

MEMORANDUM

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

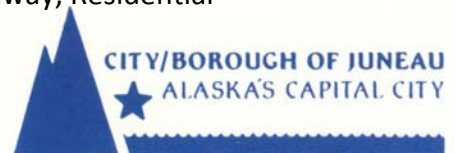
DATE: December 1, 2014
TO: Board of Adjustment
FROM: Beth McKibben, Planner *BME*
Community Development Department

FILE NO.: VAR2014 0020

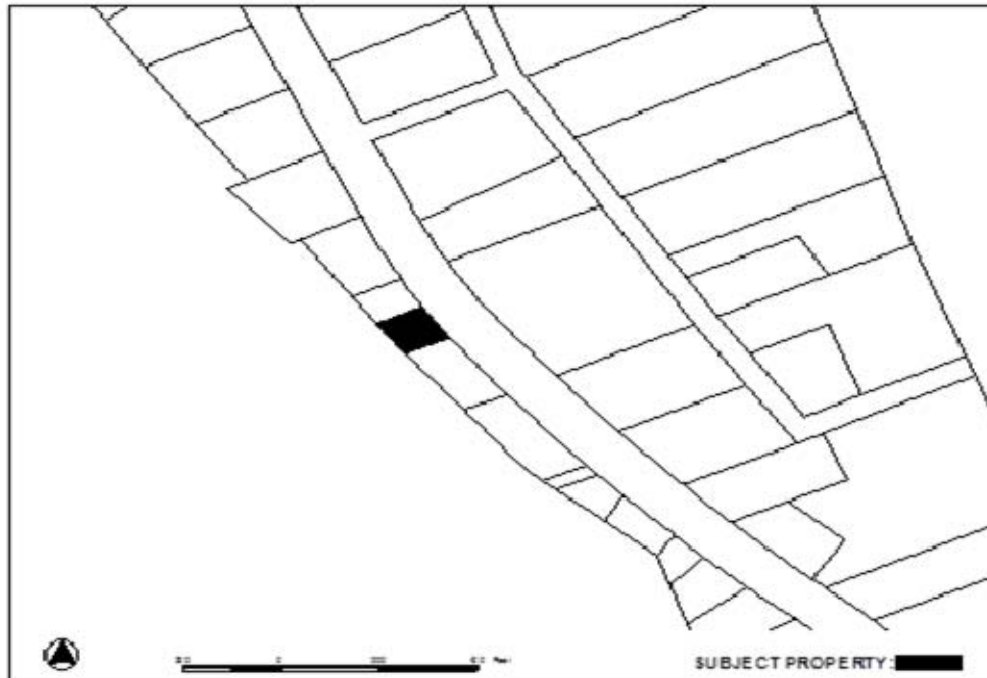
PROPOSAL: A Variance Request to reduce the front yard setback along Glacier Highway to allow construction of a house and garage.

GENERAL INFORMATION

Applicant: John H. and Nancy Norman
Property Owner: John H. and Nancy Norman
Property Address: 17225 Glacier Highway
Legal Description: USS 3267 Lot 54 FR
Parcel Code Number: 8-B34-0-102-005-0
Site Size: 9,016 square feet
Comprehensive Plan Future Land Use Designation: Rural Dispersed Residential (RDR) Map D
Zoning: D1
Utilities: City Water, On-Site Waste Water Disposal
Access: Glacier Highway
Existing Land Use: Vacant
Surrounding Land Use:
North - (D1) Residential
South - (D1) Residential
East - (D1) Glacier Highway, Residential
West - Lena Cove



Vicinity Map



Attachments

- Attachment A – Site Plan
- Attachment B – Topography in 5 Foot Contours
- Attachment C – Aerial Photograph with Parcel Lines
- Attachment D – Email from Marie Heidemann, AKDOT/PF

Project Description

The applicant is seeking a variance that will allow a single family home with an attached two car garage to be constructed in the front yard setback. The required front yard setback in the D1 zoning district is 25 feet and the applicant is seeking a 5 foot front yard setback.

Background

Lot 54 was created in 1954. In 1966 a plat waiver was approved by the Greater Juneau Borough Planning Commission and Lot 54 was split into two lots. In 1977 the northern Lot 54 Fraction received a variance to reduce the required front yard setback to zero. The lot does not meet the dimensional requirements for the current D1 zoning, which is 36,000 square feet for permissible uses. The lot in question is 9,016 square feet, and does not meet the minimum lot width or depth requirements of 150 feet (attachment A). It is approximately 55 feet deep and 92 feet wide. The D1 zoning districts minimum lot width and depth requirement is 150 feet.

