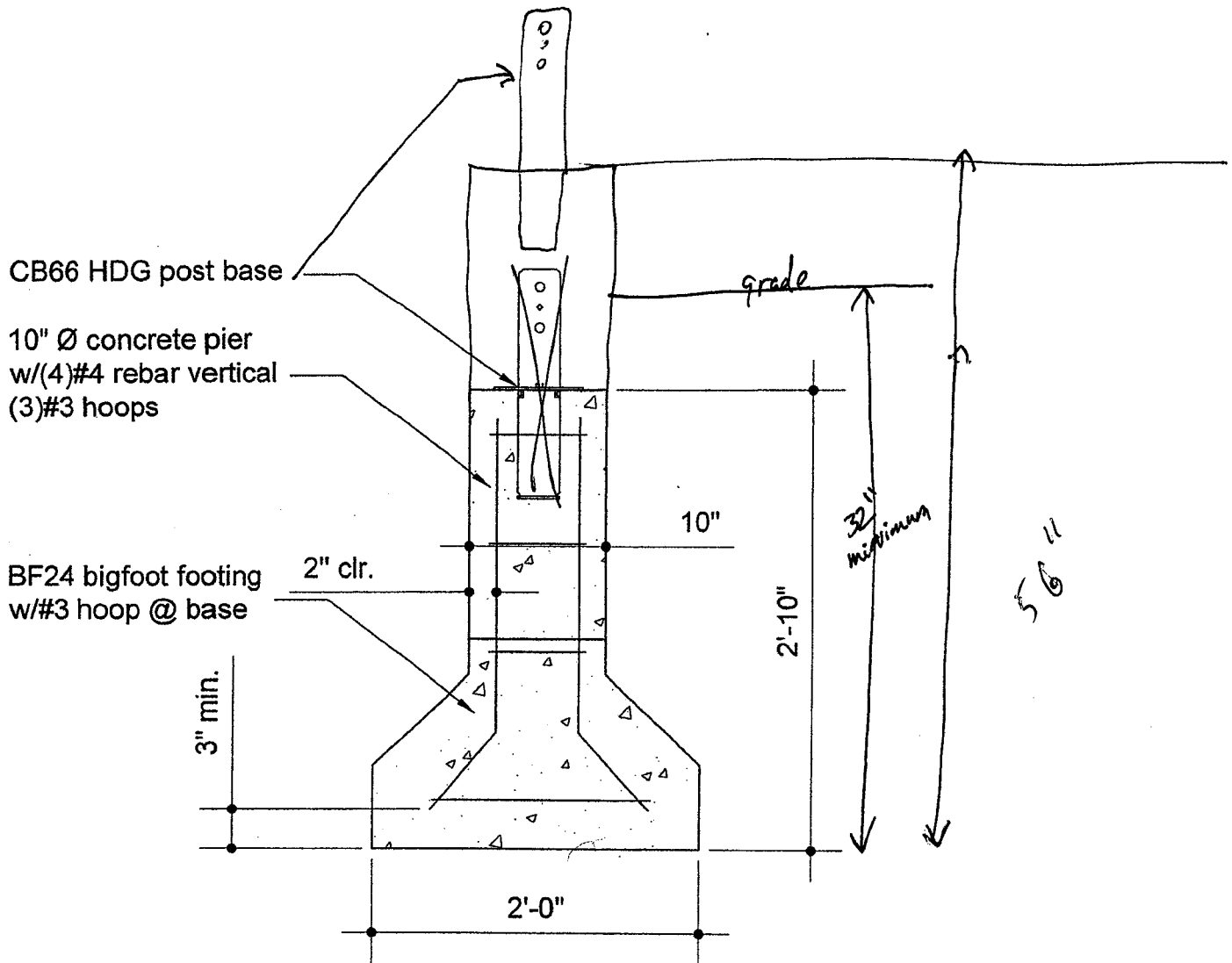
Based on the soil capacity of 2,000lbs per sft, these piers should bear a load of  $(78.876 * 2000)$  157,752 lbs.



