

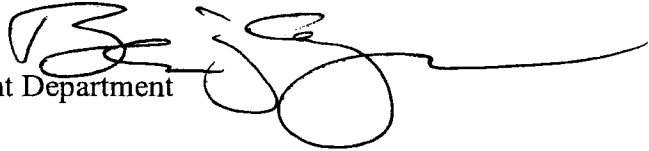
MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: May 16, 2005

TO: Board of Adjustment

FROM: Ben Lyman, Planner
Community Development Department



FILE NO.: VAR2005-00023

PROPOSAL: A Variance request to allow a common wall subdivision of a 13,995 square foot lot.

GENERAL INFORMATION

Applicant: Traci Walker

Property Owner: Thunder Mountain, LLC

Property Address: 8478 Thunder Mountain Road, Juneau

Legal Description: Thunder Mountain, Lot 13

Parcel Code Number: 5-B24-0-156-002-0

Site Size: 13,995 Square Feet

Zoning: D-5

Utilities: CBJ Water & Sewer

Access: Thunder Mountain

Existing Land Use: Residential

Surrounding Land Use: North - Single-family residences
South - Single-family residences
East - Mobile Home, common-wall residences
West - Single-family residence, Mobile Home Park



PROJECT DESCRIPTION

The applicant is proposing to subdivide the existing lot to convert a duplex currently under construction into two common-wall residences. The subject parcel is 5 square feet too small for this subdivision to be allowed without a variance to the required lot size. The requested variance, if granted, would allow the subdivision of the existing parcel into two parcels that would each be 2.5 square feet (on average) smaller than the size required under 49.25.400 for common-wall residences in the D-5 zoning district (7,000 square feet). As the proposed common wall subdivision has not yet been surveyed, the exact size of each resulting lot is not available. The recommended condition of approval requires that neither lot be more than five square feet smaller than the required size of 7,000 square feet.

BACKGROUND

On November 12, 2003, an application for BLD2003-00776 was received by the Community Development Department. This building permit application was for a duplex on the subject parcel. On September 14, 2004, BLD2003-00776 was modified to enlarge one side of this duplex. On April 21, 2005, BLD2003-00776 was further modified so that the structure under construction is one-half of a proposed common-wall dwelling. BLD2005-00210 was applied for on April 21, 2005 for the other half of the proposed common wall dwelling. In order for this building permit to be approved, it must be possible for the lot to be subdivided to create a common wall dwelling. This subdivision requires the variance considered herein due to the lot area being five square feet short of the area required under 49.25.400.

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

Attachment A shows the neighborhood of the subject parcel. Five of the original lots on Thunder

Mountain Road have been subdivided as common-wall structures. Of the resulting ten lots, eight are of substandard size and have required variances to the dimensional standards, 49.25.400 such as that requested herein.

The relaxation applied for would give substantial relief to the owner of the property involved and be more consistent with justice to the other property owners in the neighborhood.

Staff finds that this criterion is met.

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The reduction applied for would result in two lots that are each approximately 2.5 square feet smaller than the required area of 7,000 square feet. This reduction is 0.00357% of the total required lot area, and will observe the intent of this title and preserve the public safety and welfare.

Staff finds that this criterion is met.

3. ***That the authorization of the variance will not injure nearby property.***

The construction of a duplex on the subject parcel is allowed outright. The subdivision of the lot as proposed herein, will not create the possibility for additional density, otherwise affect, or injure nearby property.

Staff finds that this criterion is met.

4. ***That the variance does not authorize uses not allowed in the district involved.***

Common wall development (use 1.910 at 49.25.300) is allowed outright in the D-5 zoning district. The variance does not authorize uses not allowed in the district involved.

Staff finds that this criterion is met.

5. ***That compliance with the existing standards would:***

- (A) ***Unreasonably prevent the owner from using the property for a permissible principal use;***

The duplex under construction is a permissible principal use.

Staff finds that this sub-criterion is not met.

(B) Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;

Neighboring properties have been granted similar variances and have subdivided their properties as proposed by the applicant. Compliance with the existing standards would unreasonably prevent the owner from using the property in a manner that is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property.

Staff finds that this sub-criterion is met.

(C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;

There are no unique physical features of the subject property.

Staff finds that this sub-criterion is not met.

or

(D) Because of preexisting nonconforming conditions on the subject parcel the grant of the variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.