Analysis

CBJ 49.25.430(J) allows for a reduction in required setbacks for substandard lots. But the reduction is for side yards only. The applicant's proposal does not require a side yard variance. CBJ 49.25.430(K) allows for new buildings to have reduced front yard setbacks equal to the average front yard setback of the three closest adjacent buildings. However, in no case can the front yard setback be less than half that required by this chapter, or ten feet, whichever is greater. The required setback is 25 feet, half is 12.5 feet. The applicant is seeking a five foot setback, hence the request for a variance.

As mentioned above the lot is substantially smaller than the required 36,000 square feet. Additionally, the lot has a significant slope, leading to a cliff, minimizing the buildable area. Attachment B shows the topography of the site in five foot contours. The most level area of the lot is within the front yard.

In reviewing the aerial photograph of the site (attachment C) the edge of the parcel appears to be approximately 100 feet from the roadway. Our cartographer notes that in this part of the borough the parcel lines are not accurate, so this must be considered approximate.

AKDOT/PF has no objection to the requested five foot front yard setback (attachment D). However, no encroachments into the ROW will be allowed and any parking deck, carport or garage structures should be constructed to ensure that vehicles are not backing out into the roadway, and that there is adequate room for a turn around, such as a hammerhead.

The application indicates that an AKDOT/PF driveway permit has been approved, but a copy was not provided.

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 requested relaxation to allow construction of a single family home and an attached garage five

feet from the front property line would give substantial relief to the owner of the property involved. The steeply sloped lot is substandard, limiting the buildable area. Because of the steepness of the area many homes and garages are located close to the road. Both lots on either side of this proposal have received variances to the front yard setback.

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 intent of Title 49 is established in Section CBJ 49.05.100 Purpose and Intent. If approved this variance will meet the intent of the Land Use Code, specifically CBJ 49.05.100(5) *“to provide adequate open space for light and air.”* and in part CBJ 49.05.100(4) *“to ensure that future growth is of the appropriate type, design and location.....”* and in part CBJ 49.05.100(6) , *“... recognize the economic value of land and encourage its proper and beneficial use.”*

The public health and welfare will be preserved as the proposed house and garage 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 to indicate that the requested variance will injure nearby properties. It is consistent with the character of the neighborhood, since similar structures currently exist as close, or closer, to the front lot line than proposed by the applicant. The proposed house and attached garage will not pose any obstructions to nearby right-of-way and will not affect line of sight for vehicles traveling in the highway.

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 single-family residential with an attached garage. The use is allowed within this district, per CBJ 49.25.300 Table of Permissible Uses, section 1.110.

Yes. Staff finds that criterion 4 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 lot is substandard in size and steeply sloping, reducing the buildable area. Respecting

the front yard setback of 25 feet would render the lot nearly undevelopable.

Yes. Staff finds that sub-criterion 5(A) is 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 lots on both sides of the proposed house and attached garage have been granted variances to the front yard setback. The proposed building appears to be of a scale and appearance consistent with other existing development in the neighborhood.

Yes. Staff finds that sub-criterion 5(B) is met.

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

The lot, 9,016 square feet in area, does not meet the minimum lot size requirements of the current zoning district, which is 36,000 square feet. The lot is steeply sloping, further limiting the buildable area. The site will be serviced with on-site waste water disposal, further restricting the buildable area. These factors create a unique situation that makes compliance with the standards unreasonably expensive.

Yes. Staff finds that sub-criterion 5(C) is 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.*

The pre-existing nonconformity is the size of the lot, in that it does not meet dimensional requirements of the current D1 zoning. However, this pre-existing nonconformity does not prohibit conformity with setback requirements.

No. This sub-criterion is not met.

Yes. Staff finds that criterion 5 is met because sub-criterion 5(A), (B) and (C) are met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

Granting this variance would allow the property owner to construct a single family home and

attached garage in a manner consistent with the surrounding development. No detriments to the neighborhood are expected if vehicles do not back out onto the highway, as recommended by AKDOT/PF.

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?*

Yes. The JCMP does not apply to this variance request.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

Yes. Yes. Criteria 1, 2, 3, 4, 5 and 6 are met. Based on the analysis above, staff finds that the a meets the criteria of CBJ §49.20.250, Grounds for Variances.

Recommendation

Staff recommends the Board of Adjustment adopt the Director's analysis and findings and grant the requested Variance, VAR2014 0020. The Variance permit would allow for construction of a single family home and attached garage up to 5 feet from the front property line with the following conditions:

1. Staff recommends a condition requiring an as-built survey to confirm the 5 foot setback prior to issuance of a certificate of occupancy.

