

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

Date: November 15, 2006

File No.: VAR2006-00044

Myra Pugh  
1011 D Street  
Juneau, AK 99801

Application For: Variance request for a 3 foot front yard setback instead of the minimum required 5 foot front yard setback for a duplex in a Mixed Use zone.

Legal Description: Juneau Townsite, Block 18, Fractions of Lot 7 & 8

Parcel Code No.: 1-C07-0-A18-009-0

Hearing Date: November 14, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 8, 2006 and approved the proposed Variance to allow for a corner of a proposed duplex to extend within 3 feet of the Fifth Street right-of-way. Eaves will project to within 2 feet of the Fifth Street right-of-way. The project is to be conducted as described in the project description and project drawing submitted with the application and with the following condition:

- 1) If Conditional Use permit application USE2006-00059 is denied, this application will be withdrawn.

Attachment: November 8, 2006 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding VAR2006-00044.

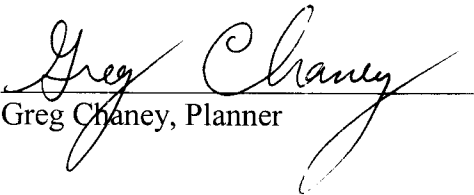
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain required building permits.


This Notice of Decision constitutes a final decision of the CBJ 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 Sec. 49.20.120).

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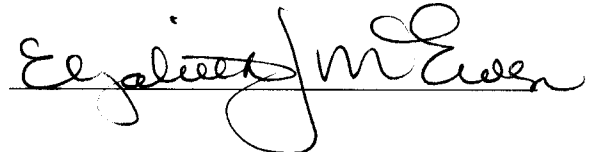
Effective Date: The permit is effective upon approval by the Commission:  
November 14, 2006

Expiration Date: The permit will expire 18 months after the effective date, or May 14, 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 the expiration date.

Project Planner:   
Greg Chaney, Planner

*acting*   
J. Mark Pusich, Chairman  
Planning Commission

Filed With City Clerk

  
Nov. 20, 2006

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.