



## REGULAR PLANNING COMMISSION AGENDA

March 24, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 8868 4722 1296

### A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

### B. ROLL CALL

### C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

### D. APPROVAL OF MINUTES

1. February 24, 2026, Draft Minutes Regular Planning Commission - APPROVED

### E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

### F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

### G. ITEMS FOR RECONSIDERATION

### H. CONSENT AGENDA

1. VAR2025 0006: Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet to build a single-family structure in a D1(T)D3 zone. - APPROVED AS RECOMMENDED

**Applicant: Mallarie Yeager**

**Location: 2765 Fritz Cove Road**

#### DIRECTOR'S REPORT

The applicant requests a Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet. Steep slopes (exceeding approximately 35%) constrain the buildable area and limit feasible placement of a single-family structure and two required off-street parking spaces on the lot. The variance would allow the family to construct a single-family structure and accommodate the two required off-street parking spaces. Staff finds the requested variance meets all criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Variance VAR2025 0006.

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

1. **VAR2025 0007: Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space. - DENIED AS RECOMMENDED**

**Applicant: Lucas Mesdag**

**Location: 16470 Ocean View Drive**

**DIRECTOR'S REPORT**

The applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet. The lot is developed and contains a single-family dwelling, ADU, sauna, driveway, grading, and drain field. The lot meets minimum size requirements for two single-family dwellings in the D3 zone. The requested setback reduction is to allow placement of a second dwelling, proposed as a boat condo with overhead living space. Staff finds the requested variance does not meet the criteria of CBJ 49.20.250(b)(1)(A), (B), and (D).

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Variance VAR2025 0007.

**K. OTHER BUSINESS**

**L. STAFF REPORTS**

**M. COMMITTEE REPORTS**

**N. LIAISON REPORT**

**O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**P. PLANNING COMMISSION COMMENTS AND QUESTIONS**

**Q. EXECUTIVE SESSION**

**R. SUPPLEMENTAL MATERIALS**

**1. Additional Materials**

**S. ADJOURNMENT**

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov) at least 36 hours prior to a meeting, to request ADA arrangements.

# **DRAFT MINUTES**

Agenda

**Planning Commission**

***Regular Meeting***

CITY AND BOROUGH OF JUNEAU

*Erik Pedersen, Chair*

February 24, 2026

**A. LAND ACKNOWLEDGEMENT** – Read by Ms. Derr.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

**B. ROLL CALL**

Erik Pedersen, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

**Commissioners present:** Commissioners present in Chambers –Erik Pedersen, Chair; Lacey Derr, Vice Chair; Mandy Cole, Clerk; Jessalynn Rintala, Vice Clerk; Douglas Salik; Carlee Simon; Keith Koruna

Commissioners present via video conferencing – Karinne Wiebold

**Commissioners absent:** Larry Gamez

**Staff present:** Jill Lawhorne, CDD Director; Madeline Carse, CDD Administrative Assistant; Nicole Lynch, Attorney III; Justin Smith, Planner I

**Assembly members:** None

**C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA** - The agenda was approved.

**D. APPROVAL OF MINUTES**

1. January 13, 2026 Draft Minutes, Regular Planning Commission

2. January 27, 2026 Draft Minutes, Regular Planning Commission

**MOTION:** by Ms. Derr to approve the January 13, 2026, and January 27, 2026, Planning Commission Regular Meeting minutes.

E. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

G. **ITEMS FOR RECONSIDERATION**

H. **CONSENT AGENDA**

I. **UNFINISHED BUSINESS**

J. **REGULAR AGENDA**

1. **USE2025 0013:** Applicant requests a Conditional Use Permit to construct a 38,000-square foot entertainment and retail building at 356 South Franklin Street in a Waterfront Commercial zone.

**Applicant:** Reuben Willis

**Location:** 356 South Franklin Street

Ms. Cole voiced the presentation is going to be given by Corey Wall, who is on AWARE’s Board of Directors, and she works for AWARE, but did not feel it would represent a conflict. She noted there was no financial interest in this project and felt she could remain impartial.

There were no objections by members of the Commission or the public.

**Director’s Report**

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The property is zoned Waterfront Commercial, with the first 40 feet located within the Juneau Downtown Historic District. The proposed use is permissible in the Waterfront Commercial zone through the conditional use permit process. The proposal is consistent with the 2013 Comprehensive Plan, the 2015 Economic Development Plan, and the Blueprint Downtown Area Plan. The applicant has also requested two variances for this project.