DEVELOPMENT PERMIT APPLICATION

Project Number VAR20140020	CITY and BOROUGH of JUNEAU	Date Received: 9/24/14
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description Build single family dwelling for self		
PROPERTY LOCATION		
Street Address 17225 Glacier Highway	City/Zip Juneau, Ak. 99801	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 3267 LOT 54FR		
Assessor's Parcel Number(s) 8B3401020050		
LANDOWNER/ LESSEE		
Property Owner's Name John H. and Nancy Norman	Contact Person: John	Work Phone: Cell 612-719-8303
Mailing Address P.O. Box 210144 Auke Bay Ak 99821	Home Phone: 907-523-8424	Fax Number:
E-mail Address john.norman.ak@gmail.com	Other Contact Phone Number(s):	
LANDOWNER/ LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>		
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 John H. Norman	Landowner/Lessee Signature	Date 9/24/2014
X Nancy Norman	Landowner/Lessee Signature	Date 9/24/2014
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 <small>If the same as OWNER, write "SAME" and sign and date at X below</small>		
Applicant's Name Same	Contact Person:	Work Phone:
Mailing Address Same	Home Phone:	Fax Number:
E-mail Address Same	Other Contact Phone Number(s):	
X John H. Norman	Applicant's Signature	Date of Application

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS

	Permit Type	Region	Date Received	Application Number(s)
<input checked="" type="checkbox"/>	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)			
<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		9/24/14	VAR20140020
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			
***Public Notice Sign Form filled out and in the file.				
Comments:				Permit Intake Initials

VARIANCE APPLICATION

John Norman

TO BE COMPLETED BY THE APPLICANT

Project Number	Project Name (15 characters)	Case Number VAR20140020	Date Received 9/24/14
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TYPE OF VARIANCE REQUESTED:

<input type="checkbox"/> Variance to the Sign Standard (VSG)	<input type="checkbox"/> Variance to Dimensional Standards (VDS)
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)	<input type="checkbox"/> Variance to Parking Requirements (VPK)
<input checked="" type="checkbox"/> Variance to Setback Requirements (VSB)	

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

Build a single family dwelling for self. On May 9, 1977 the Board of adjustment approved a variance establishing a zero front yard setback. (File # VR-8-77) I request a 5' setback to more closely match properties to the north and south. (Attached drawing)

Previous Variance Applications? YES NO Date of Filing: May 1977

Previous Case Number(s): VR 8-77

Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): *No buildings exist. The severe topography relief and cliff limit the building site to be adjacent to the highway. The angular north and south lotlines further restrict house placement, particularly at the highway corners. The legal description is Lot 54 FR. Attached is a copy of the May 9, 1977 approval for a zero front yard setback.*

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

With the current 25' front yard setback from ROW it will be prohibitively expensive, if not impossible to build a house on this property. I now pay 2850 per year property taxes. No one will purchase this property from me, or from anyone else, if it is an unbuildable lot. This view lot (with a suitable house) will be assessed at 300,000. Without it is worthless.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

I will not be able to build a house on the lot, nor recoup my monetary investment. At 70 years old, and fewer years to build the house I want to build, it will be economically disastrous. The Borough will like wise lose 7500 property taxes per year because I will no longer be able to pay the 2850 taxes and will be unable to sell it.

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.	VARIANCE FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>400⁰⁰</u>	_____	_____	_____
	Adjustment	\$ _____	_____	_____	_____
	Total Fee	\$ <u>400⁰⁰</u>	-	<u>CDD5784</u>	<u>9/24/14</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Variance Application Instructions

Application: An application for a Variance will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed Variance Application and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

Fees: The fee for a Variance Application is \$400.00. If the application is in conjunction with a major development permit a separate fee shall not be required. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

Project Description: A detailed letter or narrative describing the hardship and/or practical difficulties that is the result of an extraordinary situation or unique physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**

Plans: A site plan, drawn to scale, is required for all Variance Applications. The site plan should include the following information:

- A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
- B. The location of existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Permit Center at 586-0770 or via e-mail at Permits@ci.juneau.ak.us.

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Variance process, all requests must be given proper public notice, which consists of the following:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is not required to be posted on the site.

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title 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.

