


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: July 3, 2007

TO: Planning Commission

FROM: Eric S. Feldt, Planner 
Community Development Department

FILE NO.: USE2007-00026 - Allowable Use

PROPOSAL: An Allowable Use permit to change occupancy of an existing duplex to be rented on a short term basis.

GENERAL INFORMATION

Applicant: Sarah Lewis

Property Owner: Sarah Lewis

Property Address: 873 Basin Road

Legal Description: USS 3379

Parcel Code Number: 1-C04-0-A40-003-0

Site Size: 5,227 square feet (.12 ac)

Zoning: D-18 Residential

Utilities: CBJ Water & Sewer

Access: Basin Road

Existing Land Use: Residential Duplex

Surrounding Land Use: North - (D-18) Single Family Dwelling
South - (D-18) Single Family Dwelling
East - (RR) Vacant - State of Alaska
West - (D-18) Single Family Dwelling



ATTACHMENTS

ATTACHMENT A	Site Map
ATTACHMENT B	As-built Plan
ATTACHMENT C	Proposed Parking Plan
ATTACHMENT D	1 st & 2 nd Floor Plans
ATTACHMENT E	Applicant's Proposal Letter

PROJECT DESCRIPTION

The applicant requests an Allowable Use permit to change the occupancy of an existing duplex to allow for short-term rental occupancy, and does not propose any changes to the site or within the building.

BACKGROUND

This building, located on Basin Road¹, is in the National Register of Historic Places, erected in 1915 and shall strive to preserve its historic integrity². The two-story building, originally constructed as a single-family dwelling was converted to a duplex in 1996³ creating a bi-level dwelling separation (see Attachment D). Currently, both units are occupied by long-term renters.

ANALYSIS

Project Site - The 5,227 square foot lot fronts on Basin Road and raises steeply away, abutting State land. The dwelling was built close to the right-of-way (see Attachment B), along with the neighboring structures, due to the severe topography of the area. There is on-site parking available between the facade of the building and the right-of-way, even though limited space exists⁴. Since the structure was built during different land regulations, the front and both side yard setbacks are grandfathered even though the building does not comply with current setback regulations.

Project Design - The applicant is not proposing any changes in conjunction with the Allowable Use permit upon the site or within the structure. Subsequent changes may be necessary for the change of use and shall be reviewed through the building permit review process.

Traffic - On-street vehicular parking often occurs upon Basin Road, due to the lack of on-site parking space for the dwellers in the area and thus, creating narrower travel lanes. Narrow travel lanes and sharp curves of the right-of-way keep automobile traffic at very slow speeds. Since there are few dwellings and little development near the end of Basin Road, automobile traffic remains at a

1 See Attachment 1 – Site Map

2 See the following link for further information regarding properties in the National Register of Historic Places:
www.juneau.org/history/

3 Building permit # BLD-1159301 Approved 12-17-1996.

4 See Attachment C – Proposed Parking Plan

very low volume. This site offers two (2) vehicular parking spaces for short term renters upon the site and will not impede upon the right-of-way.

Parking and Circulation - Since the applicant has already been renting both units and isn't changing the number of available rooms/ beds, the parking demand will not be increased. As shown on the Parking Plan (Attachment C) the applicant is providing three (3) parking spaces for the entire building. Although the applicant has shown 3 parking spaces on the parking plan, the site is only large enough for 2 of these spaces to be used at one time. Both parallel parking spaces may be used or one parallel and one 90 degree parking stall at a given time. Not shown on the plan is the ground floor (single-vehicle garage) parking space underneath the first floor, which will only be available for the landowner/ landlord who lives off site. The parking requirement for this use shall be in compliant of the following:

CBJ 49.40.210 (a) Table of Minimum parking standards:

Roominghouses, boardinghouses, and group homes – 1 per each three boarders or roomers

CBJ 49.40.210 (b) Parking space dimension:

(1) .. "generally rectangular at least 17ft x 8.5ft" ..

(2) "Spaces parallel to the curb shall be no less than 22ft x 6.5ft"

Each unit contains two (2) bedrooms, with a proposed three roomers per unit - six total dwellers at one time. Therefore, the permit requires two (2) parking spaces to necessitate six dwellers. Each unit will be provided one parking space. The applicant has fulfilled the parking requirement.

Landscaping - There are no landscaping elements required with this permit. The existing vegetative cover upon the site exceeds the 30% minimum lot cover in the D-18 District, as required per CBJ 49.50.300 *Minimum Vegetative Cover*.

Exterior Lighting - This permit does not include any new external lighting at this time. Any proposed lighting shall be designed so as to prevent shedding glare into neighboring lots.

Signs - There are no proposed signs for this permit. A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - Not Applicable.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter;

and,

4. Whether conditions are necessary for approval.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:

1. *Is the application for the requested allowable use permit complete?*

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. *Is the requested permit appropriate according to the Table of Permissible Uses?*

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 1.610 for the D-18 zoning district.

3. *Will the proposed development comply with the other requirements of this chapter?*

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 29th and July 9th issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. *Are conditions necessary for approval of the requested Allowable Use permit?*

No. Based on the preceding staff analysis, it is found that conditions are not necessary for approval of the requested permit.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

5. *Will the proposed development comply with the Juneau Coastal Management Program?*

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the change in occupancy use from a duplex to short-term rent occupancy.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number 07-126	CITY and BOROUGH of JUNEAU	Date Received 6/14/07
Project Name (City Staff to assign name) Lewis Temp Residence		

PROJECT / APPLICANT INFORMATION	Project Description ALLOWABLE USE 1 BUILDING PERMITS FOR CHANGE OF OCCUPANCY FROM R-2 (APARTMENT BLDG) TO R-1 (TEMP. RESIDENCE)		
	PROPERTY LOCATION		
	Street Address 873 BASIN ROAD		City / Zip
	Subdivision (if known)	Survey (if known) USS 3379	Block / Tract (if known) Lot (if known) L 4
	Assessor's Parcel Number (if known) 1C04DA 400030		
	LANDOWNER/LESSEE		
	Property Owner's Name SARAH LEWIS		Contact Person SAME
	Mailing Address 635 MAIN ST. JUNEAU, AK 99801		Work Phone No. 586-0871
	Home Phone No. 586-6898		FAX No.
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY
<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>		APPLICATION TYPE	
<p>X <u>6/14/07</u> Landowner/Lessee Signature Date</p> <p>X _____ Landowner/Lessee Signature Date</p>		OWNER'S INITIALS	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property and may do so during the weekend before the scheduled public hearing date.		ALLOWABLE USE	
		CONDITIONAL USE	
		VARIANCE	
		DESIGN REVIEW	
		SUBDIVISION	
		OTHER:	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)			
Applicant's Name SAME		Contact Person	
Mailing Address		Work Phone No.	
		Home Phone No.	
		FAX No.	
X		X <u>6/14/07</u>	
Applicant's Signature		Date of Application	