Preexisting nonconforming conditions do not exist on the subject parcel.

Staff finds that this sub-criterion is not met.

6. That a grant of the variance would result in more benefits than detriments to the neighborhood.

There is no evidence of either benefits or detriments to the neighborhood inherent in this project.

Staff finds that this criterion is met.

JUNEAU COASTAL MANAGEMENT PROGRAM

This project has been reviewed and found not be related to the Juneau Coastal Management Program or its enforceable policies.

FINDINGS

1. *Is the application for the requested variance complete?*

Yes, the application for the requested variance is complete.

2. *Will the proposed development comply with the Juneau Coastal Management Program?*

Not Applicable. The proposed development is not related to or regulated by the Juneau Coastal Management Program.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

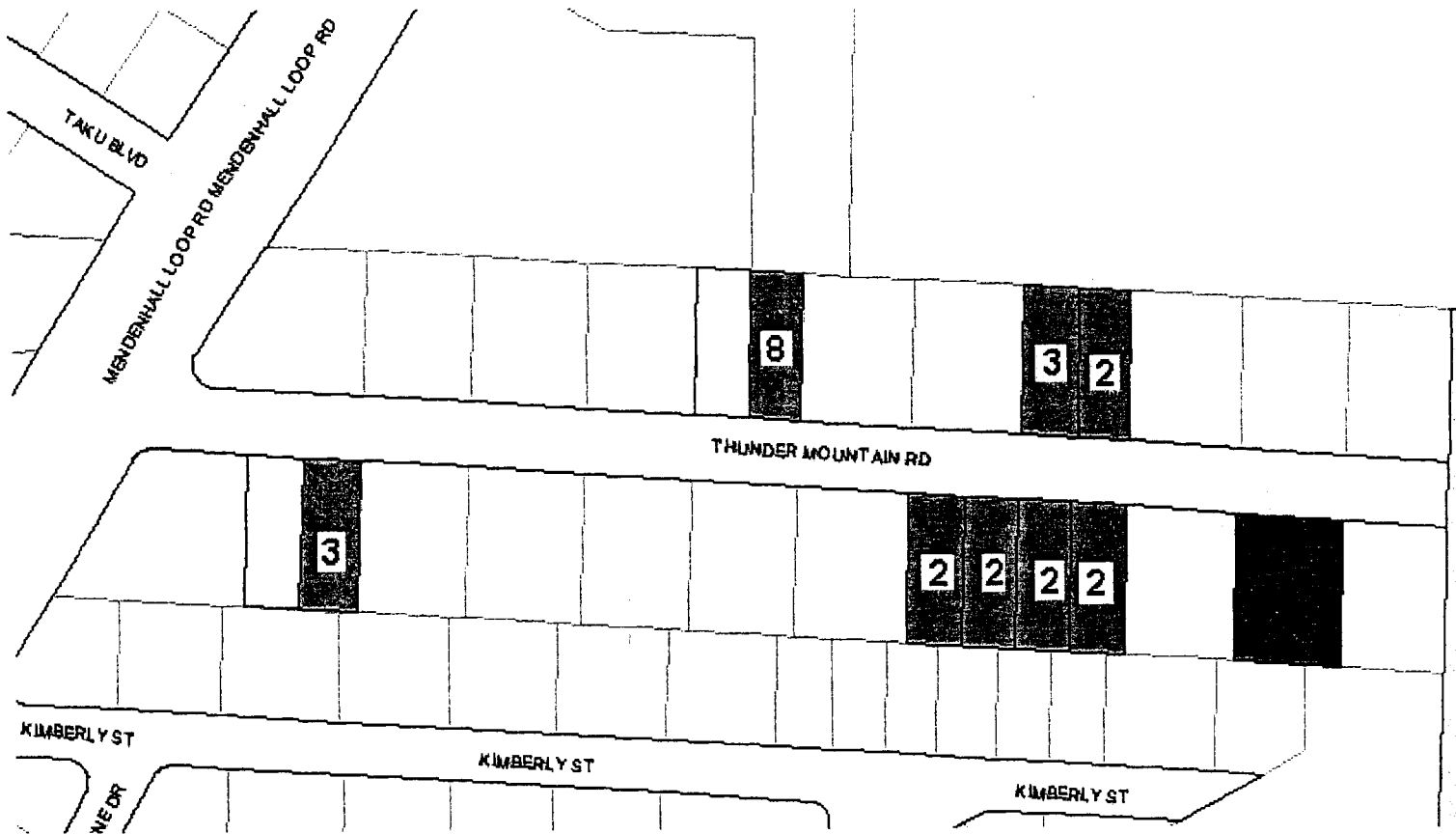
Yes, the variance as requested meets the criteria of Section 49.20.250, Grounds for Variances.