ECHO COVE

DOWNTOWN JUNEAU

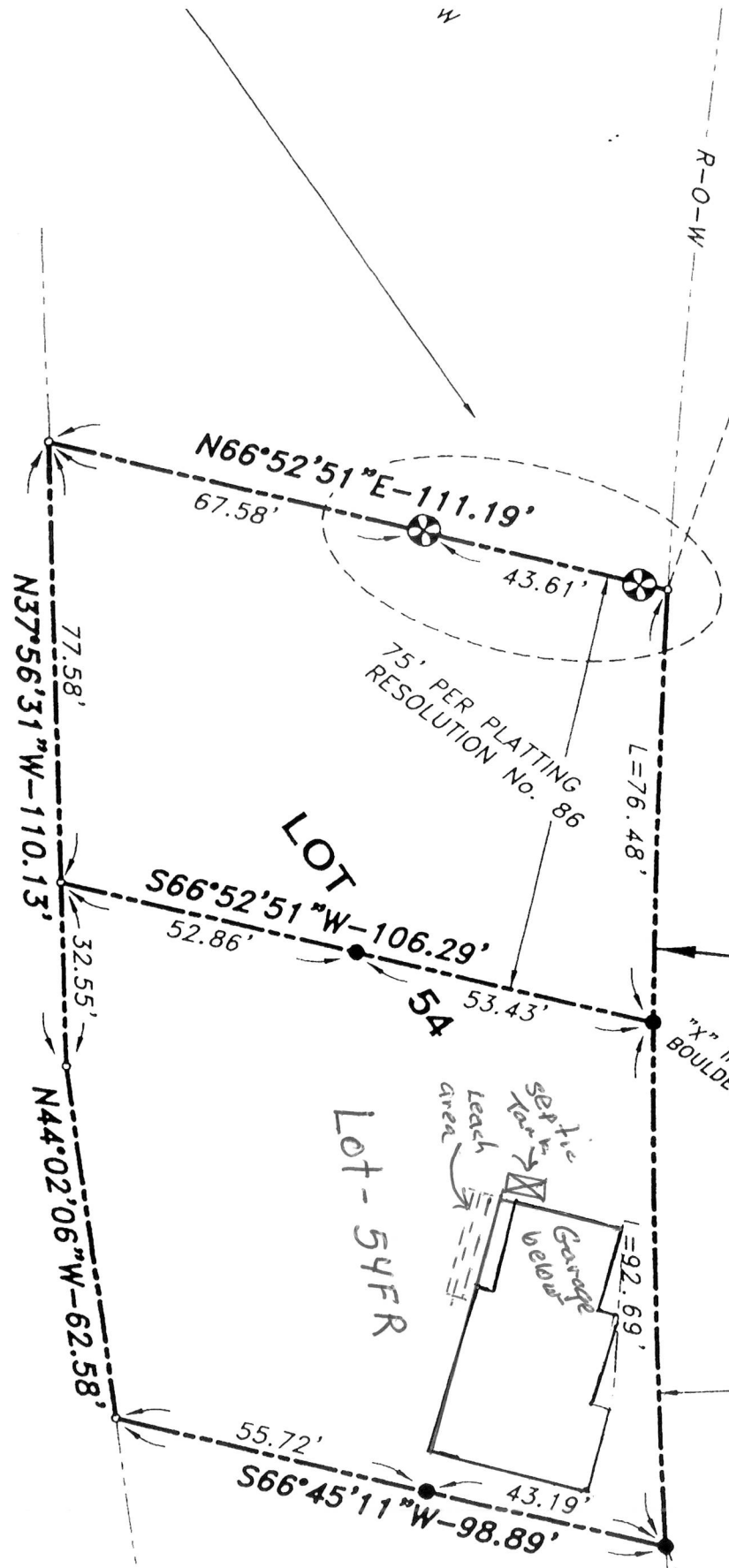
N36°40'38"W - 503.42'
BASIS OF BEARING

GLACIER HIGHWAY

VARIES

9°53'E - 192.99'

R-O-W



RECEIVED
 SEP 24 2014
 PERMIT CENTER/CDD

Site 21

Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

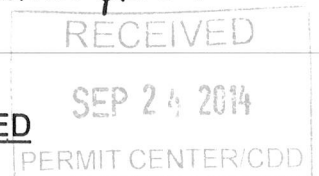
- (1) The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;
- (2) Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;
- (3) The authorization of the variance will not injure nearby property;
- (4) The variance does not authorize uses not allowed in the district involved;
- (5) Compliance with the existing standards would:
 - (A) Unreasonably prevent the owner from using the property for a permissible principal use;
 - (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;
 - (C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive; 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, title 49, or the building code, title 19, or both; and
- (6) A grant of the variance would result in more benefits than detriments to the neighborhood.

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title 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.

OTHER NOTES - THANK YOU FOR YOUR CONSIDERATION

- I believe all 6 Variance Approval ^{criteria} will be met.
- The dwelling to be built at a 5' setback with 62ft of distance Hwy to garage.
- A one car garage and parking space (on lot) for 2 ~~cars~~ vehicles will be available utilizing fill (dirt/rock) from the lot.
- DEC approved septic systems/leach fields are installed in lot 53 and 54 north by Renovators Inc. Alan has assured me that I will be able to do the same. (54#)
- A city water curb stop is available/installed near the NE corner of the garage.
- Electricity, appropriate transformer, and utility pole for lot 54FR are in place.
- A mature grove of spruce, hemlock, and western Alder will remain in place between the Hwy. and the southern half of lot 54FR after project completion. It separates the house and the highway.
- DOT, with the already approved driveway permit, foresees no highway safety issues with the proposed building site.
- An engineer has already designed an appropriate foundation plan for the proposed house on lot 54FR.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



Example

Sent w/ Variance request.

