

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: September 11, 2014
File No.: VAR2014 0015

Raymond Hurley
P.O. Box 210784
Juneau, Alaska 99821

Application For: Variance request to reduce the front yard setback from 25 feet to 5 feet for the construction of a single family residence in the D3 zoning district.

Legal Description: USS 3050 LT 2

Property Address: 14195 Otter Way

Parcel Code No.: 4-B31-0-103-002-0

Hearing Date: September 9, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 27, 2014 and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: August 27, 2014 memorandum from Chrissy McNally, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0015

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.

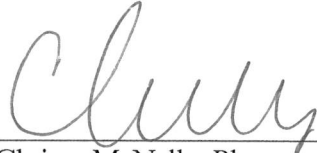
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, September 9, 2014

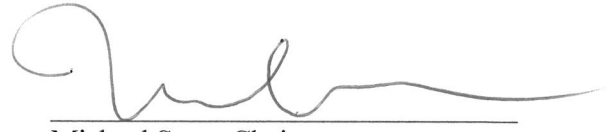
Expiration Date: The permit will expire 18 months after the effective date, or March 9, 2016 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

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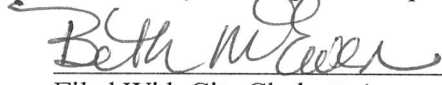
Project Planner:



Chrissy McNally, Planner
Community Development Department



Michael Satre, Chair
Planning Commission



Filed With City Clerk



9/11/2014
Date

cc: Plan Review

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