

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: March 13, 2002

File No.: VAR2001-00027

Walsh Services
425 So. Franklin Street
Juneau, Alaska 99801

Application For: A Variance to reduce the number of parking spaces to 40% of the required standard

Legal Description: Juneau Townsite, Block T, LT 1 7A Subdivision

Parcel Code No.: 1-C07-0-I01-001-0

Hearing Date: March 12, 2002

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2002 and approved the variance to be conducted as described in the project drawings and submitted with the application and with the following conditions.

1. The variance to the standard parking requirement is based, in part, on the project description which limits retail sales to the first floor and dedicates the mezzanine and second floor to the storage of goods. Future proposals to change use of the mezzanine and second floor will require analysis under Section 49.40 of the CBJ Code and may result in a reassessment of the parking requirement.
2. Prior to issuance of a building permit, the applicant shall demonstrate that a deed restriction has been recorded with the State Recorders Office on the property occupied by the Channel View Apartments to reserve 14 parking spaces to be allotted to meet the land use code parking requirements for the retail use of the Trucano/Landvik Building.

Attachments: February 6, 2002 memorandum from Oscar Graham, Community Development to the Planning commission regarding USE2001-00043.

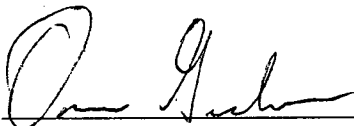
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

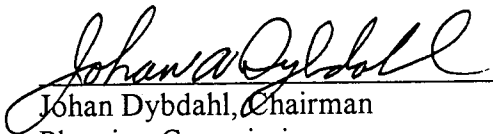
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Effective Date: The permit is effective upon approval by the Commission, March 12, 2002.

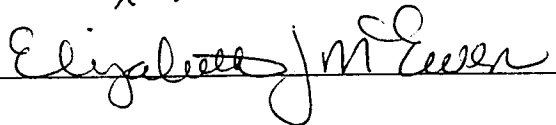
Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2003] if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Oscar Graham, Planner


Johan Dybdahl, Chairman
Planning Commission

Deputy
Filed With City Clerk


March 20, 2002

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 1 (800) 949-4232, or fax (360) 438-3208.