DATE: May 13, 1977

FILE NO.

SUBJECT:

Mr. Steve Brown
Box 936
Auke Bay, Alaska 99821

Dear Mr. Brown:

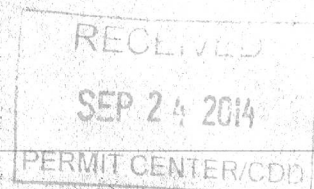
This is to formally advise that the Board of Adjustment, at its meeting on May 9, 1977, approved your variance request to reduce the front yard setback requirement to zero (0) feet for your proposed house and garage on Lot 54, U.S.S. 3267

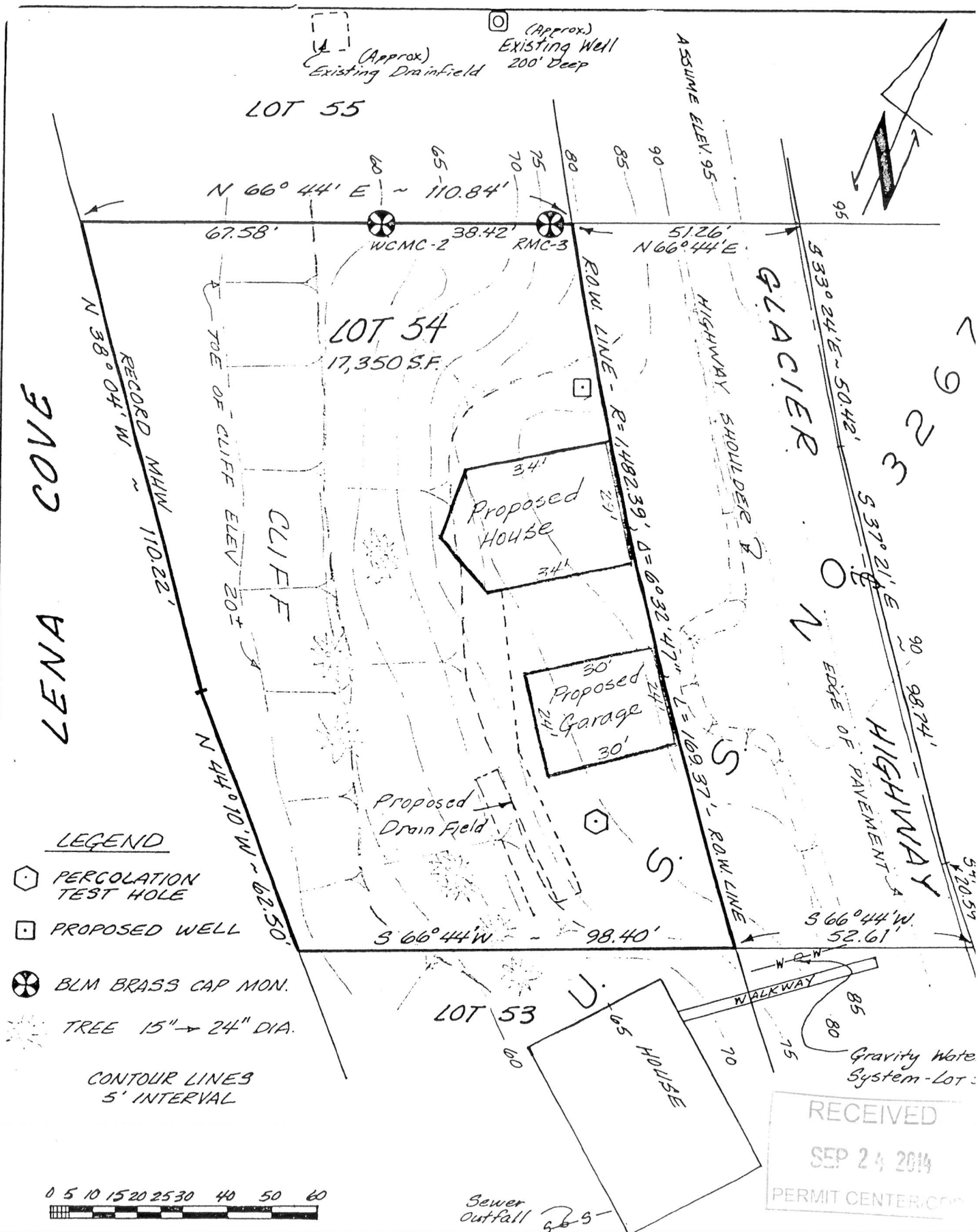
Sincerely,



Steve Gilbertson
Zoning Administrator

SG:cj

