



Community Development

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155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: June 17, 2017
File No.: USE2017 0009

Matthew & Naomi Davidson
521 W 9th Street
Juneau, AK 99801

Proposal: Conditional Use Permit for additional living space above a non-conforming garage.

Property Address: 521 W Ninth Street

Legal Description: Lots 2 & 3 fraction, Block 212, Casey Shattuck

Parcel Code No.: 1-C06-0-C12-002-0

Hearing Date: June 13, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 5, 2017, and **APPROVED** the development of a second story addition above an existing nonconforming attached garage, 1.87 feet from a side lot line, in a D5 zoning district, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. To ensure that further encroachment into the setbacks does not occur, the dimensions of the existing eaves be measured in the field and not exceeding their current distance from the side lot line added as a condition of approval of a building permit.
2. Prior to the issuance of a Temporary Certificate of Occupancy for the associated building permit, an as-built survey of the completed addition is provided to the Community Development Department.

Attachments: June 5, 2017 memorandum from Tim Felstead, Planner, Community Development Department, to the CBJ Planning Commission regarding USE2017 0009.

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

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. 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 Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

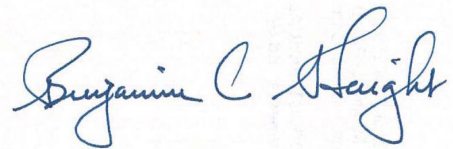
Effective Date: The permit is effective upon approval by the Commission, June 13, 2017.

Expiration Date: The permit will expire 18 months after the effective date, or January 13, 2019, 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 expiration date.


Project Planner:



Tim Felstead, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With City Clerk

June 19, 2017

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 (800) 949-4232, or fax (360) 438-3208.