

# MEMORANDUM

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

**DATE:** June 5, 2007

**TO:** Board of Adjustment

**FROM:** Eric S. Feldt, Planner  
Community Development Department

**FILE NO.:** VAR2007-00017

**PROPOSAL:** A Variance request to relax the subdivision requirements in the D-3 zone along a minor arterial.

## GENERAL INFORMATION

Applicant: Toner-Nordling & Associates, Inc.

Property Owner: Mason D. Bryant

Property Address: 14070 Glacier Highway

Legal Description: USS 2389 Lot G Tract 1 Lot B

Parcel Code Number: 4-B31-0-100-020-0

Site Size: 68,975 square feet (1.6 acres)

Zoning: D-3

Utilities: Public Water & Sewer

Access: Glacier Highway

Existing Land Use: D-3

Surrounding Land Use: North - (RR) Tongass National Forest  
South - (D-3) Single-Family Dwelling  
East - (D-3) Single-Family Dwelling  
West - (D-3) Utility Structures/ Vacant



**ATTACHMENTS**

Attachment A	Proposed Subdivision Plat
Attachment B	As-Built Survey
Attachment C	Right-of-Way Easement

**PROJECT DESCRIPTION**

The applicant is seeking a variance to reduce the minimum lot size requirements for lots directly accessing a minor arterial street<sup>1</sup>. The site is located upon the northern side of Glacier Highway, opposite of Indian Cove Subdivision and across from Otter Way.

**BACKGROUND**

During June of 1995, the 80,228 square feet (1.85 acres) lot was created from a subdivision. A power line easement was delineated upon the lot, abutting and running parallel to Glacier Highway right-of-way, at a depth of (20) twenty feet; 12,905 square feet<sup>2</sup>. This easement allows access for the State of Alaska Department of Transportation and Public Facilities. During June of 1997 this easement was purchase by the State of Alaska for the purpose of constructing, maintaining and regulating the highway and utility corridor. In doing so, the size of the lot was reduced to the existing 68,975 square feet (1.6 acres). In December of 2003, the property owner constructed a single-family dwelling through the building permit process; BLD2003-00117 & BLD2003 – 00220<sup>3</sup>. The existing dwelling, within the D-3 District, is serviced by public water and an on-site septic system.

**ANALYSIS**

The proposed subdivision complies with the D-3 District lot standards as set forth in CBJ 49.25.400 *Table of Dimensional Standards*. As denoted on the proposed subdivision plat<sup>1</sup>, the smaller lot (B1) is more than twice as large as the D-3 District's minimum lot size, while lot B2 is more than three times as large. As set forth in CBJ 49.40.130 (b), the proposed subdivision may not occur without meeting the minimum lot size requirement of 36,000 square feet. Thus, the minimum lot size for lots directly accessing a minor arterial is three-times of that required for minimum lots within this D-3 District; thus, prohibiting future residential lots that comply with the current D-3 Districts standards.

Prior to the purchase of the easement, the lot was large enough to subdivide into two 36,000 square foot minimum lots. The hardship was created when the easement upon the lot was sold, thereby reducing the lot size and preventing the subdivision. The creation of the additional lot would not increase the density beyond that of the D-3 Zoning District standards. No new driveways or

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1 See Attachment A – Proposed Subdivision Plat  
2 See Attachment C – Plat Easement  
3 See Attachment B – As-Built

additional lots may be created than the proposed subdivision, CBJ 49.40.130 (b)(2) without creating a separate frontage road. Therefore, a condition shall be recommended to permit only one driveway and no further subdivisions upon the approval of this permit. As shown on the proposed subdivision plat, the single access point (existing driveway) is within the (20) twenty foot wide access easement, giving access to both lots<sup>1</sup>.

