

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: May 9, 2007

File No.: VAR2007-00011

Mary Pat Wyatt
1760 Capital View
Douglas, AK 99824

Application For: A Variance request to reduce the 5' side yard setback requirement to 2' for proposed stairs and to 0' for proposed roof eaves.

Legal Description: USS 752 LT 2A

Parcel Code No.: 1-C03-0-J02-003-0

Hearing Date: May 8, 2007

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 30, 2007 and granted the side yard setback Variance to be conducted as described in the project description and project drawing submitted with the application with the following condition:

1. An as-built survey of the completed structure, including the stairs and roof eaves, shall be submitted to the CDD prior to the issuance of a Temporary Certificate of Occupancy to ensure that all portions of the structure are on the subject lot and comply with the reduced setback requirements approved in the variance.

Attachment: April 30, 2007 memorandum from Ben Lyman, Planner, Community Development to the CBJ Board of Adjustment regarding VAR2007-00011.


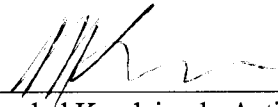
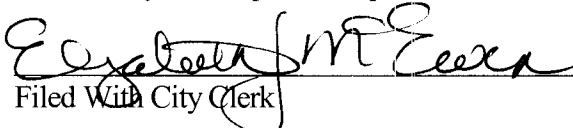
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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, May 8, 2007

Expiration Date: The permit will expire 18 months after the effective date, November 8, 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.

Mary Pat Wyatt
File No: VAR2007-00011
May 9, 2007
Page 2 of 2

Project Planner:  
Ben Lyman, Planner
Community Development Department
Marshal Kendziorek, Acting Chairman
Planning Commission
 5/10/07
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 - 1-800-949-4232, or fax 360-438-3208.