



BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: October 16, 2001

File No.: VAR2001-00024

No Creek Jack, Inc.
P.O. BOX 34267
Juneau, Alaska 99803-4267

Application For: A variance to allow construction of a canopy over gasoline dispensers.

Legal Description: USS 2100 FR

Parcel Code No.: 5-B21-0-131-000-0

Hearing Date: October 9, 2001

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 3, 2001 and approved a variance to reduce the minimum required 20 foot frontyard setback to 14 feet to allow construction of gas pumps, and to 5 feet to allow construction of a canopy over the proposed pumps, in conjunction with the existing convenience store use to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. That the clearance under the canopy to be reduced to 14 feet, the height of the leading edge of the canopy reduced from 2 feet to 1 foot, and that the length canopy be reduced from 34 feet to 30 feet.
2. That the applicant submit a lighting plan with the building permit for approval by the Community Development Department. The plan must insure that lighting intensity will be limited, and that lighting be shielded and directed away from the surrounding residential area.
3. That the applicants submit building plans for the canopy that insure consistency with color and design of the adjoining building. These plans shall be approved by the CDD with the building permit.

Attachment: An October 3, 2001 memorandum from Tim Maguire, Community Development, to the CBJ Planning Commission regarding VAR2001-00024 .


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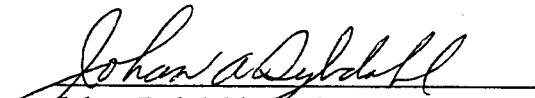
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030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

Effective Date: The permit is effective upon approval by the Commission.
October 9, 2001

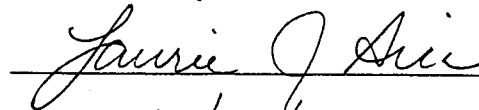
Expiration Date: The permit will expire 18 months after the effective date or April 9, 2003 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Tim Maguire, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


10/19/01

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.