### **Variance Requirements**

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. ***That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The relaxation applied for would give substantial relief to the property owner by allowing the subdivision to occur, thus enabling the sale of both lots. The subdivision of this lot would be in justice with nearby property owners by maintaining the lot scale and density with those nearby. And the intensity upon the subdivision would not be increased beyond that of what already exists within the neighborhood.

**Therefore this criterion is met.**

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

Public safety and welfare will be preserved by limiting the number of access points to a single driveway, and maintaining a safe sight distance upon the existing driveway and Glacier Highway.

**Therefore this criterion is met.**

3. ***That the authorization of the variance will not injure nearby property.***

Since the proposed subdivision has only one access upon Glacier Highway, the number of adjacent driveways will be reduced<sup>1</sup>. Furthermore, safe and efficient traffic flow would be preserved due to preventing additional driveways for this subdivision. Also, the proposed subdivision will be of a similar scale and density to nearby properties and would not negatively impact adjacent property owners. And lastly, the majority of the properties in the area, including the proposed subdivision are heavily wooded that offer natural screening between nearby homes.

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<sup>1</sup> See Attachment A – Proposed Subdivision Plat

<sup>1</sup> See Attachment A – Proposed Subdivision Plat

**Therefore this criterion is met.**

**4. *That the variance does not authorize uses not allowed in the district involved.***

The subdivision within the D-3 District will not produce lots smaller than the minimum lot size nor would the density/ intensity be increased.

**Therefore this criterion is met.**

**5. *That compliance with the existing standards would:***

**(A) *Unreasonably prevent the owner from using the property for a permissible principal use;***

Compliance with CBJ 49.40.130 (b) would unreasonably prevent the owner from subdividing the land accordingly to the D-3 District lot standards, which would allow for future residential dwellings permitted within the District.

**Therefore this sub-criterion is met.**

**(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;***

The hardship would unreasonably prevent the subdivision in a manner in which is consistent to neighborhood scale and appearance with the existing nearby developments. Also, the subdivided lots would not be less than the zoning district's minimum lot size and thus, would not increase the density beyond that of the district or the neighborhood.

**Therefore this sub-criterion is met.**

**(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;***

The site does not contain any unique physical features that would render compliance with the standards unreasonably expensive.

**This sub-criterion is not met.**

*or*

**(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.***

**Not Applicable.** No non-conformities exist at the construction site.

**This sub-criterion is not met.**

**Since sub-criterion A & B are met, this criterion is met.**

**6. *That a grant of the variance would result in more benefits than detriments to the neighborhood.***

Granting the variance to permit the subdivision will allow for further housing opportunities within the neighborhood and within the CBJ. Also, this hardship would prevent the land from subdividing, even though the two proposed lots would comply with the lot standards of the D-3 District. And furthermore, new dwellings within the neighborhood may harness a stronger community value and harmony.

**Therefore this sub-criterion is met.**

**JUNEAU COASTAL MANAGEMENT PROGRAM**

**Not Applicable.** The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis did not reveal evidence of impact upon the coastal areas of the City and Borough of Juneau.

**FINDINGS**

**1. *Is the application for the requested variance complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed renovation. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.20

**2. *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.

**3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?***

**Yes.** Based on the analysis above, staff finds that the Variance meets the criteria of CBJ §49.20.250, *Grounds for Variances*.

**RECOMMENDATION**

It is recommended that the Board of Adjustment adopt the Director's analysis and findings and grant the requested Variance, VAR2007-00017. The Variance permit would allow for a reduction of the minimum lot size requirement for lots directly accessing a minor arterial street. The approval is subject to the following recommended conditions:

1. Access to the Glacier Highway right-of-way for lots B1 and B2 shall be limited to a single, combined driveway.
2. No new lots may be created in addition to this subdivision.

tax 586.35

# VARIANCE APPLICATION

An owner request for a variance of the subdivision of the subject property in the zoning D-3 zone being a minor setback.