**Staff Recommendation**

Staff recommends the Planning Commission adopt the Director’s analysis and findings and approve Conditional Use Permit USE2025 0013 with the requested conditions.

Reuben Willis, applicant and founder of AWE, Alaska Wonder Experience, LLC, stated this was a local and private project on private lands with private funds. He shared the lot has been vacant for 39 years and it is time for a world class project that will benefit visitors and locals. He explained the idea for this was born in 2017, after taking their family on a vacation where they experienced a flying theater. The project will be called Alaska Fly & Dive, which will include three immersive experiences, including a flying theater, 360 submersible simulators, and a 4d theater, and they are excited to share the experience of the wonders of Alaska in unique and immersive way. He said the premiere attraction is the state of the art flying theater, which will seat 72 people, soar over fantastic scenery, forests, mountains, and animal life, and will include smells, fog, and mist. He expressed that in order to deliver an impressive and stunning experience, they need the height variance so the seating platform can lift up and into the 55 foot high space that houses the 50 foot by 80 foot dome screen. The Ocean 360, which is the submersible simulator, consists of 20 seats and one ADA wheelchair accessible location, custom lighting, and immersive audio. The 4D theater will offer stadium seating with a 20 foot by 30 foot state of the art LED screen, where guests will experience things like bears catching salmon and feel the swipe of bear claws in the specialized seats. He voiced this will create 30 jobs and significant tax revenue and keep people downtown, not require busing or shuttles, and will be an amazing way to add an additional experience. He thanked the various organizations and people that are in support of the project, as well as the property the height variance would impact. He noted they visited with the school district superintendent, who was very excited for the learning opportunities this could provide to local students, as well as field trip opportunities.

Corey Wall, architect with Jensen Yorba Wall, displayed axial views of the building. He explained there are two lots, with Lot 1A containing the building, which and is landlocked by Lot 2A, which is the CBJ owned parcel all along the Seawalk that extends to bus parking; therefore, the building is not a waterfront parcel. He said they are meeting the Historic District standards, it is an appropriate use for the area, and felt the project was easily grantable for a conditional use permit.

Erin Willis outlined how the venue is intentionally designed to operate in two complimentary seasons. She explained that from May through September, they will serve the visitor economy with structured time entry experiences, with controlled, predictable, and professionally managed attendance. From October through April, the building shifts focus and becomes a civic and educational venue for Juneau residents. She stated they are excited to develop a partnership with the Juneau School District through the curriculum aligned with the Alaska State Science standards. She noted they will offer deeply discounted local admissions, sponsored school visits, locals appreciation weekends, and provide their large foyer space for nonprofit fundraisers, legislative receptions, youth celebrations, and community gatherings in the off season. She added the 4D theater space can host lectures, movies, and musical events.

Ms. Derr asked if Docks and Harbors had commented on the project.

Mr. Willis responded the senior planner told him they reviewed it and did not have any concerns.

Mr. Pedersen asked for public testimony.

Tom Kawakami (ph) voiced that there is not a lot for older folks to do in the wintertime in Juneau, so he felt this was an excellent idea. He said something like this would have been so beneficial for his children when they were in school. He added that this scale of investment in this size of town is unheard of and he gave his support.

Mr. Pedersen called the applicant back up to add any additional information.

Ms. Willis stated their community calendar aligns with Juneau's cultural rhythm. She said the project is not meant to be a facility that services cruise visitors and then go dark; it is meant to activate downtown in the quieter months and become embedded in the civic and educational life of Juneau. She asked for their approval to build something that services visitors in the summer and Juneau residents year-round.

Mr. Wall added they put the building on the west side of the site to pull it away from the Docks and Harbors deck over project so it will be an open plaza on the east side. He said they do have a couple of loading zones they put off of the level parking and they have an easement between the library and their parcel on the west side of the project where they also have loading zones. He stated they are trying to be good neighbors and people will be able to walk around the project.

Ms. Cole asked if the project would be non-viable if the variance granted is not granted.

Mr. Willis answered yes, as they need a venue that supports the 50 feet tall and 80 feet wide screen ,and the platform where participants sit, as it rotates and heaves up and down to give the simulation of flight and not give a sick feeling, which cannot be done at 38 feet. He noted the Historic Review Committee loved the design, as they went back to the original photographs of the Juneau Cold Storage and borrowed design features from that and placed it on the building.