RECOMMENDATION

It is recommended that the Board of Adjustment adopt the Director's analysis, findings, and "decision" on the requested Variance, VAR2005-00023. The Variance permit would allow for the common wall development and subdivision of the subject parcel.

The approval of this variance is subject to the following condition:

The subdivision of the subject parcel shall not result in either lot being smaller than the required size of 7,000 square feet by more than 5 square feet.



The narrow, shaded lots are smaller than the minimum lot size required at 49.25.400 by the number of square feet shown in the lot.

The narrow, un-shaded lots are larger than the minimum lot size required at 49.25.400.

The large, shaded lot is the subject parcel.

ATTACHMENT A

VARIANCE APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

Project Number PRJ03-266	Project Name Thunder Mountain Lot 13 D/Lot Var	Case Number VAR2005-00023	Hearing Date	Date Received 4/21/05
------------------------------------	--	-------------------------------------	--------------	---------------------------------

VARIANCE TYPE: Setback Height Bulk Other (Describe) _____

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

Build a zero lot on site that is 5 sq ft. short of the 14,000 sq ft. required. a variance is necessary to subdivide the lot.
(Bldg permit # 2003-776)

PREVIOUS VARIANCE APPLICATIONS:

Date of Filing: _____ Yes No *not on this property*
 Variance from which standards: Setback Height Bulk Other (Describe) _____
 Was variance granted? Yes No

EXISTING USE OF LAND OR BUILDING(S):

Duplex permit issued & under construction to zero lot requirements. BLD 2003-0076

PROPOSED USE OF LAND OR BUILDING(S):

zero lot @ final completion of structure.

UTILITIES AVAILABLE WATER: Public On Site SEWER: Public On Site

PROPOSED SETBACKS (If variance changes setbacks):

Front _____ ft. Rear _____ ft. Side _____ ft. Other N/A ft.

UNIQUE CHARACTERISTICS OF LAND OR BUILDING (Difference from other properties in the area):

This type of variance has been granted for a few other projects similar on Thunder Mt. Rd.

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

Because lot size is short 5 sq ft.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

would be unable to subdivide to create zero-lot homes

REVIEW APPROVALS		VARIANCE FEES			
	INITIALS	DATE	DATE	DATE	DATE
Buildings	_____	_____	_____	_____	_____
Engineering	_____	_____	_____	_____	_____
Planning	_____	_____	_____	_____	_____
Application Fees	\$ 350.00	18037	20159	4/21/05	
Adjustment	\$ _____				
Total Fee	\$ 350.00				