Project Number <b>PR52007-0008</b>	Project Name <b>Bryant Variance</b>	Case Number <b>VAR2007-00017</b>	Hearing Date <b>5/17/07</b>	Date Received <b>5/17/07</b>
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VARIANCE TYPE:  Setback  Height  Bulk  Other (Describe) **SIZE REDUCTION**

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:  
**SUBDIVIDE PROPERTY ON MINOR ARTERIAL WHICH IS ZONED D-3 BUT WOULD HAVE TO SATISFY ZONE D-1 SIZE REQUIREMENTS.**

PREVIOUS VARIANCE APPLICATIONS:  
 Date of Filing: \_\_\_\_\_  Yes  No  
 Variance from which standards:  Setback  Height  Bulk  Other (Describe) **LOT SIZE INCREASE OF ZONE D-1**  
 Was variance granted? . . . .  Yes  No

EXISTING USE OF LAND OR BUILDING(S):  
**RES.**

PROPOSED USE OF LAND OR BUILDING(S):  
**RES.**

UTILITIES AVAILABLE WATER:  Public  On Site SEWER:  Public  On Site

PROPOSED SETBACKS (If variance changes setbacks): **NO CHANGE**  
 Front \_\_\_\_\_ ft. Rear \_\_\_\_\_ ft. Side \_\_\_\_\_ ft. Other \_\_\_\_\_ ft.

UNIQUE CHARACTERISTICS OF LAND OR BUILDING (Difference from other properties in the area):  
**A LARGE ACCESSIBLE LOT WHICH HAD ENOUGH SQUARE FOOTAGE TO SUBDIVIDE BEFORE DOT/PE ACQUIRED ADDITIONAL RIGHT-OF-WAY EASEMENT**

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?  
**THE EXISTING DWELLING WAS SIGHTED SUCH THAT THE PROPERTY COULD BE SUBDIVIDED AT A FUTURE DATE. WITH DOT ACQUISITION OF RIGHT-OF-WAY EASEMENT, THE AREA FALLS JUST BELOW WHAT IS REQUIRED BY CODE.**

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?  
**THE PROPERTY WAS PURCHASED AND DEVELOPED WITH THE INTENT OF CREATION OF A SECOND LOT. IF THE VARIANCE IS NOT GRANTED THE OWNER WILL BE UNABLE TO CREATE SECOND LOT.**

REVIEW APPROVALS	DATE	NAME
Buildings	_____	_____
Engineering	_____	_____
Planning	_____	_____

VARIANCE FEES			
Application Fee	_____	_____	_____
Adjustment	_____	_____	_____
Total Fee	_____	_____	_____

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN SHADED AREAS AS A MINIMUM)

REVISION NO. \_\_\_\_\_ DATE \_\_\_\_\_

Project No: 2007-00098  
 Project Name (City Staff to assign name) Bryant Subdivision

## CITY and BOROUGH of JUNEAU

Date Received: 4/27/07

**Project Description**

Bryant Subdivision Lots B1 & B2, a resubdivision of Lot B, USS 2389

**PROPERTY LOCATION**

**Street Address**

14070 Glacier Highway

**City / Zip**

Juneau AK 99801

**Subdivision (if known)**

Survey (if known)  
2389

**Block / Tract (if known) Lot (if known)**

Lot G Tr 1 Lot B

**Assessor's Parcel Number (if known)**

4B3101000200

**LANDOWNER /LESSEE**

**Property Owner's Name**

Mason D. Bryant

**Contact Person**

586-8811

**Work Phone No.**

**Mailing Address**

PO Box 211015, Auke Bay AK 99821

**Home Phone No.**

**FAX No.**

**LANDOWNER/LESSEE CONSENT** (Not required for Building or Engineering permits)

**INITIAL ALL THAT MAY APPLY**

I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:  
 A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.  
 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.

APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	
CONDITIONAL USE	
VARIANCE	
DESIGN REVIEW	
<input checked="" type="checkbox"/> SUBDIVISION	
OTHER _____	

[Signature]  
 Landowner/Lessee Signature

26 April 2007  
 Date

**Landowner/Lessee Signature**

**Date**

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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

**APPLICANT** (If same as OWNER, write "SAME" and sign & date at X)

**Applicant's Name**

Toner-Nordling & Associates, Inc.

**Contact Person**

Bill Pence

**Work Phone No.**

780-3533

**Mailing Address**

5368 Commercial Blvd Juneau

**Home Phone No.**

780-3535

X [Signature]  
 Applicant's Signature

4-27-07  
 Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
	CONDITIONAL USE APPROVAL					SEWER PERMIT		
	VARIANCE		<u>5/16/07</u>	<u>VAR07-07</u>		GRADING PERMIT		
	DESIGN REVIEW APPROVAL	MINOR MAJOR				DRIVEWAY PERMIT		
X	SUBDIVISION	MINOR MAJOR PUD	<u>4/27/07</u>	<u>SUB07-19</u>		RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL					OTHER - (Describe)		
	BUILDING PERMIT	EXPEDITED EARLY START FAST TRACK				Permit Intake Initials	<u>DSS</u>	

Zone LU1DS Total Lot Area 80,000 sq. ft. Required Setbacks  
 Front 25 Back 10 Side 10 Other \_\_\_\_\_

**COMMENTS:**

PROJECT / APPLICANT INFORMATION

STAFF APPROVALS

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** A Variance request to relax the subdivision requirements in the D-3 zone along a minor arterial.

<b>FILE NO:</b>	VAR2007-00017	<b>APPLICANT:</b>	TONER NORDLING & ASSOCIATES
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	MASON BRYANT
<b>HEARING DATE:</b>	June 12, 2007	<b>PROPERTY ADDRESS:</b>	14070 GLACIER HWY
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	4-B31-0-100-020-0
<b>PLACE:</b>	CENTENNIAL HALL EGAN ROOM 101 EGAN DRIVE JUNEAU, AK 99801	<b>SITE SIZE:</b>	80,228 Square Feet
		<b>ZONING:</b>	D3(T)D5
		<b>ACCESS:</b>	GLACIER HWY

## 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.

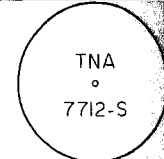
If you have questions, please contact Eric Feldt at 586-0764, or E-Mail: [Eric\\_Feldt@ci.juneau.ak.us](mailto:Eric_Feldt@ci.juneau.ak.us)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