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	<input checked="" type="checkbox"/>	ALLOWABLE USE APPROVAL	<input checked="" type="checkbox"/>	6/14/07	USE07-26		WATER PERMIT		
		CONDITIONAL USE APPROVAL	<input type="checkbox"/>				SEWER PERMIT		
		VARIANCE	<input type="checkbox"/>				GRADING PERMIT		
		DESIGN REVIEW APPROVAL	<input type="checkbox"/>				DRIVEWAY PERMIT		
		SUBDIVISION	<input type="checkbox"/>				RIGHT-OF-WAY PERMIT		
		STREET VACATION	<input type="checkbox"/>				PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	<input type="checkbox"/>				OTHER - (Describe)		
		BUILDING PERMIT	<input type="checkbox"/>		6/14/07	BLD07-332	Permit Intake Initials		
		Zone	Total Lot Area	Required Setbacks					
			Front	Back	Side	Other			
COMMENTS:									

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

ALLOWABLE

USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number <u>07-121c</u>	Project Name <u>Lewis Temp Residence</u>	Case Number <u>USE2007-000216</u>	Date Received <u>6/14/07</u>
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APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

PLEASE SEE ATTACHED DESCRIPTION

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

ZONING: D-18 OCCUPANCY: R-2, APARTMENT HOUSE

PROPOSED USE OF LAND AND/OR BUILDING(S):

OCCUPANCY R-1, TEMPORARY RESIDENCE BY THE DAY OR WEEK.

UTILITIES PROPOSED EXISTING WATER: Public On Site SEWER: Public On Site

SITE DIMENSIONS: Width 51.48 ft. Depth 99 ft. Total Area 5200 square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions) Length 36 ft. Width 22 ft. Height ≈ 25 ft. Total Area 1500 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING Existing Spaces: 3 (incl. 1 car garage) Proposed Spaces: ALL TO REMAIN

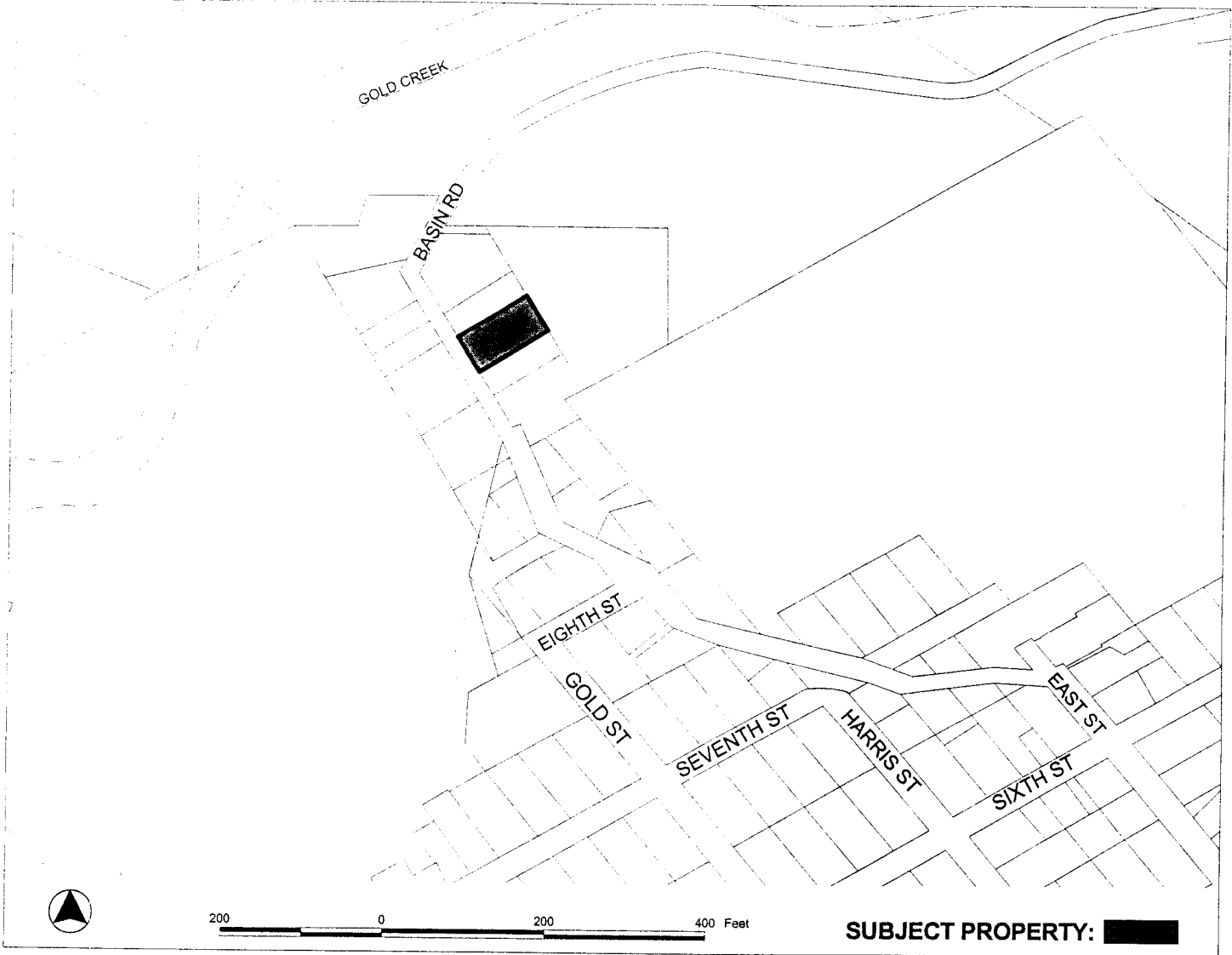
PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: <u>ALLOWABLE USE</u>	USE	TABLE OF PERMISSIBLE USES CATEGORY: <u>1.416</u>	
	Fees	Check No.	Receipt No.
Application Fees	\$ <u>300.00</u>	_____	_____
Adjustment	\$ _____	_____	_____
Public Notice Sign Fee	\$ <u>50.00</u>	_____	_____
Public Notice Sign Deposit	\$ <u>100.00</u>	_____	_____
Total Fee	\$ <u>450.00</u>	<u>6736</u>	<u>245510</u>
			<u>6/14/07</u>

