



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 28, 2001

File No.: USE2001-00030

Roy & Elva Buehler
4742 Warrior Way
Mableton, Georgia 30126

Application For: A conditional use permit for a 12 guest bed and breakfast.

Legal Description: USS 2386, Block B, Lot 5

Parcel Code No.: 4-B22-0-105-001-0

Hearing Date: August 28, 2001

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 20, 2001 and approved the construction of a ten (10) guest Bed and Breakfast, to be conducted as described in the project description and project drawing submitted with the application, with the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit a letter to CBJ Planning Staff from a certified Alaskan Civil Engineer. The letter shall state that the proposed septic system is properly designed to accommodate a ten (10) guest Bed and Breakfast with two (2) owner/operators who live on site full time. If the proposed septic system has a lower capacity than a ten (10) guest Bed and Breakfast with two (2) owner/operators who live on site full time, the maximum occupancy of the facility will be reduced to match the proposed septic system's capacity.
2. Prior to operation, the applicant shall install, where appropriate, a six foot (or higher) sight obscuring fence between the applicant's property and developed properties to the northwest. It is further recommended that the applicant plant sight obscuring evergreen trees along this property line to help provide a long term visual buffer.
3. The permit is for a ten (10) person Bed and Breakfast facility and does not include events or functions for more than 10 guests.
4. The building's color scheme shall be consistent with neighboring properties.

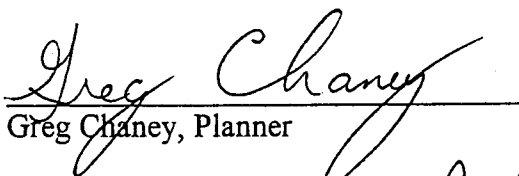
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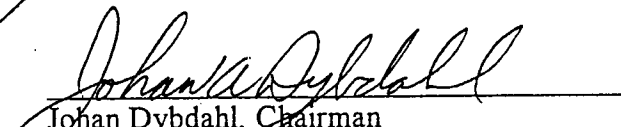
Attachments: August 20, 2001 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2001-00030.

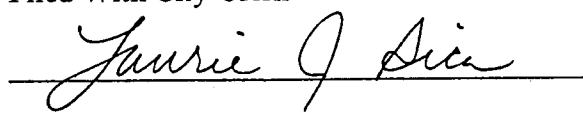
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

Effective Date: The permit is effective upon approval by the Commission
August 28, 2001

Expiration Date: The permit will expire 18 months after the effective date, or February 28, 2003, 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


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

8/31/2001

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.