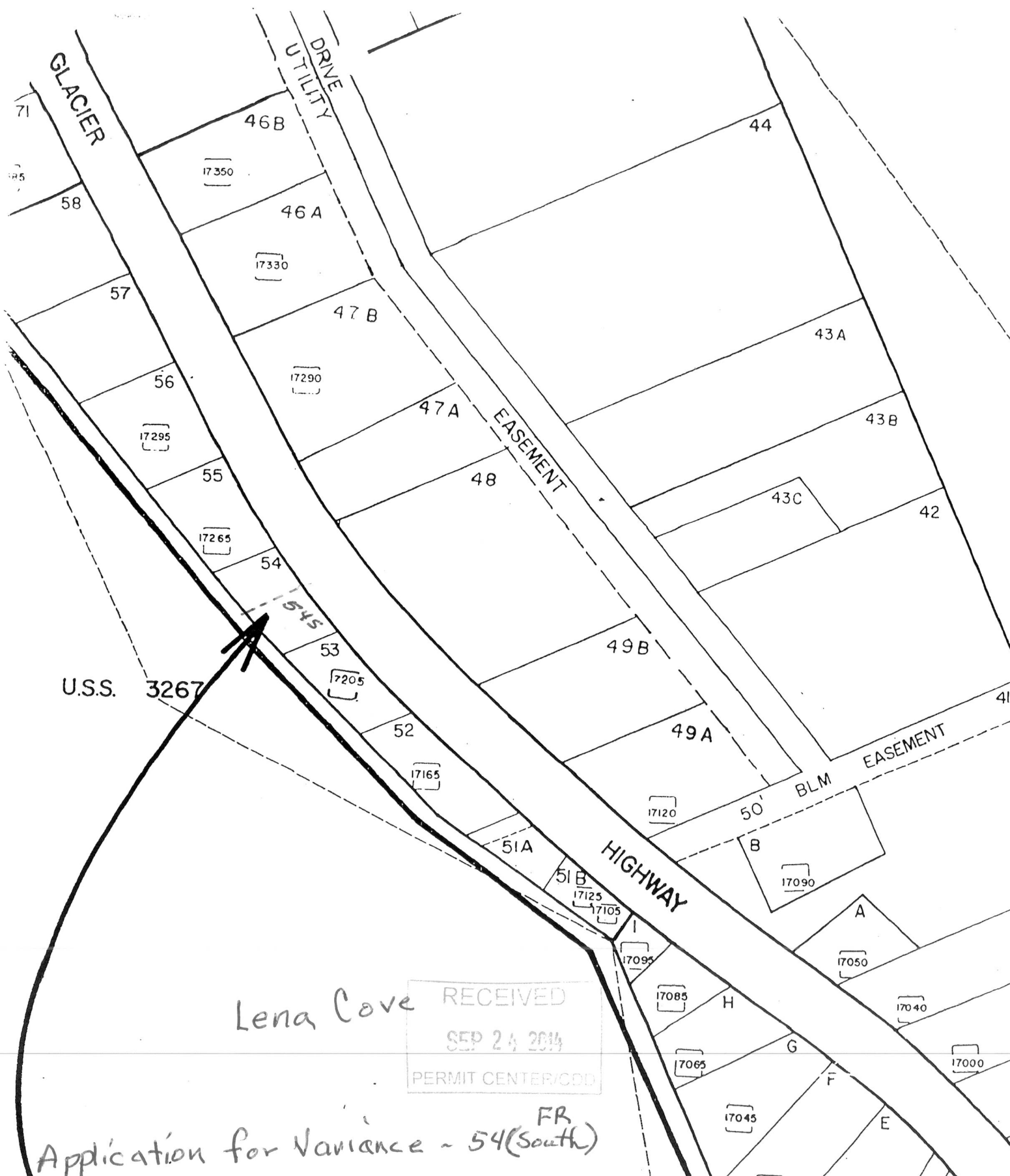




DES. RMH	SCALE 1" = 30'
CHK. DSM	DATE 4/11/77
F.B.	SHEET 1 OF 1
JOB NO. 6283.0	

TRYCK NYMAN & HAYES
ENGINEERS PLANNERS SURVEYORS

SITE PLAN:
LOT 54, U.S. SURVEY 3267
18 MILE, GLACIER HWY, JUNEAU, ALASKA



U.S.S. 3267

Lena Cove

RECEIVED
 SEP 24 2014
 PERMIT CENTER/CDD

Application for Variance ~ 54 (South) FR

ECHO COVE

DOWNTOWN JUNEAU

N36°40'38"W -503.42'
BASIS OF BEARING

GLACIER HIGHWAY

VARIES

RECEIVED
SEP 24 2014
PERMIT CENTER

R-O-W

19°53'E -192.99'