I:\debl\internet\internet.xls page label: devappcu.xls revised 2/9/99

NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [Black Box]

PROPOSAL: An Allowable Use permit to change the occupancy of an existing duplex to be rented on a short term basis.

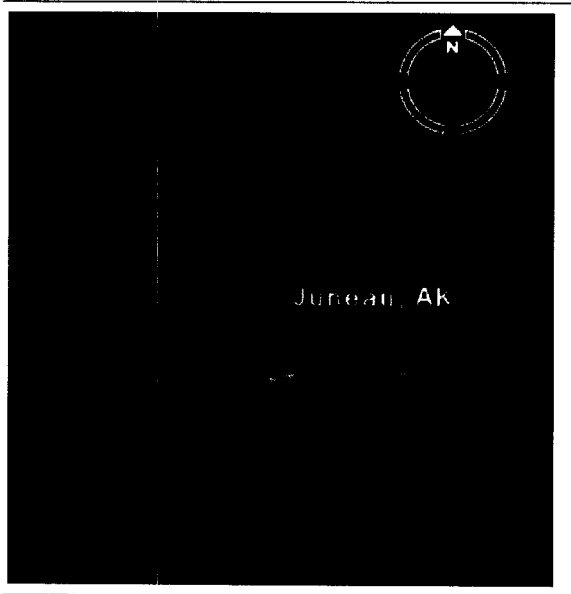
FILE NO:	USE2007-00026	APPLICANT:	SARAH LEWIS
TO:	Adjacent Property Owners	PROPERTY OWNER:	MATTHEW TURNER & SARAH R-P LEWIS
HEARING DATE:	July 10, 2007	PROPERTY ADDRESS:	873 BASIN RD
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	1-C04-0-A40-003-0
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	5,227 Square Feet
		ZONING:	D-18
		ACCESS:	BASIN ROAD

PROPERTY OWNERS PLEASE NOTE:

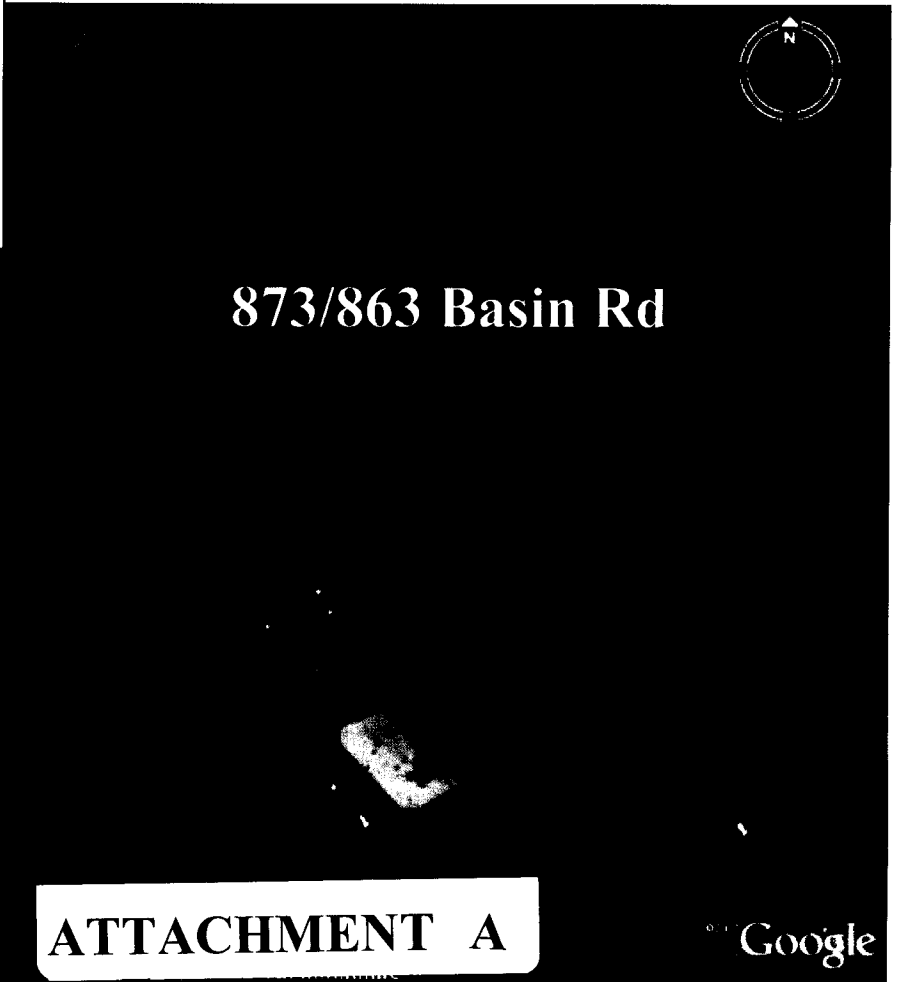
You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Eric Feldt at 586-0764, or e-mail: Eric_Feldt@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.



