

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**
Date: October 9, 2002

File No.: VAR2002-00038

Chris Crenshaw
6205 Glacier Hwy
Juneau, AK 99801

Application For: A variance for approval to waive the 49.50.300 minimum vegetative cover requirement on lot 2, A.T.S #357.

Legal Description: ATS 357 Lt 2

Parcel Code No.: 4-B31-0-100-001-1

Hearing Date: October 8, 2002

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 3, 2002 and approved the variance to waive the 49.50.300 minimum vegetative cover requirement to be conducted as described in the project description and project drawing submitted with the application and with the following condition, which was added at the Planning Commission hearing:

- 1) Prior to the issuance of a building permit, the applicant shall submit a landscape plan that provides an aesthetic buffer between the road and surrounding parcels, and surrounding the driveway.

Attachment: October 3, 2002 memorandum from Teri Camery Community Development to the CBJ Planning Commission regarding VAR2002-00038.

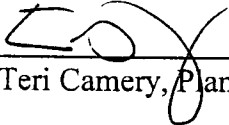
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030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

Effective Date: The permit is effective upon approval by the Commission.
October 8, 2002


Chris Crenshaw
File No.: VAR2002-00038
October 9, 2002
Page 2 of 2

Expiration Date: The permit will expire 18 months after the effective date or April 8, 2004, 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:

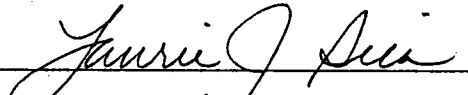


Teri Camery, Planner



Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk



10/10/02

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.