**NOTES**

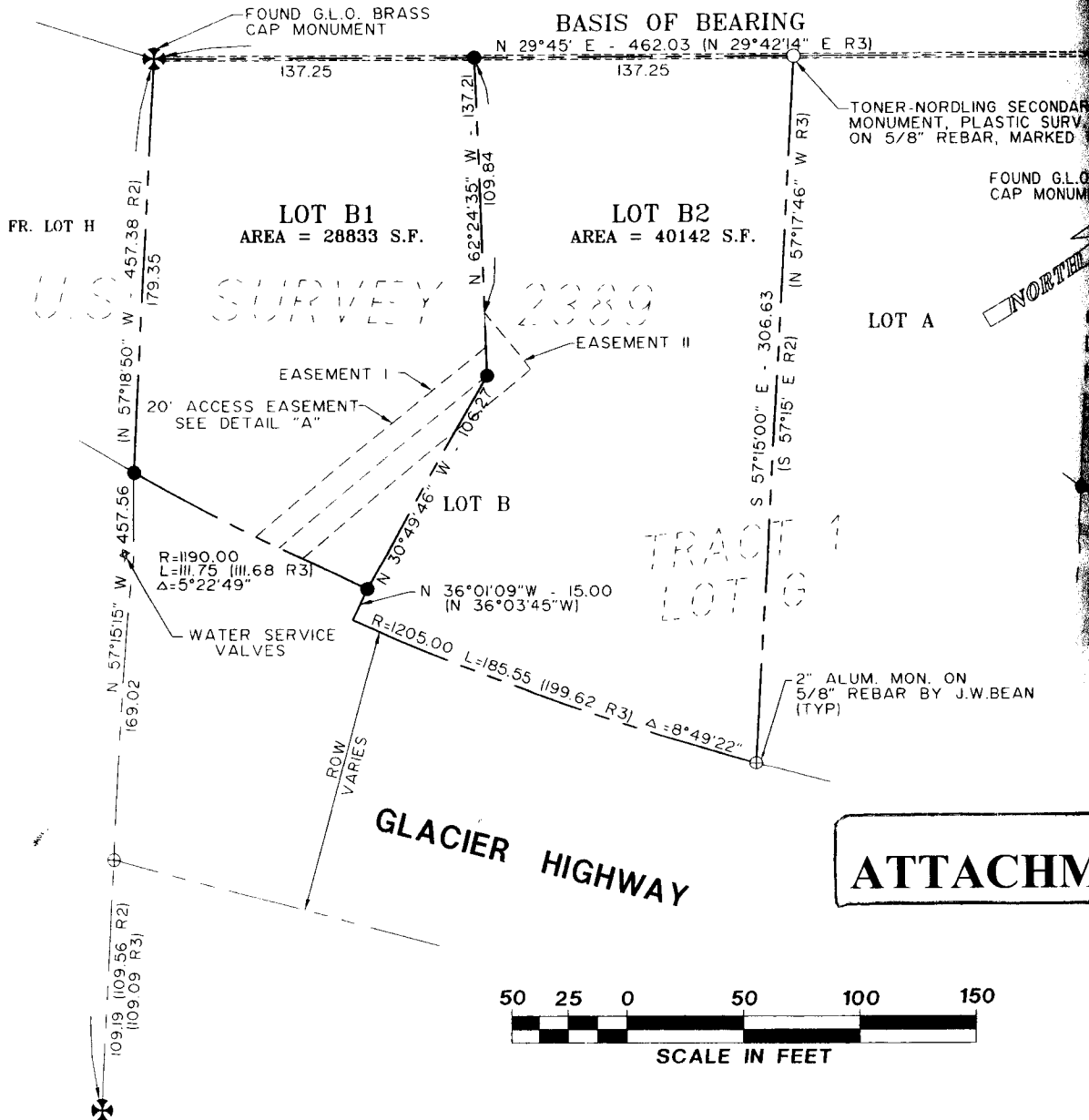
- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF U.S.S. 2389, STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAPPING FOR PROJECT NO. F-093-3(04) 69844 AND PLAT 95-23, A PLAT OF LOT A AND LOT B, A SUBDIVISION OF LOT C, TRACT 1 U.S.S. 2389.
- 4) WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5) A 12,905 SF RIGHT-OF-WAY EASEMENT EXISTS BELOW THE SHOWN PROPERTY LINES, AS SHOWN ON STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAPPING FOR PROJECT NO. F-093-3(04) 69844.



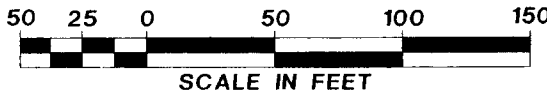
5/8"x36" REBAR WITH YELLOW PLASTIC CAP

**TYPICAL MONUMENT**  
N.T.S.

TONGASS NATIONAL FOREST



**ATTACHMENT A**



**CERTIFICATION OF PLAT APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

DIRECTOR  
CITY AND BOROUGH OF JUNEAU  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL IS WITHIN THE REQUIRED ACCURACY OF THE SURVEY IS WITHIN THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT REGULATIONS AND THE CITY AND BOROUGH OF JUNEAU, THAT ALL RELATIVE BEARINGS ARE CORRECT AND THAT ALL MONUMENTS PLACED AND NOTED UPON THIS PLAT AS PRESENTED

4B3101000200

TONGASS NATIONAL FOREST

**BASIS OF BEARING**

BLD 2003 - 00 220

The basis of bearing for this plot is the record bearing of N 29°42'14"E, between found G.L.O. brass cap monuments, as noted.