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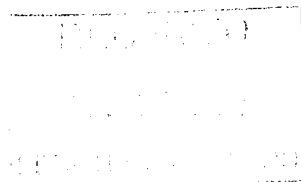


For King revised version



## PRE CAST PIER 24-6 DETAIL

sc: 1"=1'-0"



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AUG 01 2007

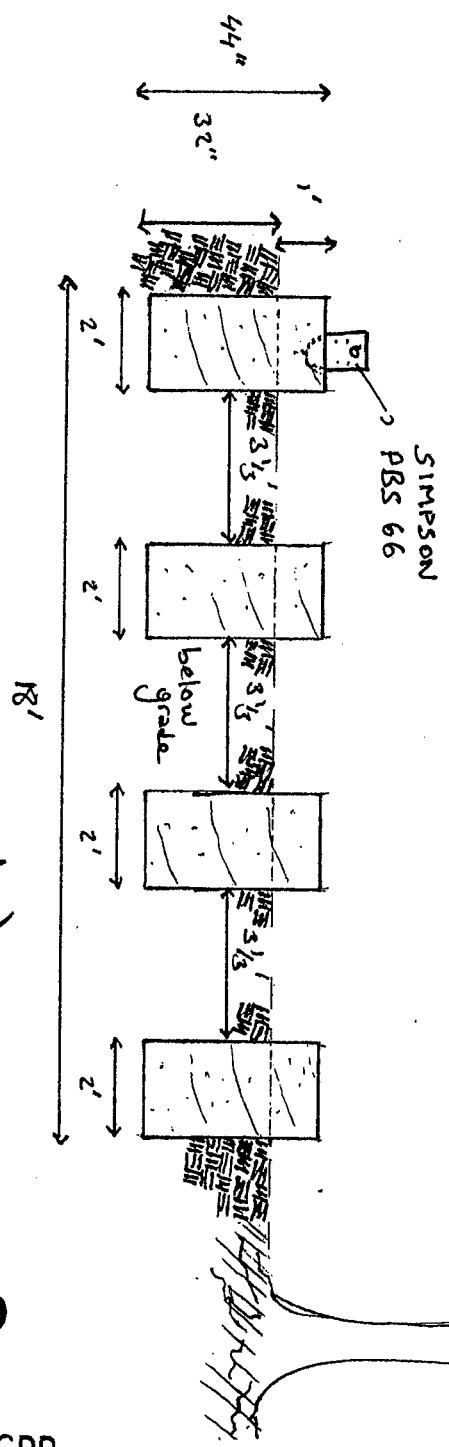
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# Piers foundation.

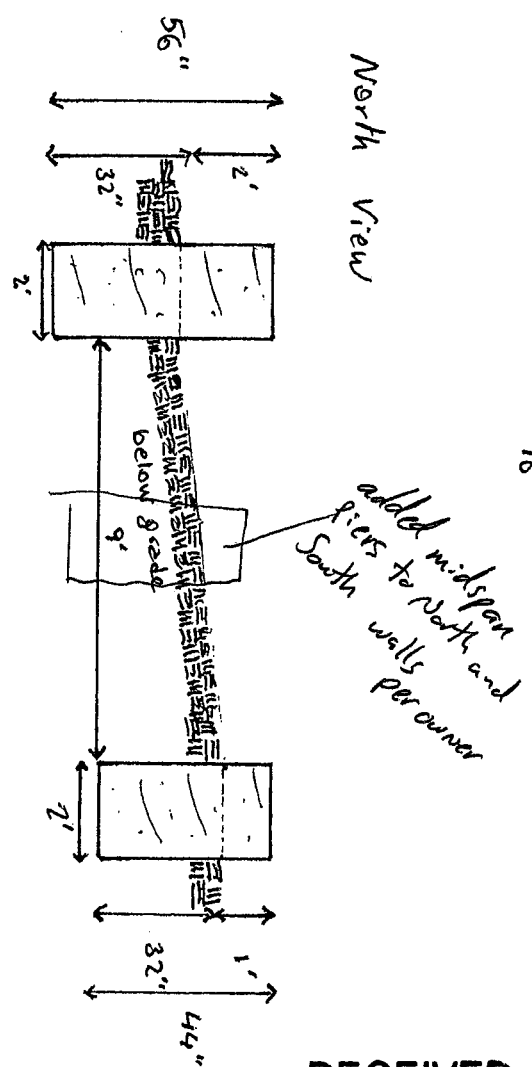
little House.)

