

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: December 11th, 2002
File No.: VAR2002-00048

Neil Mackinnon
1114 Glacier Avenue
Juneau, Alaska 99801

Application For: Variance to construct a single family residence with a side line set back of 10 ft in order to keep the grade of existing road from becoming more adverse.

Legal Description: USS 3171, Lot 20

Parcel Code No.: 6-D07-0-112-007-0

Hearing Date: December 10th, 2002

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 4th, 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:

Attachment: A December 4th, 2002 memorandum from Monique Wheeler, Planner, Community Development to the CBJ Planning Commission regarding VAR2002-00048.

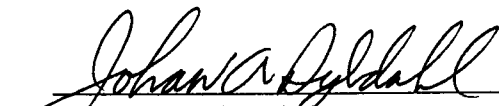
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030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

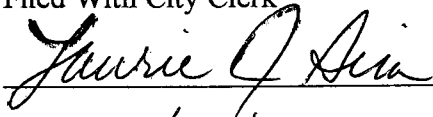
Effective Date: The permit is effective upon approval by the Commission.
December 10th, 2002.

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Expiration Date: The permit will expire 18 months after the effective date or June 10th, 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: 
Monique Wheeler, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

12/13/2002

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.