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

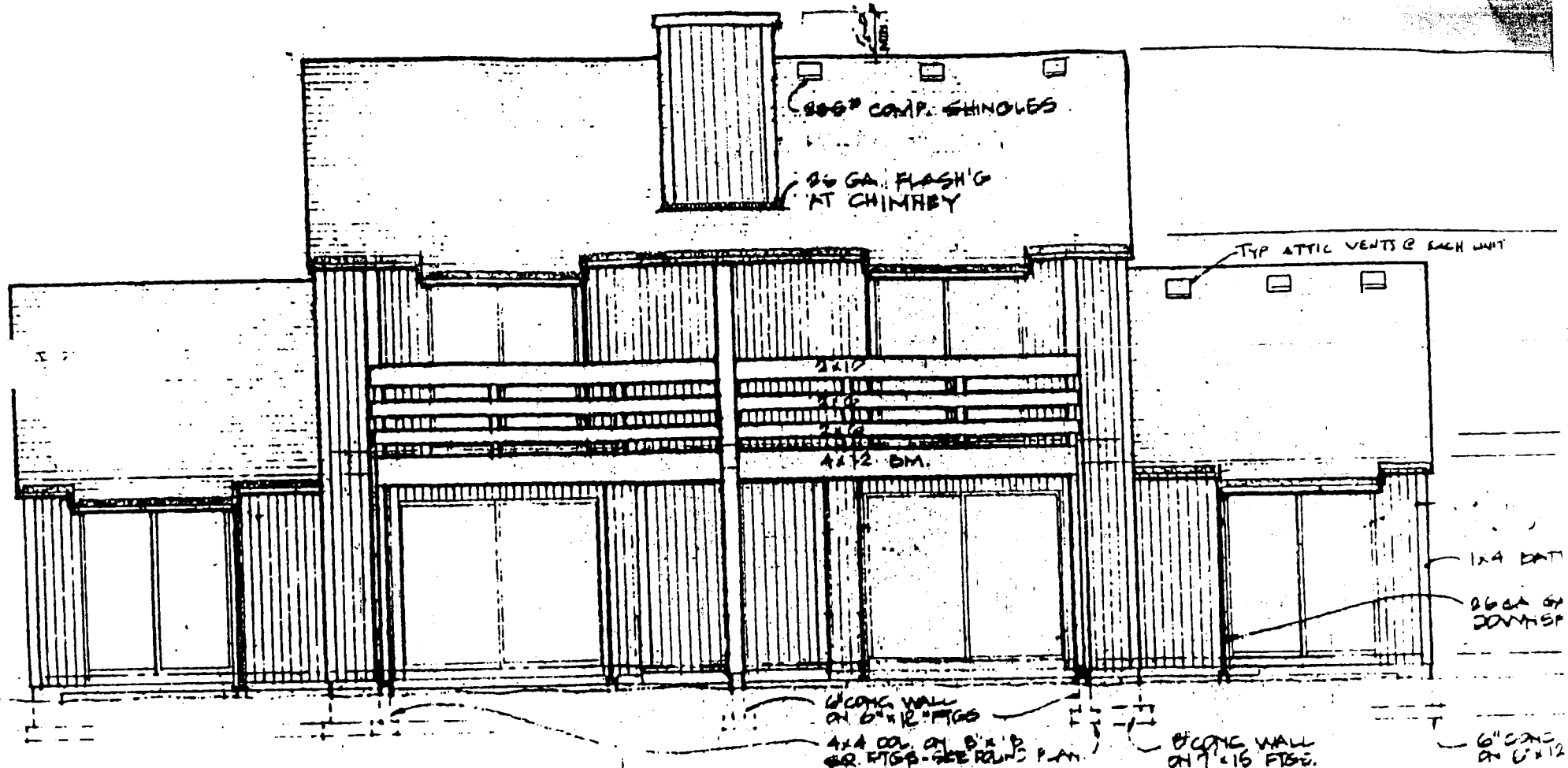
Project Number PS2003-266	CITY and BOROUGH of JUNEAU	Date Received: 4/21/05														
Project Name (City Staff to assign name) Thunder Mtn. Lt. 13 O-Lot Var																
Project Description zero lot construction (BLD 2003-776)																
PROPERTY LOCATION																
Street Address 8478 Thunder Mtn Rd	City / Zip Juneau AK 99801															
Subdivision (if known) Thunder Mtn.	Survey (if known)	Block / Tract (if known) Lot (if known) 13														
Assessor's Parcel Number (if known) 5B2401560020																
LANDOWNER/LESSEE																
Property Owner's Name Thunder Mtn LLC	<input checked="" type="checkbox"/> Contact by E-Mail: thundermtn@gei.net	Contact Person TRACI														
Mailing Address 8479 Thunder Mtn Rd	Home Phone No.	Work Phone No. 789-7555														
		FAX No. 789-5106														
LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY														
<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p>X <u><i>[Signature]</i></u> Landowner/Lessee Signature Date 4/20/05</p> <p>X _____ Landowner/Lessee Signature Date _____</p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:	
APPLICATION TYPE	OWNER'S INITIALS															
ALLOWABLE USE																
CONDITIONAL USE																
VARIANCE																
DESIGN REVIEW																
SUBDIVISION																
OTHER:																
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																
Applicant's Name TRACI WALKER		Contact Person TRACI														
Mailing Address 8479 Thunder Mtn. Juneau		Work Phone No.														
		Home Phone No. FAX No.														
X <u><i>[Signature]</i></u> Applicant's Signature Date of Application 4/20/05																

