



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: February 11, 2015
File No.: VAR2015 0001

MRV Architects
1420 Glacier Avenue #101
Juneau, AK 99801

Application For: A variance to reduce the parking requirement from 105 spaces to 37 spaces.

Legal Description: Lemon Glacier 2 Lot 5, 4, Fraction 3

Property Address: 1944 Allen Court, Juneau, AK 99801

Parcel Code No.: 5-B12-0-101-009-0; 5-B12-0-101-010-0; 5-B12-0-101-011-0

Hearing Date: February 10, 2015

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 5, 2015, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Within one year of expiration of the deed restriction for “vulnerable low-income residents” this variance is required to return to the Planning Commission for continued approval.

Attachment: February 5, 2015, memorandum from Beth McKibben, Community Development, to the CBJ Board of Adjustment regarding VAR2015 0001

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, February 10, 2015

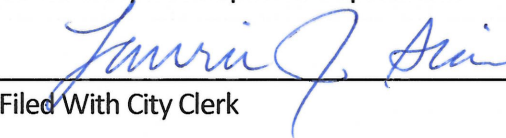
Expiration Date: The permit will expire 18 months after the effective date, or August 10, 2016, if no Building Permit has been issued and substantial construction progress has not been


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.