

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: December 11, 2002
File No.: VAR2002-00047

Jerry Grundmann
11985 Glacier Highway
Juneau AK 99801

Application For: A variance request to allow a subdivision of one lot into three, with each lot fronting on a primary arterial road (Glacier Highway), without an interior access street.

Legal Description: USS 2614

Parcel Code No.: 4-B28-0-102-005-0

Hearing Date: December 10, 2002

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 27, 2002 and approved the variance to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to recording of the final subdivision plat, applicant must construct a common access drive with a width not to exceed 32' to all three lots.
2. Prior to recording of the final subdivision plat, the applicant must provide two parking spots on each lot, to be accessed from driveway.
3. The applicant must get a grading permit for the construction of above referenced drive and parking areas. The driveway and parking spaces must be inspected and approved by the CBJ Engineering Department prior to recording the subdivision.
4. The applicant must remove the carport adjacent to Glacier Highway prior to recording the final subdivision plat.
5. The applicant must either remove or block access to the garage adjacent to Glacier Highway prior to recording the final subdivision plat.

Jerry Grundmann
File No.: VAR2002-00047
December 11, 2002
Page 2 of 2

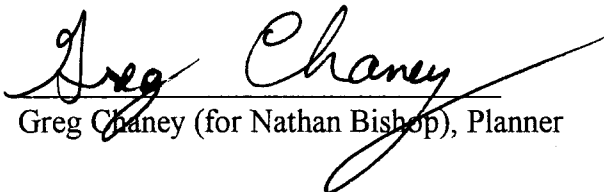
Attachment: November 27, 2002 memorandum from Nathan Bishop, Community
Development to the CBJ Planning Commission regarding VAR2002-00047.

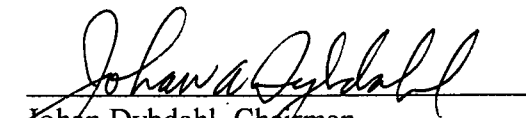
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission.
December 10, 2002

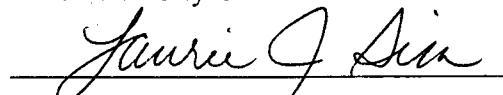
Expiration Date: The permit will expire 18 months after the effective date or June 10, 2004, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Greg Chaney (for Nathan Bishop), Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


12/13/02

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.