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL				WATER PERMIT		
		CONDITIONAL USE APPROVAL				SEWER PERMIT		
	X	VARIANCE	4/21/05	VAR05-23		GRADING PERMIT		
		DESIGN REVIEW APPROVAL				DRIVEWAY PERMIT		
		SUBDIVISION				RIGHT-OF-WAY PERMIT		
		STREET VACATION				PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO			OTHER - (Describe)		
		BUILDING PERMIT				Permit Intake Initials	<u><i>[Signature]</i></u>	
		Zone	Total Lot Area	Required Setbacks Front _____ Back _____ Side _____ Other _____				
COMMENTS:								

FORMS CD FORMS PERM FORM 3.5 REV. 2/18/99

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS



REAR VIEW ELEVATION

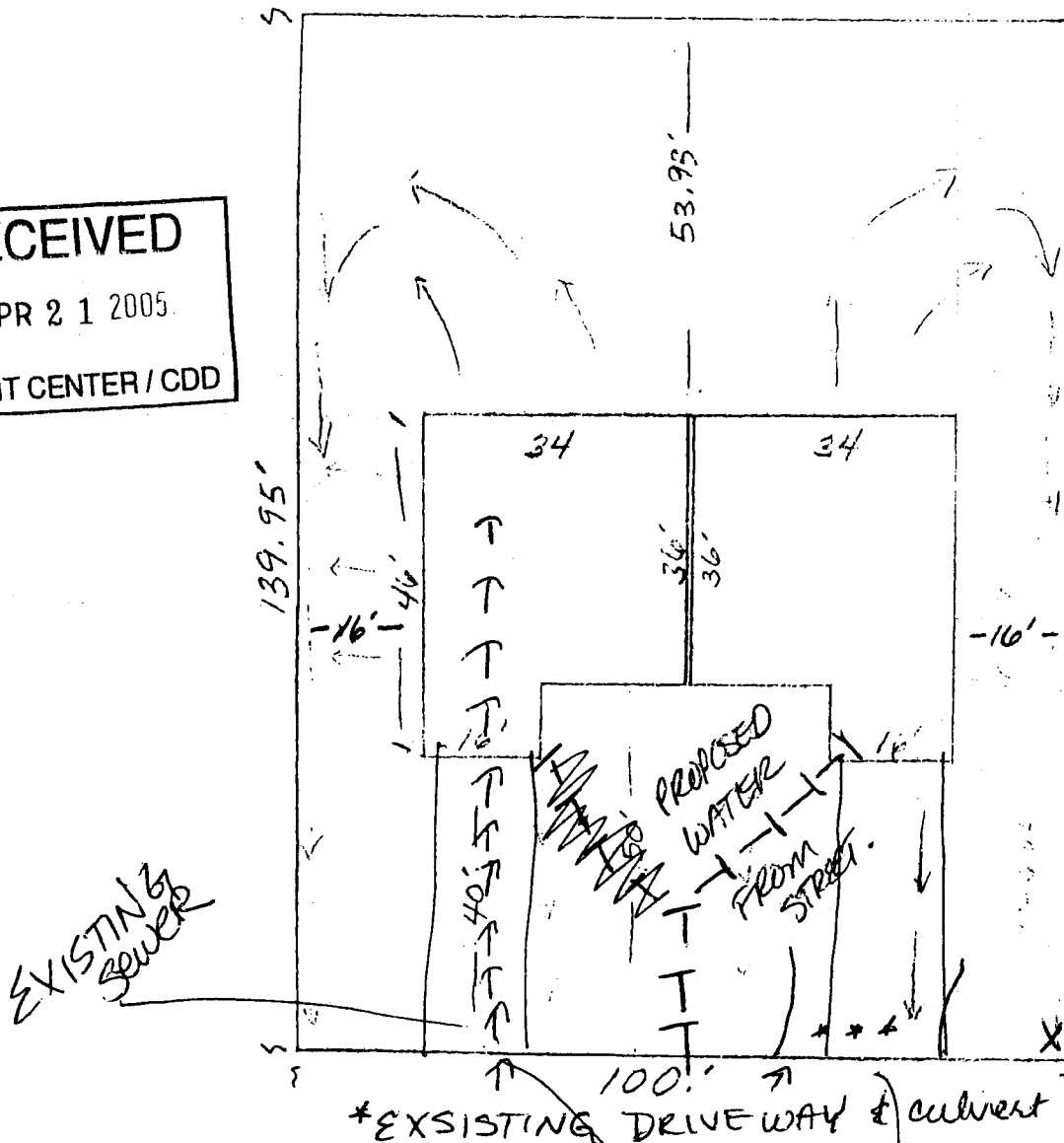
1/4" = 1'-0"