14070 Glacier Hwy

**BASIS OF BEARING**

FOUND G.L.O. BRASS CAP MONUMENT

N 29°42'14"E - 462.03

274.50

TONER-NORDLING SECONDARY MONUMENT, PLASTIC SURV. CAP ON 5/8" REBAR, MARKED 7712-S

ABOVE GROUND OIL TANK EXTERIOR BUILDING LINE, TWO STORY WOOD FRAMED DWELLING LANDING

FR. LOT H

N 57°17'53"W - 179.35

LOT B

LOT A

WATER SERVICE VALVES

GRAVEL DRIVE

GUY ANCHOR

TRACT 1 LOT G

GLACIER

HIGHWAY

EDGE OF ASPHALT

2" ALUM. MON. ON 5/8" REBAR BY J.W.BEAN (TYP)

POWER POLE R = 1205.00 L = 185.55 Δ = 8°49'22"

52°49' Δ = 52°49' N 36°03'45"W 15.00

1990.00 L=117.5

Δ = 8°49'22"

S 57°17'46"E - 306.63

FOUND G.L.O. BRASS CAP MONUMENT

N 29°42'14"E - 179.35

32.0'

SECOND STORY ROOM

53.1'

56.0'

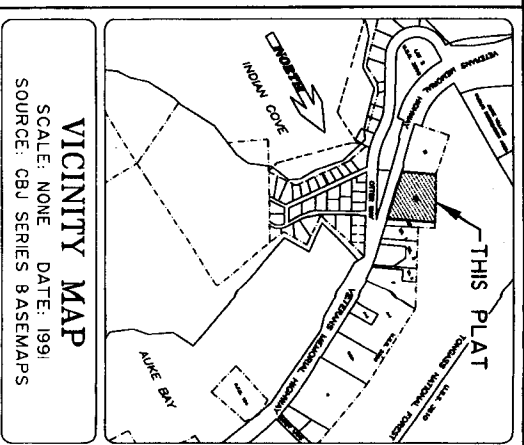
SECOND STORY DECK SEPTIC TANK ACCESS LIDS 4" PVC CLEANOUT

GRAVEL PARKING



**NOTES:**

- 1) All distances are measured in U.S. Survey feet.
- 2) A 12,905 ft. right-of-way easement exists below the shown property lines, as shown on State of Alaska D.O.T. right-of-way mapping for Project No. F-093-3104 69844.
- 3) Subject to easements and restrictions of record.
- 4) Domestic water provided by CBU Utilities.
- 5) Record information derived from State of Alaska D.O.T. right-of-way mapping for Project No. F-093-3104 69844.
- 6) Lot B created by "A" Plat of Lot A and Lot B, a Subdivision of Lot G, Tract 1, Plat No. 95-23.



**SURVEYOR'S CERTIFICATE**

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 B, Fraction of Tract 1, Lot G, U.S. Survey 2389, Juneau, Alaska,

and that all walks, roads, improvements, encroachments and overlaps are shown correctly to the best of my knowledge.

