



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: February 11, 2015

File No.: VAR2014 0029

Kim and Ethel Smith
3112 Wildmeadow Lane
Juneau, AK 99801

Application For: A variance to reduce the 20-foot front yard setback for an existing building.
Legal Description: Wildmeadow Park Lot 4A
Property Address: 3112 Wildmeadow Lane
Parcel Code No.: 4-B17-0-100-005-0
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 January 28, 2015, and **approved** the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: January 28, 2015, memorandum from Tim Felstead, Community Development, to the CBJ Board of Adjustment regarding VAR2014 0029

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: Tim Felstead
Tim Felstead, Planner
Community Development Department

Michael Satre
Michael Satre, Chair
Planning Commission

Jaurie J. Arin 2/17/15
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.