

PLANNING COMMISSION
NOTICE OF DECISION

Date: October 16, 2014

File No.: USE2014 0008

Haven House, Inc.
PO Box 20875
Juneau, AK 99802

Application For: Conditional Use permit for transitional housing for up to nine women coming out of prison.

Legal Description: Tall Timbers 1 Block G Lot 3

Property Address: 3202 Malissa Drive

Parcel Code No.: 5-B21-0-142-003-0

Hearing Date: October 14, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 30, 2014, and approved the development of safe, sober and stable transitional housing in a home environment, in an existing single-family home for up to nine women coming out of prison, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. There will be no back out or stacked parking unless a variance to these standards is approved.
2. Prior to issuance of an occupancy permit for the proposed transitional housing, the applicant must submit a revised site plan showing the number of parking spaces that comply with the requirements of CBJ 49.40. The number of occupied bedrooms will be limited to the number of on-site parking spaces provided unless a variance is received. The maximum occupancy of 9 residents and one resident manager will be allowed only when either six on-site parking spaces are provided or a variance to either (or both) parking design and number of spaces has been obtained.
3. A minimum 1,800 square feet shall be maintained with live vegetative cover.
4. If new lighting is proposed it shall be designed, located and installed to minimize offsite glare.
5. A resident house manager will live on site.
6. In order to preserve public health, safety and ensure neighborhood harmony, establish house rules following the guidelines and expectations established in the application, Exhibit 9, page 4 of 9.

Attachments: September 30, 2014, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2014 0008.

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

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. 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 Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

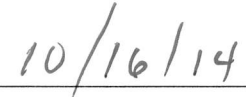
Effective Date: The permit is effective upon approval by the Commission, October 14, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or April 14, 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.

Project Planner: 
Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


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.