RECEIVED
 APR 21 2005
 PERMIT CENTER / CDD

WILL RAISE PAD/BACKFILL AROUND FOUNDATION TO CREATE DRAINAGE AWAY FROM BLDG. REST OF LOT WILL REMAIN BASICALLY THE SAME.

□ = APPROX 5'

RECEIVED
APR 21 2005
PERMIT CENTER / CDD



WATER MINIMUM 2' GRADING SETBACK FROM THE DUPLEX MUST GO TO ONE SIDE OF DUPLEX. THEN TO THE OTHER SIDE OF THE DUPLEX. "YING" THE WATER LINE OUTSIDE THE BUILDING IS NOT PERMITTED

LOT 13, THUNDER MTN SUBDY.
8478 THUNDER MTN ROAD
JUNEAU, AK 99801
TRACI WALKER 789-7555

2 proposed driveways @ 20' wide

RECEIVED
NOV 12 2003
PERMIT CENTER/CDD

5B2401550490 TOM FALLIS
 5B2401550500 CHARLES & PHYLLIS WOODMAN
 5B2401550510 SALLY BURNHAM
 5B2401550520 KAREN BAYSINGER
 5B2401550530 DEBBIE STEVENS
 5B2401550540 DEBORAH BROWN & RYAN GRIFFIN
 5B2401550550 CAROLE WRIGHT
 5B2401550570 DOUGLAS WHITE
 5B2401550590 DEBORAH AUGUSTUS
 5B2401550630 JOON HYUN KIM
 5B2401550640 JESSE HARWELL & PENNY GREEN
 5B2401550650 CHERYL WENZLAU
 5B2401550660 LARRY MOSSEY
 5B2401550670 DOUGLAS & DIANE STRAND
 5B2401550680 MICHAEL RUMERY
 5B2401550690 KNIGHT RENTAL INC
 5B2401550700 DOUGLAS & SUSAN CALHOON
 5B2401550720 HECTOR MARRERO
 5B2401550730 DAN & PATRICIA COON
 5B2401550740 MAY HOBSON
 5B2401550870 JULIA REHFELD
 5B2401550880 HEATHER WEIR
 5B2401550900 TLINGIT HAIDA REGIONAL HOUSING
 5B2401550920 JOE & SUE BOWMAN
 5B2401550940 RITA PETTIT
 5B2401550950 WILLIAM PETERSON
 5B2401550960 MARCY & HAROLD PILCHER
 5B2401550970 JAMES & JANICE BORBON
 5B2401550980 JAKE MICHAELS & ASHLEY ROBERTS
 5B2401550990 JOANNE BEHREND
 5B2401560030 DOUGLAS PROHASKI
 5B2401560041 WENDY LEE MOORE
 5B2401560042 ROLLY & ERLINDA PADURA
 5B2401560050 ELLIOTT JAY EPSTEIN
 5B2401560060 ARTHUR CHANCE III & JUNO CHANCE
 5B2401560070 STEVEN & KRIS BURNETT
 5B2401570070 L DAVID GRAFTON

