

**PLANNING COMMISSION
BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: May 22, 2001

File No.: VAR2001-00014

Ryan Johnston
P.O. Box 240527
Douglas, Alaska 99824-0527

Application For: A Variance to allow construction of a new garage in the setback.

Legal Description: Douglas, Block 31, Lot 1

Parcel Code No.: 2-D04-0-T31-001-0

Hearing Date: May 22, 2001

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum and approved the variance for a 24' x 24', 22 foot high garage two feet from the front yard setback where 10 feet is required, to be conducted as described in the project description and project drawing submitted with the application:

Attachment: May 15, 2001 memorandum from Teri Camery, Community Development to the CBJ Planning Commission regarding VAR2001-00014.

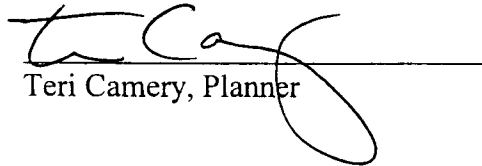
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

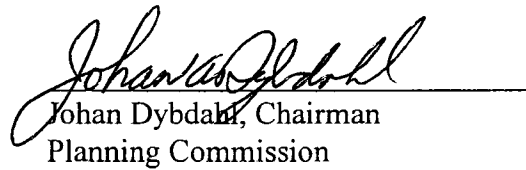
Effective Date: The permit is effective upon approval by the Commission.
May 22, 2001

Expiration Date: The permit will expire 18 months after the effective date or November 22, 2001, 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 before the permit expires.

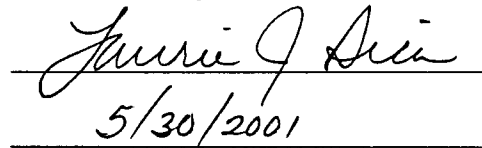
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Project Planner:


Teri Camery, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


5/30/2001

cc: Plan Review
Bill Baxandall
P.O. Box 240444
Douglas, AK 99824-0444

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.