See details:  
see revise footing

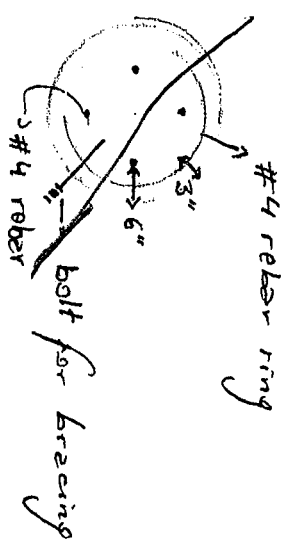
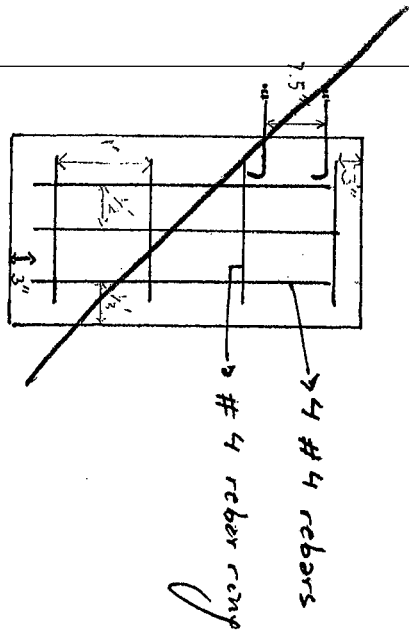
West View