SITE MAP



873/863 Basin Rd

ATTACHMENT A

Google

RECEIVED
ON
APR 12 1996

CITY AND JUNEAU
SURVEYING DIVISION
Found secondary monument as noted

Found BLM brass cap as noted

S 31°54'00" E 51.46 (51.48)

N 58°06'00" E 99.00

N 58°06'00" E 99.00

LOT 3A

LOT 3

LOT 4A

LOT 5

VICINITY MAP

SCALE: NONE DATE: 1991
SOURCE: CBJ SERIES BASEMAPS

THIS SURVEY

COPE PARK

BASIN RD

GOLD ST

U.S.S. 3379

NOTES

- 1) All distances are measured in U.S. Feet.
- 2) Subject to easements and restrictions of record.
- 3) Boundary dimensions are based on record information from official plat of USS 3479.
- 4) Water and sewer provided by CBJ Public Utilities.
- 5) Where record dimensions differ from measured dimensions record dimensions are shown in parenthesis, ie (299.00).
- 6) Roof overhang not shown.

BASIN

ROAD

ROAD

Rebar w/cap (Toner-Nordling)

N 31°54'00" W 29.67 (29.70)

Rebar w/cap (Findley)

N 31°54'00" W 51.46 (51.48)

N 31°54'00" W 83.79 (83.82)

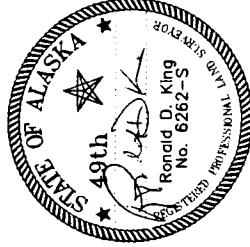
BLM brass cap Held for bearing (disturbed)

Not Existing

BASIS OF BEARING

BASIS OF BEARING

The Basis of Bearing for this plat is the record calculated bearing S37°37'14"E between found Toner-Nordling rebar w/cap and BLM brass cap monument found as noted.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I hereby certify that I am a Registered Land Surveyor licensed to practice land surveying in the State of Alaska and that this plat represents a survey made by me or under my direct supervision of the following described property:
Lot 4, U.S. Survey No. 3479
and that all walks, roads, improvements, encroachments and overlaps are shown correctly to the best of my knowledge.

Date March 1, 1996

Revised - Deck/Entry Way added

AS BUILT PLAT OF

LOT 4

U.S. SURVEY 3479

Juneau Recording District, Juneau, Alaska

TONER-NORDLING & ASSOCIATES INC

CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
2221 NORTH JORDAN AVENUE
JUNEAU ALASKA 99801 907-789-3533

SCALE: 1" = 20'

DATE: MAR 1996

PROJECT NO: 95-3229

FILE NO: C-602

SHEET NO: 1 OF 1

C-602 (C-2) B

ATTACHMENT B

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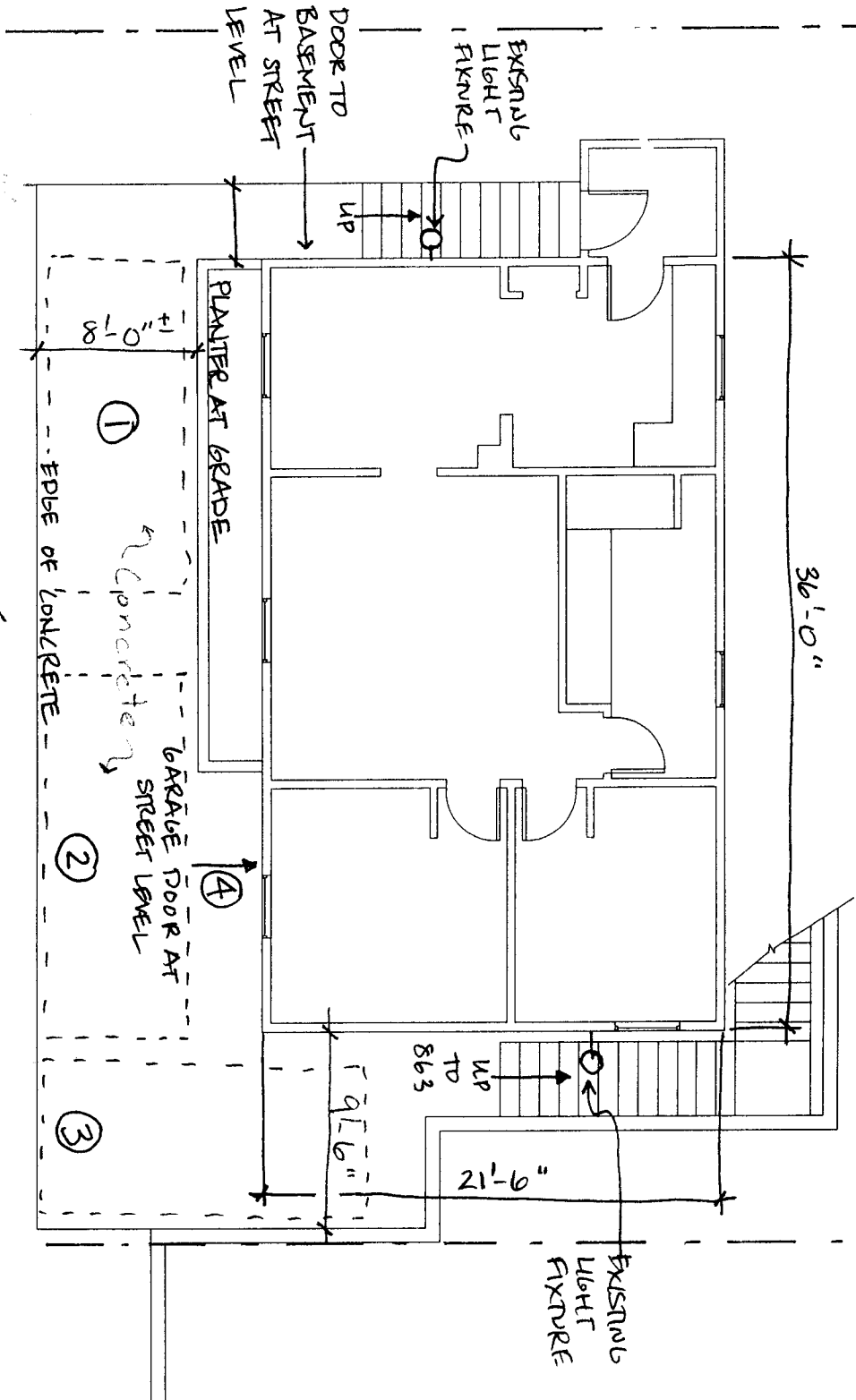
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PARKING NOTES