C/O THUNDER MOUNTAIN LLC

THUNDER MOUNTAIN #90

8479 THUNDER MOUNTAIN RD JUNEAU AK 99801
 PO BOX 032286 JUNEAU AK 99803
 PO BOX 210432 AUKE BAY AK 99821
 8477 THUNDER MOUNTAIN RD #52 JUNEAU AK 99801
 8477 THUNDER MOUNTAIN RD #53 JUNEAU AK 99801
 PO BOX 033286 JUNEAU AK 99803
 3178 ORO BANGOR HWY OROVILLE CA 95966
 8479 THUNDER MOUNTAIN RD JUNEAU AK 99801
 PO BOX 211172 AUKE BAY AK 99821
 PO BOX 032704 JUNEAU AK 99801
 25001 GLACIER HWY JUNEAU AK 99
 8477 THUNDER MOUNTAIN RD #65 JUNEAU AK 99801
 PO BOX 032882 JUNEAU AK 99803
 8477 THUNDER MOUNTAIN RD #67 JUNEAU AK 99801
 9395 LA PEROUSE AVE JUNEAU AK 99801
 PO BOX 210891 AUKE BAY AK 99821
 8477 THUNDER MOUNTAIN RD #70 JUNEAU AK 99801
 8477 THUNDER MOUNTAIN RD #72 JUNEAU AK 99801
 PO BOX 034435 JUNEAU AK 99803
 8477 THUNDER MOUNTAIN RD #74 JUNEAU AK 99801
 8477 THUNDER MOUNTAIN RD #87 JUNEAU AK 99801
 8477 THUNDER MOUNTAIN RD #88 JUNEAU AK 99801
 PO BOX 032237 JUNEAU AK 99803
 PO BOX 210083 AUKE BAY AK 99821
 PO BOX 033186 JUNEAU AK 99803
 6472 128TH PL BELLEVUE WA 98004
 8477 THUNDER MOUNTAIN RD #96 JUNEAU AK 99
 PO BOX 034975 JUNEAU AK 99803
 8477 THUNDER MOUNTAIN RD #98 JUNEAU AK 99801
 PO BOX 020132 JUNEAU AK 99802
 C/O 2227 N JORDAN AVE JUNEAU AK 99801
 8482A THUNDER MOUNTAIN RD JUNEAU AK 99801
 8482-B THUNDER MOUNTAIN RD JUNEAU AK 99801
 PO BOX 032520 JUNEAU AK 99803
 8486 THUNDER MOUNTAIN RD JUNEAU AK 99801
 8488 THUNDER MOUNTAIN RD JUNEAU AK 99801
 PO BOX 032859 JUNEAU AK 99803

PARCEL_NO	OWNER	PRP_ADDRESS1	PRP_ADDRESS2	PRP_CITY	STAT	ZIP
5B2401490062	HUGH GRANT		PO BOX 020974	JUNEAU	AK	99802
5B2401540040	JAMES & CLAUDIA CRISS		8491 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401540060	RANDY & NANCY HULS		8489 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401540070	TROY & SHARON ANDREW		PO BOX 210256	AUKE BAY	AK	99821
5B2401540081	CYNDIE BROWNING & CRAIG ORSBORN		8483 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401540082	JOHN BOHAN		8483 THUNDER MOUNTAIN RD #8B	JUNEAU	AK	99801
5B2401540090	THUNDER MOUNTAIN LLC		8479 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401550010	TRACI WALKER		8479 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401550020	TAMI WILCOX		8477 THUNDER MOUNTAIN RD #2	JUNEAU	AK	99801
5B2401550030	NANCY VANBUSKIRK		8236 POPLAR AVE	JUNEAU	AK	99801
5B2401550050	EVAN GONZALES		8477 THUNDER MOUNTAIN RD #5	JUNEAU	AK	99801
5B2401550060	DEENA LARUE		8477 THUNDER MOUNTAIN RD #6	JUNEAU	AK	99801
5B2401550070	MARK & CAROL LICKERS		PO BOX 60037	GRAND JUNCTION	CO	81506
5B2401550080	JON REED		8477 THUNDER MOUNTAIN RD #8	JUNEAU	AK	99801
5B2401550090	VICTOR VOIT		8477 THUNDER MOUNTAIN RD #9	JUNEAU	AK	99801
5B2401550230	KURT REHFELD		8477 THUNDER MOUNTAIN RD #23	JUNEAU	AK	99801
5B2401550240	MICHAEL & AMANDA WHITNEY		8477 THUNDER MOUNTAIN RD SP 24	JUNEAU	AK	99801
5B2401550250	TOM FALLIS	C/O GONZALEZ MIGUEL & EDELYN	8477 THUNDER MOUNTAIN RD #25	JUNEAU	AK	99801
5B2401550260	RONALD BOLTON		PO BOX 021293	JUNEAU	AK	99802
5B2401550270	GARY WHITE & JUDY FORD WHITE	C/S LUCKY CABLES	PO BOX 022560	JUNEAU	AK	99802
5B2401550280	THUNDER MOUNTAIN MOBILE HOME PARK		8479 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401550290	PATRICK WORKMAN		8236 POPLAR AVE	JUNEAU	AK	99801
5B2401550300	TODD RICHARDS		12724 104TH AVE CT E APT G201	PUYALLUP	WA	98374
5B2401550310	GARY & JOLIE LOCKE		8477 THUNDER MOUNTAIN RD SP 30	JUNEAU	AK	99801
5B2401550330	THOMAS FALLIS		8479 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401550340	CARL & RITA MARVIN		8477 THUNDER MOUNTAIN RD #34	JUNEAU	AK	99801
5B2401550350	THUNDER MOUNTAIN MOBILE HOME PRK		8479 THUNDER MOUNTAIN RD	JUNEAU	AK	99801
5B2401550360	DAVID MACAL		8477 THUNDER MOUNTAIN RD #36	JUNEAU	AK	99801
5B2401550370	ROBERT PAULO		PO BOX 034423	JUNEAU	AK	99803
5B2401550380	RUSSELL & LINDA DEYETTE		8477 THUNDER MOUNTAIN RD #38	JUNEAU	AK	99801
5B2401550390	JENNIFER HECKLER		8477 THUNDER MOUNTAIN RD #39	JUNEAU	AK	99801
5B2401550430	RAY & BERNIE LEMONS		PO BOX 033076	JUNEAU	AK	99803
5B2401550440	MICHAEL SCHRAMM		PO BOX 033616	JUNEAU	AK	99803
5B2401550450	KATHERINE TANNER		8477 THUNDER MOUNTAIN RD #45	JUNEAU	AK	99801
5B2401550460	DAVID & IMA G CHRISTENSEN		PO BOX 022897	JUNEAU	AK	99802
5B2401550470	RAYMOND GORDON		PO BOX 032073	JUNEAU	AK	99803