Ms. Willis added when they originally went to have a pre-application meeting with the city, they thought about doing two of these theaters, which put them in a position of having a 55 foot height on Franklin Street, but they did not feel great about that so they eliminated it. She said it was intentional to ask for the variance in the back corner close to the existing parking garage to be pleasant looking and honor what Downtown Juneau likes it to look like.

Ms. Cole asked for clarification that the street front piece is the shorter piece and the 55 foot piece is behind the street front.

Mr. Wall answered yes.

Ms. Derr inquired if the applicant currently owned the property, as it still has a for sale sign on it.

Mr. Willis responded he has a purchase agreement and is in the due diligence period. He said they have earnest money down, but did not want to purchase the lot until they knew they could

move forward. He added they asked if they could continue to market during the due diligence period, which is why the sign is still there.

**MOTION:** *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2025 0013.*

*The motion passed 8-0.*

- 2. VAR2025 0008:** Applicant requests a Non-Administrative Variance to reduce the west side yard setback from 10 feet to 0 feet for a length of 60 feet in a Waterfront Commercial zone.

**Applicant:** Reuben Willis  
**Location:** 356 South Franklin Street

### **Director's Report**

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The Waterfront Commercial zone requires 10-foot setbacks on all sides. The first 40 feet of the site lies within the Juneau Downtown Historic District, which encourages construction at the front and side property lines. The conflict between these guidelines creates a site-specific hardship if zoning setback requirements are applied. The requested Variance meets the criteria of CBJ Section 49.20.250(b)(1).

### **Staff Recommendation**

Staff recommends the Planning Commission adopt the Director's analysis and findings and grant Variance VAR2025 0008.

Mr. Wall stated the main floor contains the 4D theater and the riders exit through retail. To get to the other attractions, people must take the stairs or elevator up past the mezzanine level, which is mostly offices and support, to the upper floor, where there is a large, double height lobby, and the other two attractions. He explained the submarine rides are stacked on top of the 4D ride and the flying theater starts on the ground level but it is entered 21 feet up. He noted they are keeping the portion along South Franklin at the 38 foot level. He displayed perspective views from South Franklin Street, where the big theater space is obscured by the allowable 38 foot tall building. He then showed a view from around the corner that is on the other side of the Docks and Harbos parking lot, where a tiny peak of the theater space can be seen. He asked for a variance to be allowed to go to a zero foot setback for the entire west side of the building so they can square it up with what is allowed in the Historic District.

Mr. Wall noted they tried to replicate some of what was on the Juneau Cold Storage, including the tile details of the pilasters.

**MOTION:** *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve VAR2025 0008.*

*The motion passed 8-0.*

3. **VAR2025 0009:** Applicant requests a Non-Administrative Variance to extend the Waterfront Commercial height limit from 35 feet to 38 feet, and from 35 feet to 54 feet for an area of 5,800 square-feet to accommodate a flying theater.

**Applicant:** Reuben Willis

**Location:** 356 South Franklin Street

### **Director's Report**

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The property is immediately adjacent to a CBJ-owned parking garage that exceeds the surrounding height limit. When Historic District boundaries were adopted in 2013, the parking garage parcel was intentionally excluded from the district. As a result, adjacent properties that function together visually and physically are subject to different height standards. The requested Variance with conditions meets the criteria of CBJ Section 49.20.250(b)(1).

### **Staff Recommendation**

Staff recommends the Planning Commission adopt the Director's analysis and findings and grant Variance VAR2025 0009 with the requested conditions.

Mr. Wall requested a variance to extend the Waterfront Commercial height limit from 35 feet to 38 feet, and from 35 feet to 54 feet to accommodate the flying theater. He pointed out the library is at 66 feet and they would not be blocking the staff windows or the any public windows. He pointed out the big mural will be on the building as well. He explained the 38 foot variance would help fit the submarine rides for the whole way back and make the building coherent.

He stated this project has already been downsized from the two theaters they originally wanted and the screens are going to be LED, meaning they do not have to have projectors on the top, which allows them to shrink the building down. He said they tried to tailor their variances to be the absolute minimum that would allow them to do the building.