Date: NOV. 12, 2003



**ATTACHMENT B**

AS BUILT  
**LOT B**  
FRACTION TRACT 1, LOT G  
WITHIN U.S. SURVEY No. 2389  
JUNEAU RECORDING DISTRICT - JUNEAU, ALASKA

DEC 19 2003  
PERMIT CENTER

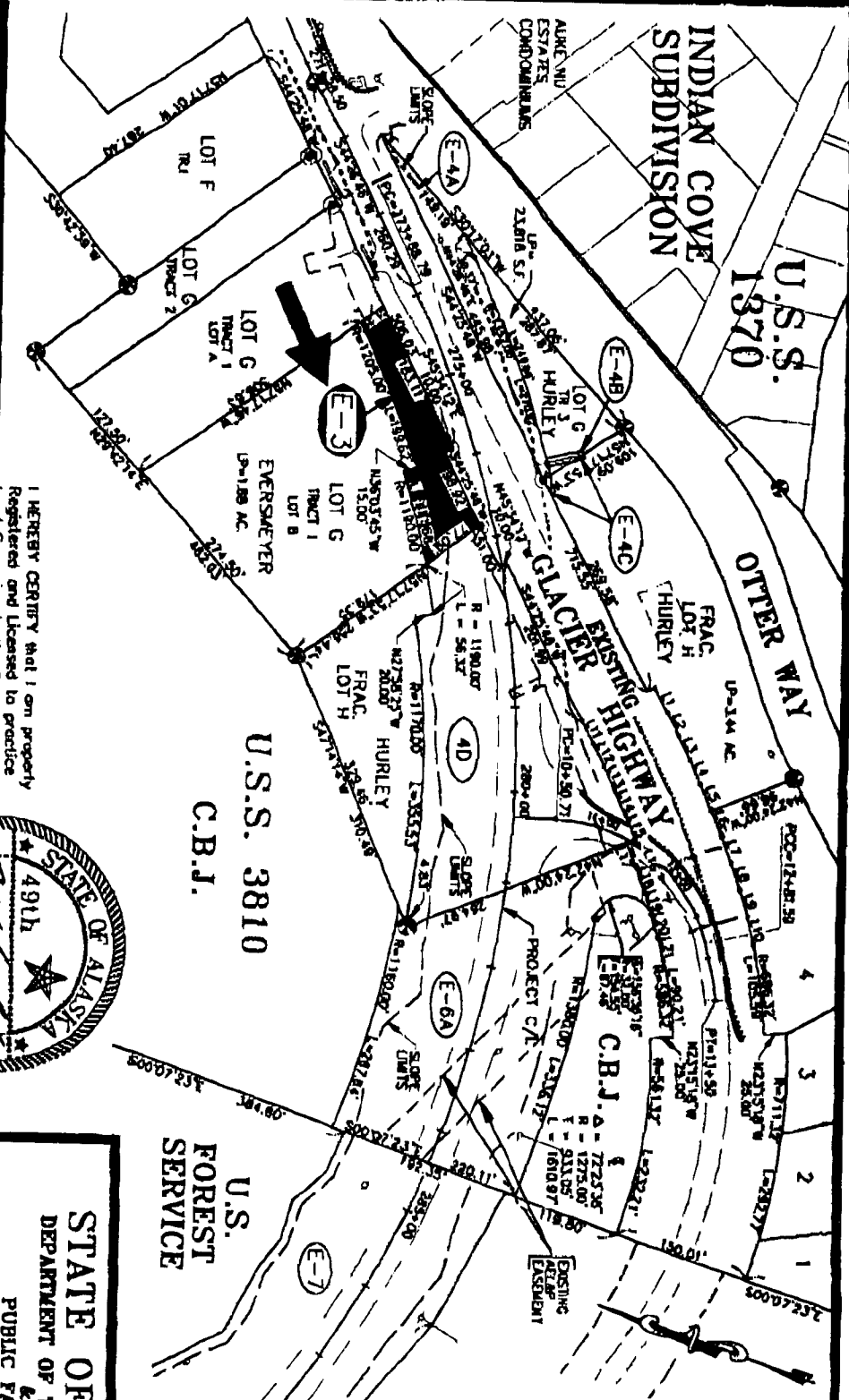
**TONER-NORDLING & ASSOCIATES INC**  
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION ADMINISTRATION  
5368 COMMERCIAL BOULEVARD  
JUNEAU ALASKA 99801 907-780-3533