N66°52'51"E-111.19'
67.58'

43.61'

75' PER PLATTING
RESOLUTION No. 86
House

L=76.48'

LOT

S66°52'51"W-106.29'
52.86'

54

"X" IN
BOULDER
Utility Pole

92.69'

28'
Garage
beneath

Proposed
House

52'
36'

S66°45'11"W-98.89'
43.19'

House

Walkway

N37°56'31"W-110.13'
77.58'

Toe
of cliff

32.55'

N44°02'06"W-62.58'
Lot 54FR

55.72'

No soil/Rock to be moved
from the Lot.

- Water (X)
- Electricity - Utility Pole (X)

ite
el

NEW ADDRESS ASSIGNMENT / UPDATE

New Address(es) Assigned 17225 GLACIER HWY

Address requested by owner prior to building permit application. Address of 17225 GLACIER HWY assigned to vacant parcel for future single family residence.

Mail To: JOHN H NORMAN
NANCY NORMAN
PO BOX 210144
AUKE BAY AK 99821

*Driveway permit
Pay \$500.00 refit spring
Bond*

Case Number: [2005080] ADR20140051

Date Address Assigned: July 25, 2014

Parcel Code Number: 8-B34-0-102-005-0

Legal Description: USS 3267 LT 54 FR

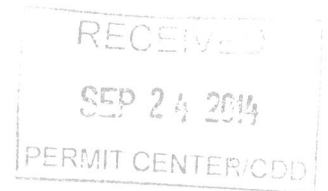
Assigned By: Quinn_Tracy

Current Property Owner: JOHN H NORMAN

Building Permit Number: pending

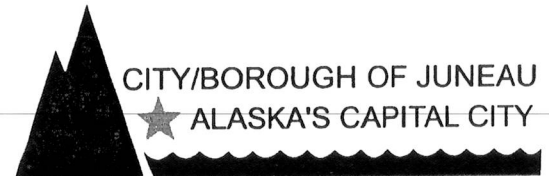
Date Printed: July 25, 2014

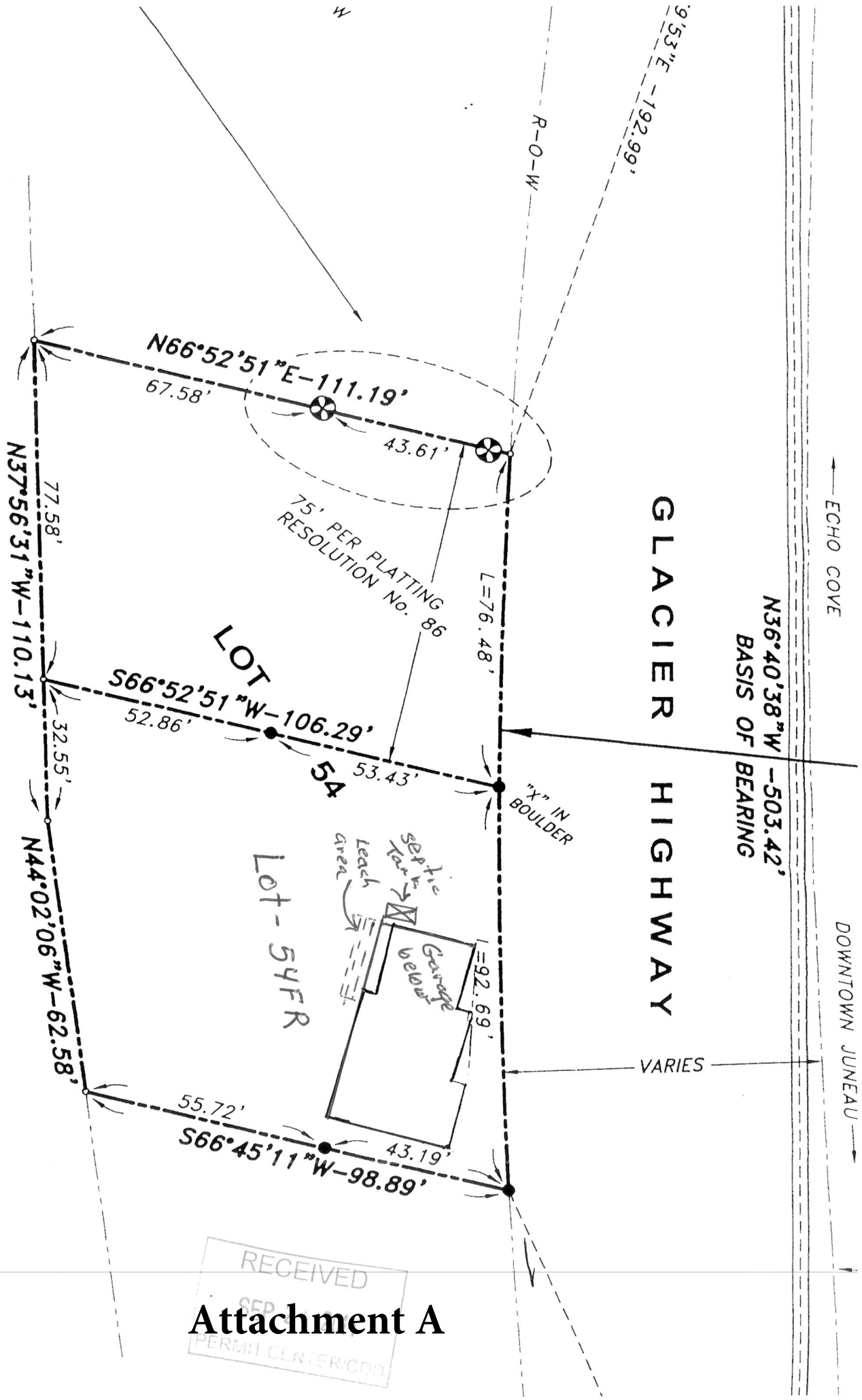
<u>All Addresses Assigned to Parcel</u>	<u>Date Created</u>	<u>Date Retired</u>
- 17225 GLACIER HWY	July 25, 2014	



