



**CITY/BOROUGH OF JUNEAU**  
ALASKA'S CAPITAL CITY

**BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**

Date: June 12, 2007

File No.: VAR2007-00016

Steve Olmstead  
P.O. BOX 211216  
Auke Bay, AK 99821

Application For: A variance request to reduce the minimum lot size required for a lot with an on-site wastewater disposal system.

Legal Description: USS 3264, Lot 2

Parcel Code No.: 8-B34-0-100-003-0

Hearing Date: June 12, 2007

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 30<sup>th</sup>, 2007 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. Each on-site wastewater treatment system, upon both lots shall be pumped and inspected every (2) two years by a licensed installer; report shall be reviewed and approved by the CBJ Engineering Department.
2. To ensure the two-year inspection and pumping are completed; the applicant shall be required to bond for such completions.
3. A note shall be added to the plat stating that both lots may only gain access to Point Lena Loop Road through one driveway.

Attachment: May 30<sup>th</sup>, 2007 memorandum from Eric Feldt, Community Development to the CBJ Board of Adjustment regarding VAR2007-00016.


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).

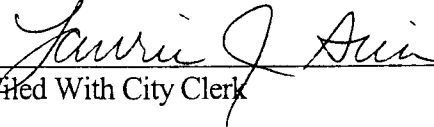
Effective Date: The permit is effective upon approval by the Board, June 12, 2007.

Expiration Date: The permit will expire 18 months after the effective date or December 12<sup>th</sup>, 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.

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Project Planner:  \_\_\_\_\_  
Eric S. Feldt, Planner  
Community Development Department

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Daniel Bruce, Chairman  
Planning Commission

 \_\_\_\_\_  
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.