- ① PARKING SPACE #1
- ②/③ PARKING SPACE #2 ALTERNATIVES
- ④ PARKING (IN GARAGE) SPACE #3



BASIN ROAD RIGHT-OF-WAY

ATTACHMENT C

SITE AMENITY PLAN

(Showing 873 Plan)

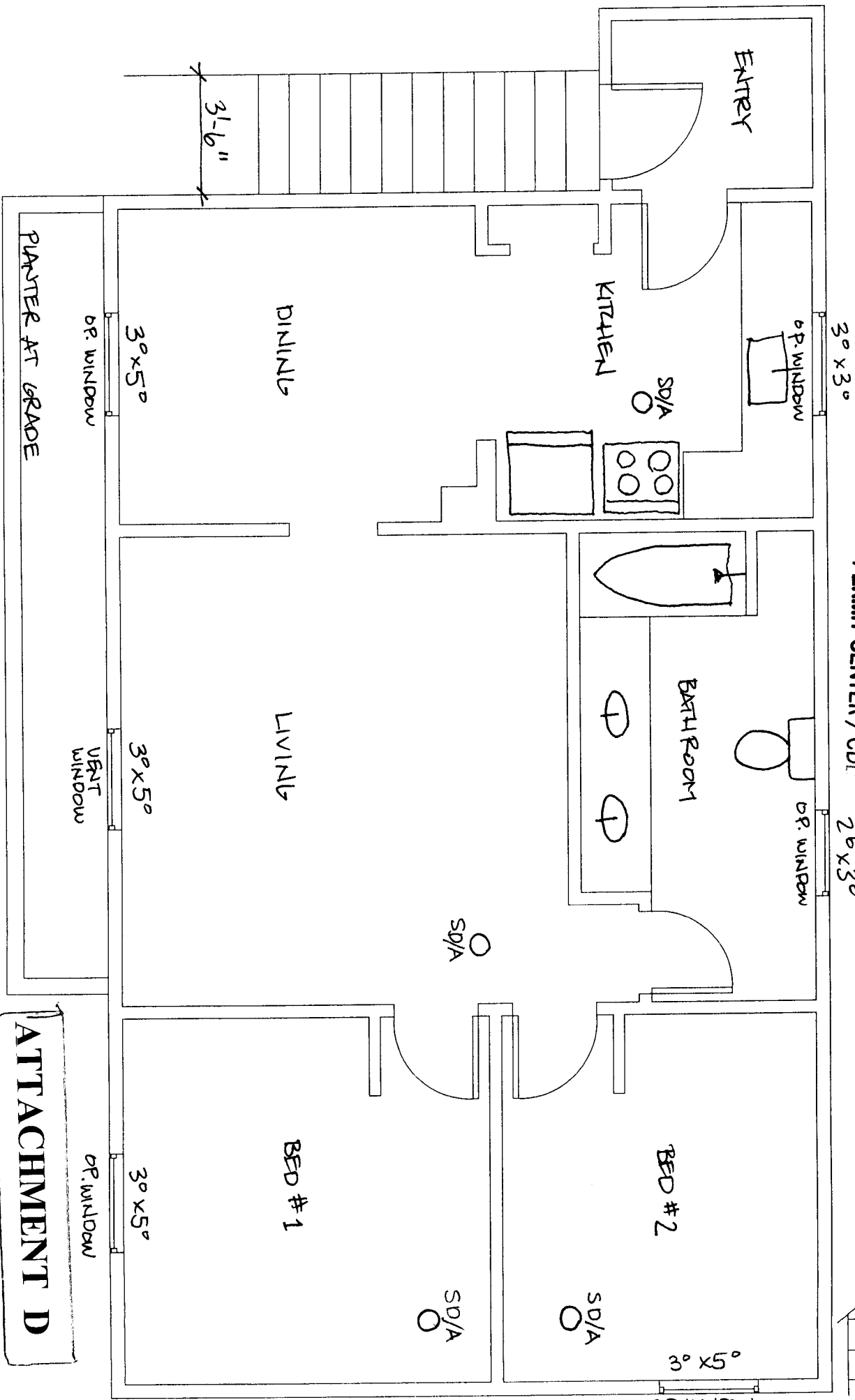
1/8" = 1'-0"

863/873 BASIN ROAD - CHANGE OF OCCUPANCY

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1ST FLOOR PLAN (873) 1/4" = 1'0"