SCALE: 1" = 50'  
DATE: NOV, 2003  
PROJECT NO. 03-3854  
FILE NO.  
SHEET NO. 1 OF 1

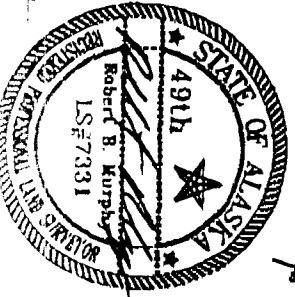
**RECEIVED**

# ATTACHMENT C

LINE	DIRECTION	DISTANCE
L1	S44°18'00" W	31.18'
L2	S44°18'00" W	30.32'
L3	S45°17'06" W	30.57'
L4	S48°05'42" W	30.81'
L5	S47°10'50" W	31.06'
L6	S48°31'50" W	31.28'
L7	S50°08'42" W	31.50'
L8	S50°02'08" W	31.73'
L9	S51°11'00" W	31.96'
L10	S56°57'51" W	32.20'
L11	S44°28'30" W	28.92'
L12	S44°44'42" W	29.14'
L13	S45°17'06" W	29.37'
L14	S48°05'42" W	29.59'
L15	S47°10'50" W	29.82'
L16	S48°31'50" W	29.89'
L17	S48°12'36" W	27.56'
L18	S50°08'42" W	28.45'
L19	S52°02'06" W	28.72'
L20	S44°18'00" W	28.00'
L21	S56°57'50" W	27.71'



I HEREBY CERTIFY that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska and that this plat was extracted from Book of My Survey No. 657331 by me or under my direct supervision.



ATTACHED TO 657331 DATE 6/3/87  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 PAGE 3 OF 2

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 &  
 PUBLIC FACILITIES  
 SHOWING EASEMENT PLAT REQUIRED FOR  
 PROJECT No. F-093-X(04) 59844  
 PARCEL No. E-3 Southeast Region  
 AREA: 12,906 sq. ft. AREA

BOOK 0472 PAGE 851

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•  
•  
•  
•  
•  
•

P. O. Box 211015  
Auke Bay, AK 99821

June 5, 2007

City and Borough of Juneau  
Planning Commission  
155 South Seward St  
Juneau, AK 99801

**RECEIVED**

**JUN 06 2007**

**PERMIT CENTER / CDD**

RE: Bryant subdivision

I have submitted an application to subdivide my lot in Auke Bay, Lot 6 Tract 1 Lot B and have requested a variance with respect to the minimum size for one of the resulting lots. When I purchased the lot and built my house I had planned it with the intent of eventually subdividing as submitted in my application. I was unaware of the size requirement and that the easement on my land by DOT was not considered in the size requirements for the present zoning. The house was located on the lot with this in mind. The house is within required set backs on both the existing and proposed boundaries.

The house is located on the smaller lot. The septic system meets DEC requirements and is completely independent of proposed lot. The proposed lot meets the CBJ requirement for minimum size. It has access to CBJ water and sufficient area for a septic system.

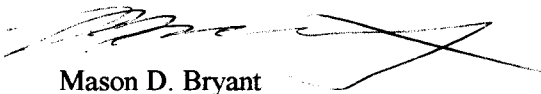
Both lots will share a common driveway and the proposed new lot will not require a separate entry to Glacier Hwy.

The proposed subdivision will create a high quality building location for the City and borough. The proposed lot will have a water view overlooking Indian Cove. It will be easy to develop and will create a high value property and additional tax base for the City and Borough.

I will be out of town on June 12 for the scheduled hearing due to work requirements. Bill Pence of Toner and Nordling will represent me and has the authority to speak for me and can provide additional information concerning the property and the proposed subdivision. I can be reached at (907) 723-4531.

Thank you for your consideration of my proposal.

Sincerely,

  
Mason D. Bryant

• • • • •