5B2401570080 DAVID CLAUSEN
5B2401570090 JUDY CERNOBYL
5B2401570100 MARSHA BUCK
5B2401570110 WILLIE ANDERSON
5B2401570120 FRANK THOMAS
5B2401570130 MAUREEN SMITH
5B2401570140 LARRY GIBB JR & KIM GIBB
5B2401570150 RONALD & EILEEN KOTYK
5B2401580010 DAWN YOULL
5B2401580020 PAMELA STIGALL
5B2401580030 ALAN & CHRISTINE SCHULER
5B2401580040 KENNETH & PAWEENA DONNELLY
5B2401580050 THOMAS JAEGER
5B2401580060 CATHERINE EDWARDS
5B2401590110 RICHARD & BARBARA WILMOT
5B2401610130 DELTA PARK LLC
5B2401610140 JOANNE ROBITAILLE
5B2401610150 SHAWN & BONNIE PAUL
5B2401610160 AUSTYN & JOANNYE SCHMIDT
5B2401620020 MARIA VIDA ENRIQUEZ ET AL & MANUEL ENRIQUEZ
5B2401620030 BOB & MARY DRODDY
5B2401620040 STEVE & LINDA WOODS

8449 KIMBERLY ST JUNEAU AK 99801
8447 KIMBERLY ST JUNEAU AK 99801
8445 KIMBERLY ST JUNEAU AK 99801
8443 KIMBERLY ST JUNEAU AK 99801
8441 KIMBERLY ST JUNEAU AK 99801
8439 KIMBERLY ST JUNEAU AK 99801
PO BOX 033474 JUNEAU AK 99803
4002 DIANE RD JUNEAU AK 99801
PO BOX 034266 JUNEAU AK 99803
8440 KIMBERLY ST JUNEAU AK 99801
4066 DEBORAH DR JUNEAU AK 99801
4064 DEBORAH DR JUNEAU AK 99801
4062 DEBORAH DR JUNEAU AK 99801
4060 DEBORAH DR JUNEAU AK 99801
PO BOX 035032 JUNEAU AK 99803
PO BOX 31668 BELLINGHAM WA 98228
4043 DELTA DR JUNEAU AK 99801
8007 MAGNOLIA CT JUNEAU AK 99801
5405 N DOUGLAS HWY JUNEAU AK 99801
4076 GRANITE DR JUNEAU AK 99801
4050 DELTA DR JUNEAU AK 99801
PO BOX 033226 JUNEAU AK 99803

ABUTTERS LIST FOR VAR2005-00023 BEN'S FILE COPY MAILED 5/12/05