863/873 BASIN ROAD - CHANGE OF OCCUPANCY

SD/A = Smoke detector + alarm

ATTACHMENT D

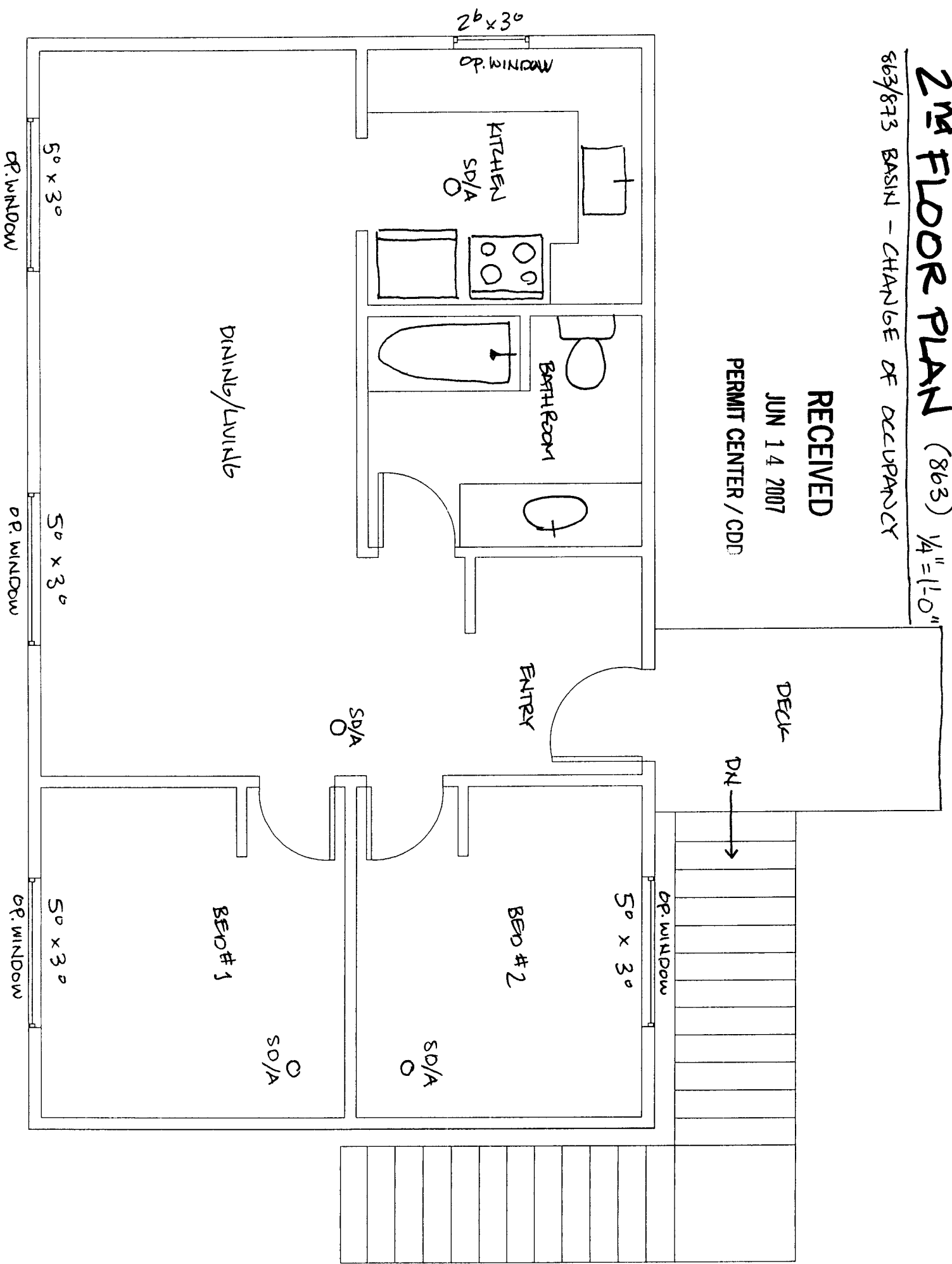
2nd FLOOR PLAN (863) 1/4" = 1'-0"

863/873 BASIN - CHANGE OF OCCUPANCY

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PERMIT CENTER / CDD



873 Basin Road

(Note: also known as 863 and/or 873 Basin Road, each unit has its own address though the overall property is listed as 873 Basin Road)

Legal Description: USS 3379 L 4

Owners: Sarah Lewis and Matthew Turner

Applying for:

Building (Change of Occupancy only) Permit

Allowable Use Permit

ATTACHMENT E

Description:

863/873 Basin Road is currently a two-family dwelling that was built in 1915 as a single family residence. It was converted to a duplex in 1996 (by a previous owner, under a CBJ Permit on file with the CDD Building Division). It is a two-story residence with an unfinished basement, a one-car garage, and two additional off-street parking spaces. The separate, two-bedroom apartments are located on the 1st floor (873 Basin Rd.) and the 2nd floor (863 Basin Road).

This building is currently an R-2 (apartment house) occupancy, each apartment rented to tenants on a monthly basis. We wish to convert it to an R-1 occupancy to allow rental of the apartments on a short term basis: nightly, weekly, or monthly, depending on renter request.

No alterations of the building or lot are planned for this conversion from R-2 to R-1. Attached to this letter and Allowable Use Application is a code analysis of the existing building, using the 2003 International Existing Building Code.

This building is located in an D18 zone, in which an R-1 occupancy is an allowable use, with Planning Commission review and approval.

Concurrent with this Allowable Use Permit application we are pursuing a Building Permit for the change of occupancy.

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873 Basin Road

(Note: also known as 863 and/or 873 Basin Road, each unit has its own address though the overall property is listed as 873 Basin Road)

Legal Description: USS 3379 L 4

Owners: Sarah Lewis and Matthew Turner

Applying for:

Building (Change of Occupancy only) Permit

Allowable Use Permit

Code Analysis:

2003 International Existing Building Code

Chapter 8: Change of Occupancy

<u>Paragraph</u>	<u>Analysis</u>
801.1 – 801.2	Not applicable to this project (N/A).
801.3	Application in process
802	N/A
803 – 806	Will comply as follows.
807.1	Gravity Loads: Per Table 1607.1 (IBC 2003), Item 28, the uniform and concentrated loads are not increased. There are no common egress corridors connecting the private units. Though tenants may be transient, the two units will continue to be used as a two-dwelling residence, allowing 30 to 40 psi.
807.2	Snow and Wind Loads: Per Table 1604.5 (IBC 2003) both occupancies have the same importance factor: II.
807.3	Seismic Loads: Per table 812.4.1 both occupancies have the same Hazard Category: 3.
808.1 – 808.2	N/A
808.3	Electrical Service: Though tenants may be transient, the two units will continue to be used as a two-dwelling residence, requiring no change in electrical service.
808.4	Number of Outlets: Though tenants may be transient, the two units will continue to be used as a two-dwelling residence, requiring no change in number of outlets required.
809.1	Ventilation: There are no changes to the use of the kitchens or other areas of the two dwellings.
810.1	Plumbing Fixtures: Though tenants may be transient, the two units will be used identically to a two-dwelling residence, requiring no change in type or number of plumbing fixtures.
810.2 – 810.5	N/A
811	Natural Light & Ventilation: All rooms have glazing equaling a minimum of 8% of their floor areas. All rooms except the living room in Unit 873 have operable window areas equaling a minimum of 4% of their floor areas. The living room in Unit 873 has a vent window of approximately 4.5 SF and an unobstructed

