

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: February 14, 2007

File No.: VAR2007-00002

Jeff Hoover
4416 Ichabod Ln.
Juneau, AK 99801

Application For: The applicant's house encroaches 8.5 feet into a 20 foot rear setback. A proposed 290 square foot addition would also encroach 8.5 feet into the same 20 foot rear setback.

Legal Description: Sleepy Hollow II LT 32

Parcel Code No.: 5-B25-0-137-012-0

Hearing Date: February 13, 2007

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 5, 2007 and approved the rear setback variance to be conducted as described in the project description and project drawing submitted with the application. This variance approval is subject to the following condition:

1. Prior to issuance of a Final (or Temporary) Certificate of Occupancy for the structure, an As-Built survey showing that the addition is at least 11 feet from the rear property line, with eaves no closer than 9 feet from the rear property line, shall be required.

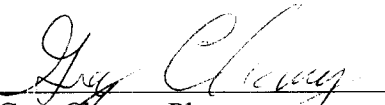
Attachment: February 5, 2007 memorandum from Greg Chaney, Community Development Planner to the CBJ Board of Adjustment regarding VAR2007-00002.

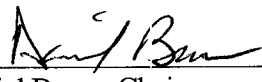
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit.

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 Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Board, February 13, 2007.

Expiration Date: The permit will expire 18 months after the effective date or August 13, 2008, 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 permit expires.

Project Planner: 
Greg Chaney, Planner
Community Development Department


Daniel Bruce, Chairman
Planning Commission


Filed With City Clerk

2/16/07
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 - 1-800-949-4232, or fax 360-438-3208.