If you have questions contact Quinn Tracy at 907-586-0762 or quinn_tracy@ci.juneau.ak.us

CC: Property Owner
CBJ Assessors, Police, Fire
AEL&P
U.S. Postal Service
ACS





Site 1

RECEIVED
 SEP 11 2009
 PERMIT CENTER/CDD

Attachment A

ECHO COVE

$N36^{\circ}40'38''W - 503.42'$
 BASIS OF BEARING

GLACIER HIGHWAY

VARIES

DOWNTOWN JUNEAU

R-O-W

$9^{\circ}53''E - 192.99'$



Subject Property

Attachment B

Image Date: June 2013
Contours are at 5ft contours



Attachment C

0 50 100 Feet



From: [Heidemann, Marie E \(DOT\)](#)
To: [Beth McKibben](#)
Cc: [Epstein, David B \(DOT\)](#); [Schmidt, Joanne M \(DOT\)](#); [Buck, Joseph T \(DOT\)](#); [Hughes, Andrew N \(DOT\)](#); [Patz, Gregory D \(DOT\)](#); [Gray, Scott J \(DOT\)](#); [Davis, Randal V \(DOT\)](#)
Subject: RE: Request for comments - VAR2014 0020
Date: Monday, November 24, 2014 10:05:18 AM

Beth,

Although Southcoast Region has a current and active design project (67564-JNU-Glacier HWY Pavement Rehabilitation Lena PT To Tee Harbor), the road corridor per the 1989 ROW Map "F-093-3(3)" is being held as right-of-way for this project, and the Department's current construction plan will not affect this property by easement, temporary construction easement, or fee-simple action. The Department has no objection to the applicant's request for a variance allowing for a 5' setback, but the applicant should be made aware that no encroachments on State ROW will be tolerated. Furthermore, any parking deck, carport or garage structures should be constructed to ensure that vehicles are not backing out into the roadway, and that there is adequate room for a turn around, such as hammerhead.

Thanks for the opportunity to comment.

Marie Heidemann
Transportation Planner
State of Alaska DOT&PF - Southcoast Region
Phone: (907)-465-1775

-----Original Message-----

From: Beth McKibben [<mailto:Beth.McKibben@juneau.org>]
Sent: Monday, November 17, 2014 3:48 PM
To: Charlie Ford; Ron King; Heidemann, Marie E (DOT); Ed Foster; Dan Jager; Dave Crabtree; Kyan Reeve; 'Ken Huddlestun'; Samantha Stoughtenger; 'Page W. Decker'; Patricia deLaBruere; Greg Chaney; Darrell Wetherall (Darrell.Wetherall@aelp.com); eric.eriksen@aelp.com
Subject: Request for comments - VAR2014 0020

Please find attached an application for a variance to the front yard setback at 17225 Glacier Highway. Please return any comments or concerns you may have by the end of the day on December 1.

Your message is ready to be sent with the following file or link attachments:

APP_VAR20140020.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Attachment D