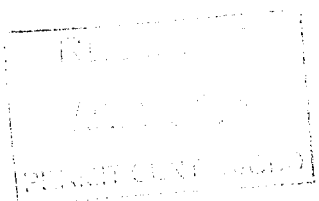
North View



Rebar top view



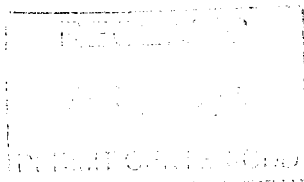
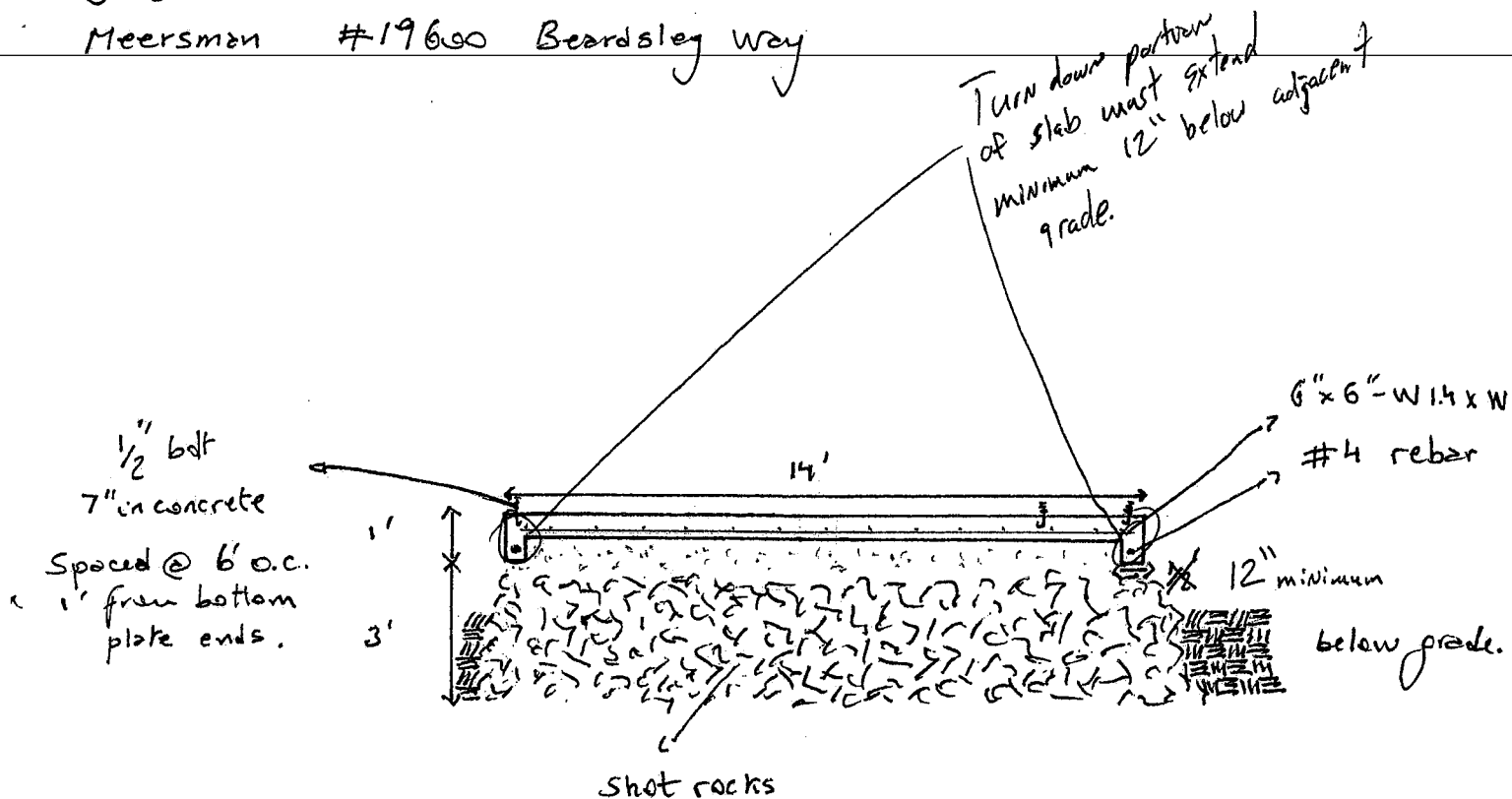
scale 1/4"



Garage floating slab foundation.

North view

Meersman #19600 Beardsley way



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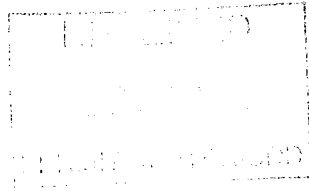
JUL 24 2007

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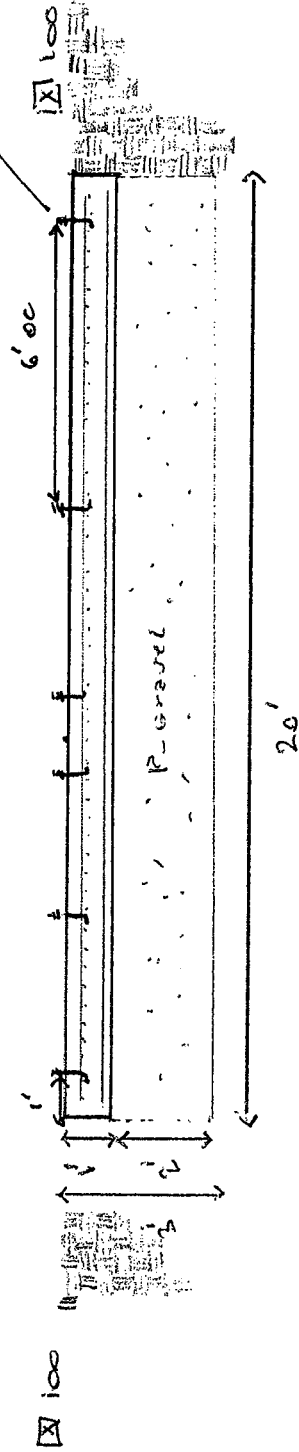
SCALE 1/4

Foundation: Garage Slab : East (wall) view.

