



## Planning Commission

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155 S. Seward Street • Juneau, AK 99801

### BOARD OF ADJUSTMENT NOTICE OF DECISION

Date: September 28, 2017  
File No.: ADP2017 0001

Pagan Hill and Rob Roys  
PO Box 20273  
Juneau, AK 99802

Proposal: Alternative Development Permit for a reduced side yard setback to accommodate additional living space at the second- and third-story levels. This property is located within the downtown Juneau ADOD.

Property Address: 315 W. Eleventh Street, Juneau

Legal Description: Lot 2, Block 204, Casey Shattuck

Parcel Code No.: 1C030C040021

Hearing Date: September 26, 2017

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings 1, 2, 3, and 4 listed in the attached memorandum dated September 21, 2017, and amended findings 5 and 6 (see below) to approve the Alternative Development Permit for a reduced side yard setback to accommodate additional living space previously constructed at the second- and third-story levels of the dwelling located at 315 W. Eleventh Street, to be constructed as described in the project description and project drawings submitted with the application.

***5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** The development will not substantially decrease the value of or be out of harmony with the property in the neighboring area.

**6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?**

**Yes.** The development is in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

Attachments: September 21, 2017, memorandum from Jill Maclean, AICP, Senior Planner, Community Development, to the CBJ Board of Adjustment regarding ADP2017 0001.

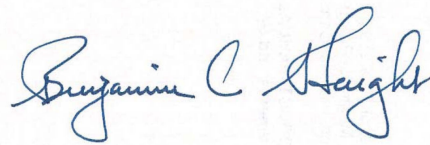
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (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 49.20.120).


Effective Date: The permit is effective upon approval by the Board on September 26, 2017.

Expiration Date: The permit will expire 18 months after the effective date, or March 26, 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:

  
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Jill Maclean, AICP, Senior Planner  
Community Development Department

  
\_\_\_\_\_  
Benjamin Haight, Chair  
Board of Adjustment

  
\_\_\_\_\_  
Filed With City Clerk

October 3, 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.