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PERMIT CENTER / CDD

- opening to the dining room greater than 8% of the floor area of the living room. Mechanical ventilation augments the natural ventilation in the bathrooms and kitchens.
- 812.1 – 812.2 This occupancy complies with the requirements of 812.3
- 812.3.1 This occupancy meets or exceeds the minimum requirements of this section, as outlined below:
- .1 Means of Egress: Each dwelling is aprox 740 SF. At 200 SF per occupant (IBC 2003), each dwelling has an occupant load of 4 people. Both dwellings have a minimum 32” wide egress door to the exterior which complies with the egress width requirements in IBC 2003 for this occupant load. Therefore, the capacity of the one egress door in each dwelling complies with IBC 2003. Additionally, each bedroom has an operable emergency escape window of approximately 7.5 SF each.
 - .2 The IBC 2003 requirement for this occupancy is a minimum of category C flame spread for wall and ceiling finishes. The interior wall and ceiling finishes in both dwellings are non-combustible: painted gypsum wall board which exceeds the minimum requirement.
- 812.3.2 The requirements for an R1 occupancy are met as outlined below:
- .1 There are no corridors in this building.
 - .2 None required, no areas have exits or corridors shared by more than one tenant.
 - .3 Fire detection and alarms system: detector/alarms are installed in each kitchen, living room, and sleeping room, in both dwellings.
- 812.3.3 – 812.3.5 N/A
- 812.4.1.2 Exception #2: This occupancy complies with the requirements of 812.3.
- 812.4.1.3 As outlined in 812.3.1.1, the egress capacity is met for this occupancy.
- 812.4.2.2 Change in occupancy is to an equal hazard category, therefore existing conditions are adequate.
- 812.4.3.2 Change in occupancy is to an equal hazard category and all exterior walls are greater than 3 ft. from the property lines, therefore existing conditions are adequate.
- 812.4.4 Change in occupancy is to an equal hazard category, and there are no openings serving more than one adjacent floor, therefore no enclosure required of vertical shafts.
- 812.5 Per 2003 IBC 1103.2.4, detached one and two-family dwellings are not required to be accessible.

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PERMIT CENTER / CDD

Parking Requirements for
863/873 Basin Road
Allowable Use and Building Permit (Change of Occupancy only)

Title 49.40.210:

(a) Spaces required table. The occupancy of this building is not exactly matched by any of the table categories, so I calculated the required number of parking spaces for each category that is similar:

<u>Category</u>	<u>Requirement</u>	<u>Calculation</u>
Roominghouses...	1 per 3 roomers	4 bedrooms may mean as many as 4 "roomers," therefore 2 parking spaces required. (Note: it is not our intent to rent each bedroom separately, but each apartment to a single tenant)
Motels	1 per each unit	2 units, therefore 2 parking spaces required.
Hotels	1 per each 4 units	2 units, therefore 1 parking space required.

The most stringent requirement is for 2 parking spaces associated with this building.

(b) Parking space dimensions:

(1) Subject to subsections (b)(2) and (3) of this section, each standard parking space shall consist of a generally rectangular area at least 8 1/2 feet by 17 feet. Lines demarcating parking spaces may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section.

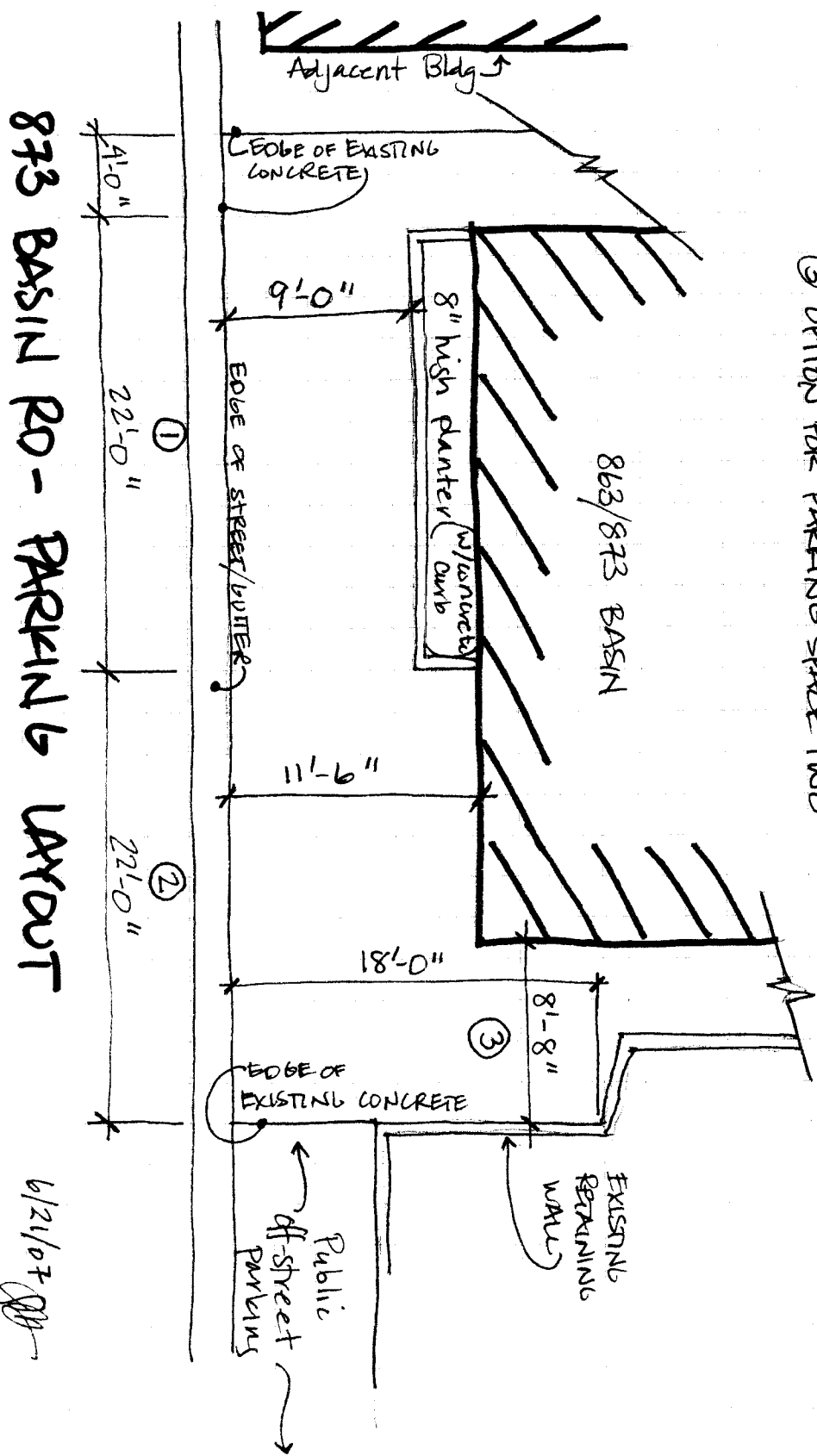
(2) Spaces parallel to the curb shall be no less than 22 feet by 6 1/2 feet.