Meersman # 19600 Beardsley Way



1/2" bolt  
7" in concrete

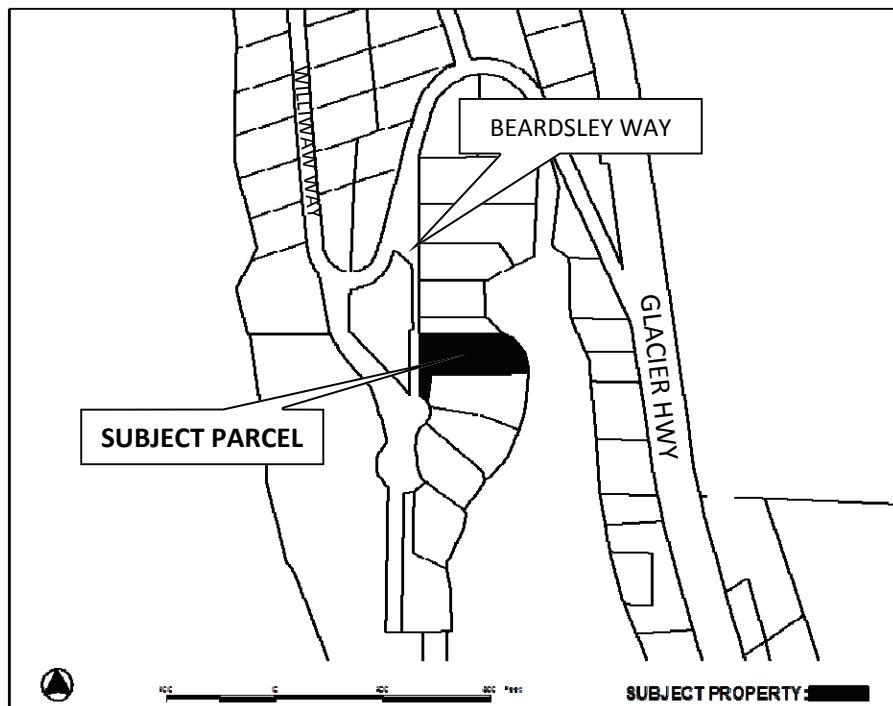


scale 1/4"

RECEIVED  
JUL 24 2007  
PERMIT CENTER / CDD



# NOTICE OF PUBLIC HEARING



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

**SHIP TO:**



**PROPOSAL:** A Conditional Use Permit for an accessory apartment on a lot not served by city sewer.

|                      |                                 |                      |                                             |
|----------------------|---------------------------------|----------------------|---------------------------------------------|
| <b>File No:</b>      | <b>AAP2014 0005</b>             | <b>Applicant:</b>    | <b>Michel Meersman &amp; Angela Lessard</b> |
| <b>To:</b>           | <b>Adjacent Property Owners</b> | <b>Property PCN:</b> | <b>8-B37-0-105-008-1</b>                    |
| <b>Hearing Date:</b> | <b>June 24, 2014</b>            | <b>Owner:</b>        | <b>Michel Meersman &amp; Angela Lessard</b> |
| <b>Hearing Time:</b> | <b>7:00 PM</b>                  | <b>Size:</b>         | <b>1.37 Acres</b>                           |
| <b>Place:</b>        | <b>Assembly Chambers</b>        | <b>Zoned:</b>        | <b>D-1</b>                                  |
|                      | <b>Municipal Building</b>       | <b>Site Address:</b> | <b>19600 Beardsley Way</b>                  |
|                      | <b>155 South Seward Street</b>  | <b>Accessed Via:</b> | <b>Beardsley Way</b>                        |
|                      | <b>Juneau, Alaska 99801</b>     |                      |                                             |

## 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 Sarah Bronstein at [sarah\\_bronstein@ci.juneau.ak.us](mailto:sarah_bronstein@ci.juneau.ak.us) or at 586-0466.*



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

**3f5UZ Wf4**

*Date notice was printed: May 23, 2014*