

**\*\* REVISED \*\***

**BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Date: November 19, 2014

File No.: VAR2014 0022

Marine Exchange of Alaska  
Attn.: Ed Page  
1000 Harbor Way STE 204  
Juneau, Alaska 99801

Application For: A variance to reduce both side yard setbacks from 10' to 0' on the ground floor and from 10' to 5' on upper floors of a new office building.

Legal Description: Lot 4 Block 51 Tidelands Addition

Property Address: 1050 Harbor Way

Parcel Code No.: 1-C06-0-K51-002-0

Hearing Date: October 28, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis but did not adopt all findings listed in the attached memorandum dated October 16, 2014. The Commission made two new findings (as shown below) and approved the Variance to be conducted as described in the project description and project drawings submitted with the application with the following condition:

New findings for Criteria 2:

The building next to the proposal will not be impacted because it is not a normal commercial business. The design of the proposed building will properly address rain water drainage and snow melt within the site.

New findings for Criteria 6:

The improvements to the lot will increase property value, have a strong influence upon the nearby business containing Juneau Electronics, and developing the lot will lessen the collection of abandoned vehicles on the lot. Ample parking provided by the project will be a benefit to the neighborhood. The building and its design is a major benefit as the downtown grows. The building and the look and location is going to make for a more vibrant entrance to downtown.

- Prior to issuance of a Building permit, the applicant shall describe in a narrative and show on a site plan how snow and water run-off will be sufficiently managed on the site with the new encroachments allowed under this variance.

Attachment: October 16, 2014, memorandum from Eric Feldt, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0022

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.

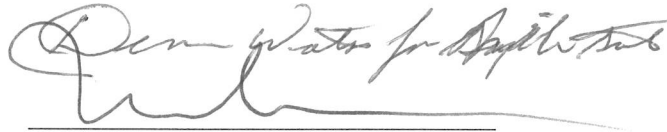
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, October 28, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or April 28, 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:

  
Eric Feldt, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk

12/2/14  
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.