Parking available on the site:

Although there is a one-car garage in this building, it is reasonable to assume that the garage will not be available for tenant use, but will remain locked, to be used by the property owners only. The off-street parking spaces will be much easier to use by people unfamiliar with the property.

Therefore, see the attached dimensioned sketch showing that there are two possible configurations for the two required spaces. Both meet the dimensional requirements of Title 49.40.210 (b), above.

- ① PARKING SPACE ONE
- ② OPTION FOR PARKING SPACE TWO
- ③ OPTION FOR PARKING SPACE TWO



873 BASIN RD - PARKING LAYOUT

6/21/07

7/1/07

Community Development Dept

Ref file # USE 2007-00026

We will be out of town on July 10 the hearing date and we do have concerns about this request. Basink'd a residential neighborhood with mainly owner occupied houses with families. If short term occupancy is given to this address I assume it will transfer to new owner if property is sold. We are against this request for it will be nothing but a rooming house with a revolving door and absentee ownership and management. If this request is granted it will set a precedent for future requests.

Fred Wiley

Chaeey Wiley

PARCEL_NO	OWNER	PRP_ADDRESS1	PRP_ADDRESS2	PRP_CITY	ST	ZIP
3C030M010010	AJT MINING PROPERTIES INC		5601 TONGGARD CT	JUNEAU	AK	99801
3C040M080010	ALASKA ELECTRIC LIGHT & POWER CO	USS 1953 GOLD CREEK FLUMES	5601 TONGGARD CT	JUNEAU	AK	99801
1C040A380060	CELESTINA UNTALASCO		2948 SIMPSON AVE	JUNEAU	AK	99801
1C040A380030	CHERYL BUCHANAN	C/O BASIN ROAD HOUSE	811 BASIN RD	JUNEAU	AK	99801
1C040A360020	DEVELOP JUNEAU INC	C/O SPENCER REALTY	175 S FRANKLIN ST	JUNEAU	AK	99801
1C040A370050	ERIC TRIEZENBERG		PO BOX 35902	JUNEAU	AK	99803
1C040A380050	FRED & SALLY JO WILEY		831 BASIN RD	JUNEAU	AK	99801
1C040A360010	GLEN & KATHRYN LEWIS		308 SEVENTH ST	JUNEAU	AK	99801
1C040A370020	J BRIEN DAUGHERTY & LAURA STATS		418 SEVENTH ST	JUNEAU	AK	99801
1C040A370040	JAY LVEY		434 SEVENTH ST	JUNEAU	AK	99801
1C040A400040	JEV & KATHRYN SHELTON		1670 EVERGREEN AVE	JUNEAU	AK	99801
1C040A370070	JOHN FONTANELLA & JENNA O'CONNELL		726 BASIN RD	JUNEAU	AK	99801
1C040A400020	JOYANNE BLOOM		883 BASIN RD	JUNEAU	AK	99801
1C040A400060	KAREN HARRIS		900 BASIN RD	JUNEAU	AK	99801
1C040A360030	KIMBERLY METCALFE HELMAR		730 GOLD ST	JUNEAU	AK	99801
1C040A370060	LISA & GRADY FISHER		3449 KANT CT	JUNEAU	AK	99801
1C040CR10060	MATTHEW & SHAROL ROYS		306 SEVENTH ST	JUNEAU	AK	99801
1C040A400030	MATTHEW TURNER & SARA R P LEWIS		873 BASIN RD	JUNEAU	AK	99801
1C040A370090	MYRON KLEIN	C/O WRIGHT SERVICES	5454 SHAUNE DR	JUNEAU	AK	99801
1C040A400090	RICHARD & ANNE MEEKER	C/O KE MELL	PO BOX 021898	JUNEAU	AK	99802
1C040A380021	RYAN STANLEY & LAURA HOSEY		817 BASIN RD	JUNEAU	AK	99801
1C040A370010	SAMUEL SKAGGS JR		709 GOLD STREET	JUNEAU	AK	99801
1C040A400010	STATE OF ALASKA ADL	USS 3379 [MOUNT MARIA]	POUCH M	JUNEAU	AK	99811
1C040A400070	STEVEN KRALL & CINDY BOESSER		875 BASIN RD	JUNEAU	AK	99801

ABUTTERS LIST FOR USE2007-00026

MAILED 6/29/07

ERIC'S FILE COPY

July 3, 2007

To: CBJ Planning Commission

This is in regard to the proposed allowable use permit to change the occupancy for the 873 Basin Road duplex property to that of 'to be rented on a short term basis'. As neighbors in this quiet neighborhood, we are against any such change.

The first reason that comes to mind is parking. Parking has and will continue to be a problem in this neighborhood. With very limited on-street parking options, and very steep topography prohibiting the creation of additional off-street parking, we are concerned about the prospect of adding additional vehicles vying for the few parking spaces available. Short-term renters do not have the same regard for the harmony of the neighborhood as do homeowners or long term renters.

Noise and safety are other concerns. This is a quiet neighborhood where the neighbors know each other and respect each other desires to keep it so. Bears frequent the area and taking proper care garbage is important. Short-term renters just do not have the same cares as do more invested tenants. The owners of the property claim that they will police their tenants and evict disruptive ones, but this would only happen after the offense has occurred and will require the existing neighbors to complain, a degradation of the quality of life we cherish here. Even if the present owners are contentious in this regard, future owners have no commitment to be so, and the prospect of absentee landlords and short-term, high turnover occupancy will only degrade the quality of life and property values of the rest of the neighborhood.

Although many of the short-term tenants will be fine responsible people, others will not be. Short-term tenants do not have the same concerns for the safety, well being, quiet, and overall harmony of the neighborhood that people desiring to live here long-term do.

Please do not allow the presently permitted occupancy to be changed. Thank you,

Sincerely,



Dave and Karen Harris
900 Basin Road
Juneau, Alaska 99801 463-4898

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JUL 03 2007
PERMIT CENTER / CDD