Ms. Cole asked why they are not asking for a variance of 39 or 400 feet if they are getting a variance anyway and the design is barely fitting.

Mr. Wall responded they are not opposed to that, but they were trying really hard to meet the Historic District standards of 38 feet and the minimum they would need for the 54 foot theater.

Ms. Cole inquired if they intend to build the entire storefront section and theaters all at the same time or if any part will be open before the other.

Mr. Willis answered their intent is to open all three venues at the same time.

Mr. Koruna asked how much space the dimension of the emergency stairwell requesting the variance is taking up. He also asked about the north-south dimension of the stairwell.

Mr. Wall responded it was not so much the width of the stairs, but the side of the building also sticking into it. He said the whole stair tower outside wall to outside wall is about 10 feet. He added the north-south dimension was probably close to 30 feet.

Ms. Cole asked for details on how provide separation in case of fire in regard to the setbacks.

Mr. Wall said the building would have to be rated because of its location, as they are within 10 feet of the property line. He added the whole façade will not have any windows on it.

Chair Pedersen asked for public testimony on either of the variances.

Ben Gilbert, Juneau resident and downtown business owner, was excited for the project. He said that lot has been an eye sore and this building would be an asset to that area of downtown, and the variance would have minimal impact. He stated having that facility there could do a lot for both employment and tourism downtown.

Mr. Pedersen invited the applicant back up to add anything additional.

Ms. Willis described some of the difference between the 4D theater on the main floor and the flying theater, including 4D theater offering multiple different movies, where the flying theater requires a custom made movie. She added the goal of the first floor, beyond the other attractions, is to tailor it for the holiday, Folk Festival, and different people from the community being able to use it. She expressed classrooms will be on the mezzanine level and areas where people could have office training. They also approached Juneau Animal Rescue about a partnership where some of the proceeds of the retail area go to helping them.

Mr. Willis voiced one of the things they have themed is a couple of king crab pots in the plaza and a place for picture taking opportunities, and Mark Ridgeway, brother of Michelle Ridgeway, who passed away in a car accident, offered to provide the yellow submarine she would use while going around the Juneau schools to engage the students to get excited about marine sciences as part of the venue. He shared that several years ago, a young lady from Juneau participated in America's Got Talent and has gone on to become a famous songwriter, and she offered to do a custom song for them about Juneau.

Mr. Koruna asked about the mechanical aspect of the building when it comes to injecting things like scents, mist, and fog.

Cindy Emerick, Ride Development Engineer, answered that each seat has a canopy, which contains a special unit that has a mist, scent, and air flow system. She said the mist is made to feel like going through a fog, the air is used for wind and enhances the scents, and they only use positive scents that mimic things like evergreen, ocean, and flowers. She noted that was for the flying theater only.

Ms. Derr stated her concern with bringing up Docks and Harbors is the parking lot directly next to it. She was on that board and that is one of the only lots with entry on the left side instead of the right. Therefore, she wanted to know if there was any traffic concerns about pedestrians coming out and walking across the street there.

Director Lawhorne's understanding was that Docks and Harbor's Board discussed this project twice and provided no comments. She stated they do not have any concerns with pedestrian traffic, and she appreciated the applicant lining up the building so they have a direct site line and trying to encourage people to go the way they want them to.

Ms. Cole stated the staff report notes the Historic District Design standards are good with a small gap rather than a 10 foot setback. She wondered if many of the properties on Franklin Street were built within their setbacks.

Director Lawhorne answered yes, the majority are built up to the sidewalk.

Ms. Simon was excited about the project and felt they were making an enormous investment in the community. She said it clearly will stimulate the economy and have workforce implications from construction to employment, which is important for the community.

**MOTION:** *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve VAR2025 0009.*

**K. OTHER BUSINESS**

**1. Discussion of Regular Meeting Times**

Mr. Pedersen shared that historically the Planning Commission started meetings at 7 p.m., but for meetings where there is a lot on the agenda or a lot of public input, the meetings can go quite late, so they made an adjustment to hold the meetings at 6 p.m. in the wintertime and adjust it to 7 p.m. in the summer months. He asked the Commission if

they like the 6 p.m. start time or if there was a compelling reason to keep the split schedule for winter and summer.

Chair Pedersen, Ms. Cole, and Ms. Simon voiced they did not have a preference.

