

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: December 11, 2014

File No.: VAR2014 0020

John and Nancy Norman
17225 Glacier Highway
Juneau, Alaska 99801

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

Legal Description: USS 3267 Lot 54 FR

Property Address: 17225 Glacier Highway

Parcel Code No.: 8-B34-0-102-005-0

Hearing Date: December 9, 2014

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 1, 2014, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

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

Attachment: December 1, 2014, memorandum from Beth McKibben, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0020.


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.

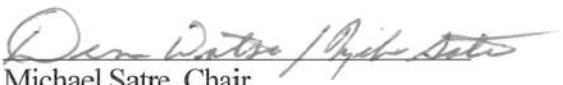
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030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

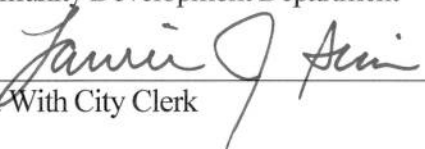
Effective Date: The permit is effective upon approval by the Board, December 9, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or June 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: 
Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

12/11/14
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.