

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: July 11, 2007

File No.: VAR2007-00021

Vern Ann Daniels
P.O. BOX 34015
Juneau, AK 99803-4015

Application For: Variance requested to reduce the front-yard setback from 20-feet to 13-feet, to allow the replacement of a nonconforming carport with a new second story pitched roof.

Legal Description: Meadow Grove, Block F, Lot 15

Parcel Code No.: 5-B16-0-132-014-0

Hearing Date: July 10, 2007

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 3, 2007 and approved the Variance to reduce the front-yard setback from 20-feet to 13-feet, to allow the replacement of a nonconforming carport with a new second story pitched roof, to be conducted as described within the submitted application and with the following condition:

- Prior to issuance of a Certificate of Occupancy, the applicant shall provide an As-Built survey that confirms the carport is at least 13-feet from the front property line. Eaves may project 2-feet closer to the lot line.

Attachment: July 3, 2007 memorandum from Daniel J. Sexton, Community Development to the CBJ Board of Adjustment regarding VAR2007-00021.

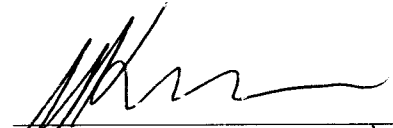
This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain required building permits.


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, July 10, 2007

Expiration Date: The permit will expire 18 months after the effective date or January 10, 2009, 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 the permit's expiration date.

Project Planner: 
Daniel J. Sexton, Planner
Community Development Department


Daniel Bruce, Chairman *M. KENOWOREK*
Planning Commission Vice Chair


Elizabeth M. Ewen
Filed With City Clerk

7/12/07
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.