Ms. Wiebold, Ms. Rintala, Mr. Koruna, and Ms. Derr shared a slight preference for 6 p.m.

Mr. Salik commented he preferred 6 p.m. in the winter and 7 p.m. in the summer.

**MOTION:** *by Ms. Cole to begin the Regular Planning Commission Meetings at 6 p.m. regardless of the summer or winter months.*

*The motion passed.*

**L. STAFF REPORTS**

Director Lawhorne noted for the record that Deputy Mayor Smith, Assembly liaison, could not join this evening, as he had a conflict, and sent his apologies.

Director Lawhorne shared the March 10th meeting was cancelled, as they are not seeing as many cases as normal. She stated it seems they are busy on permits, but that is partly due to the permit system migration, which has gone live. She said Civic Access is out there and people and applicants are using it, and the response is positive and it is going well for the most part, with a few expected hiccups. She noted they are only having one meeting in April due to the lack of cases coming in, but there are two variances coming up.

**M. COMMITTEE REPORTS**

Ms. Derr reported the Lands, Housing & Economic Development Committee met last night and heard items, including a request to extend the footprint of a communications tower up at Eaglecrest, which was approved. She stated there was a land swap between DOT and CBJ. She explained the North Douglas boat ramp has a good portion on DOT land and uses the right-of-way and DOT has been interested in a parcel CBJ owns by the Whale Park for access to the bridge. The motion was approved to work with DOT and CBJ on that land swap so that CBJ would get the North Douglas land and DOT would have the access under the bridge. She added there was a bigger discussion regarding the building they are currently in, which is up for bid. They discussed getting an appraisal for the building before going to bid, but that was voted down and they approved doing competitive sealed bids. She said there was discussion of providing bitter preference to those willing to turn it into housing and a discussion on peer to peer vehicle sharing, and it was approved to add a 10% additional fee to anyone leaving the car within a half mile of the cruise ship area, with the hopes of reducing cars being left in the parking garages or on the street for long

periods of time. She reported that Mr. Ciambor also did a quick update on the Affordable Housing Fund. Ms. Derr shared it was an interesting meeting.

**N. LIAISON REPORTS**

**O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**P. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Chair Pedersen commented the second meeting in March is over a school holiday, and staff wanted to confirm if there will be a quorum for that meeting. He asked the Commission to let him or the director know if they would not be able to attend.

**Q. EXECUTIVE SESSION**

**R. SUPPLEMENTAL MATERIALS**

**1. Additional Materials**

**S. ADJOURNMENT**

The February 24, 2025 Planning Commission Meeting was adjourned at 7:29 p.m.



(907) 586-0715  
 CDD\_Admin@juneau.gov  
 www.juneau.org/community-development  
 155 Heritage Way • Juneau, AK 99801

**DATE:** March 13, 2026  
**TO:** Erik Pedersen, Chair, Planning Commission  
**BY:** Kathryn Oberlin, Planner I *K.Oberlin*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet to build a single-family structure in a D1(T)D3 zone.

**STAFF RECOMMENDATION:** Approval

**KEY CONSIDERATIONS FOR REVIEW:**

- Steep slopes (exceeding ~35%) constrain buildable area and limit feasible placement of a single-family structure and two required off-street parking spaces on the lot.

**ALTERNATIVE ACTIONS:**

1. **Approve:** Approve the permit and adopt new findings for items 1-2 below that support the approval. Approval may require conditions.
2. **Continue:** To a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is not required for this permit.

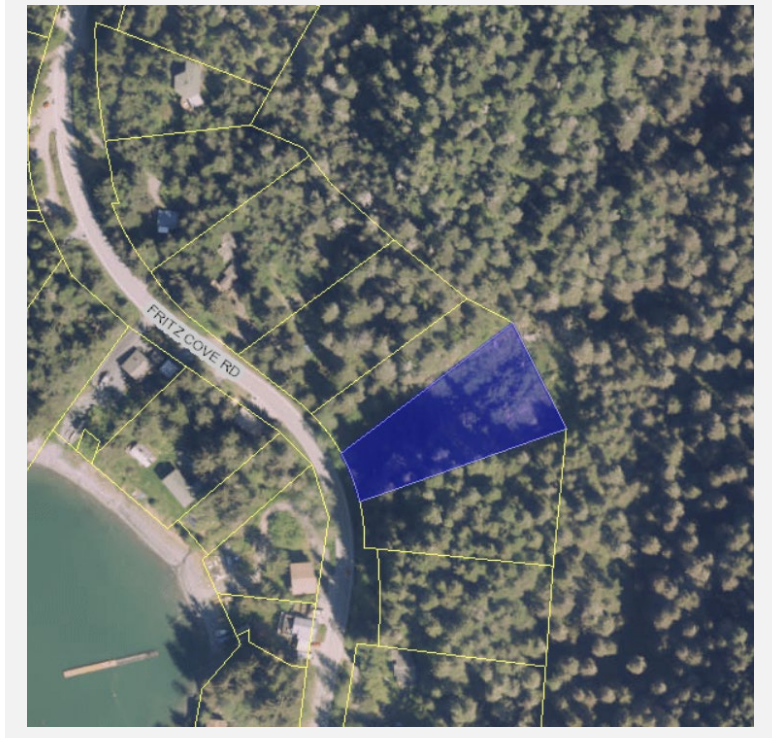
**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.20.240
  - CBJ 49.20.250(b)
  - CBJ 49.80
  - CBJ 49.25.400

GENERAL INFORMATION	
Property Owner	Mallarie E. Yeager
Applicant	Mallarie Yeager
Property Address	2765 Fritz Cove Road
Legal Description	USS 3261 LT 44
Parcel Number	4B1801060060
Zoning	D1(T)D3
Lot Size	66,647
Water/Sewer	CBJ water/On-site septic
Access	Fritz Cove Rd
Existing Land Use	Vacant
Associated Applications	None

*The Commission shall hear and decide the case per CBJ 49.20.240. The Planning Commission shall hear all Variance requests except Administrative Variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section CBJ 49.20.250(b).*

**SITE FEATURES AND ZONING**



SURROUNDING ZONING AND LAND USES	
North [D1(T)D3]	CBJ Lands and Resources
South [D1(T)D3]	Undeveloped lot
East [D1(T)D3]	CBJ Lands and Resources
West [D1(T)D3]	Fritz Cove Rd ROW

SITE FEATURES	
Anadromous	No
Flood Zone	No (Panel 02110C1507E)
Hazard	None mapped
Hillside	~35%
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/Rural Mining District Map, Recreational Vehicle Park Area

**BACKGROUND INFORMATION**

**Project Description** – The applicant requests a Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet to build a single-family structure in a D1(T)D3 zone (**Attachment A**). The lot is in a transition zone. It has not yet transitioned to D3 as CBJ sewer is not yet available, so the D1 zoning district standards apply. The requested variance would allow the family to construct a single-family structure and accommodate the two required off-street parking spaces.

**Background** – The property is Lot 44 of U.S. Survey 3261, recorded in 1954 (**Attachment B**). Development activity on the lot dates back to 1972, when a foundation and individual sewage disposal system were permitted (**Attachment C**). In 1978, a variance was requested to allow construction closer to the property line and with reduced lot width at the building face; however, the application was withdrawn prior to the hearing (**Attachment D**). That same year, a building permit was issued for a two-story accessory structure with studio space (**Attachment E**). An addition to the residence was permitted in 1985 (**Attachment F**). According to the application narrative (**Attachment A**), the structure burnt down in the 1990s; however, the applicant did not provide documentation demonstrating further detail.

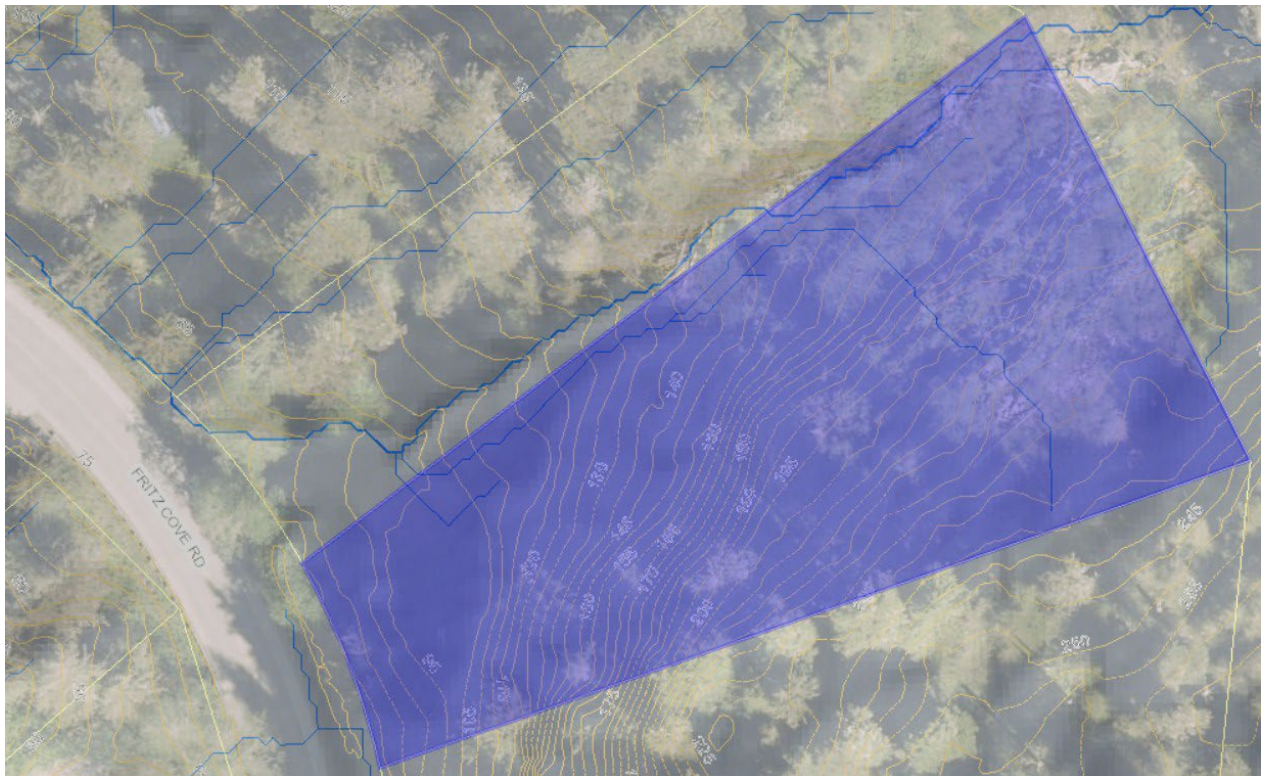
Site preparation for future development occurred in 2013 (**Attachment G**). In 2014, an application (CSP2014-10) proposed a private easement across CBJ-owned property to allow extended driveway access to the rear of the lot (**Attachment H**); the proposal was not finalized, and the pre-existing driveway remains. Most recently, a Statutory Warranty Deed conveyed the lot to the current owners in 2025 (**Attachment I**).

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
Plat	1954 U.S. Survey 3261, Lot 44 ( <b>Attachment B</b> )
Building Permit	1972 BLD8694 - Application for foundation and individual sewage disposal system ( <b>Attachment C</b> )
Variance Request	1978 VR-8-78 - To allow construction of structure beginning two feet from property line and with less than 110-foot lot width at building face; application withdrawn before hearing. ( <b>Attachment D</b> )
Building Permit	1978 BLD-11862 - Application for construction of a two-story accessory structure with studio space ( <b>Attachment E</b> )
Building Permit	1985 BLD-17779 - Addition to the Spear/Herrington Residence ( <b>Attachment F</b> )
Building Permit	2013 BLD2013-0365 - Site preparation for future building ( <b>Attachment G</b> )
City State Project	2014 CSP2014-0010 - Application for a private easement on CBJ-owned property in order for an adjacent property owner to construct a extended driveway; recommended to Assembly for implementation, but not finalized. ( <b>Attachment H</b> )
Assembly Lands Committee Memorandum	The Lands Committee forwarded a motion of support to the Assembly on June 11, 2014, to convey a perpetual access easement at fair market value. No easement recorded. ( <b>Attachment I</b> )
Statutory Warranty Deed	2025-001737-0 - Granting lot to current owners ( <b>Attachment J</b> )
Assessor’s Records	Records include site history with photos, deeds, and land value computations ( <b>Attachment K</b> ).

**ANALYSIS**

**Project Site** – The lot contains an existing gravel pad and is accessed through a preexisting driveway that runs through the abutting CBJ-owned lot to the north. Topography constrains the lot, with sloped terrain that limits practical buildable area and influences structure placement. Slopes exceeding approximately 35 percent characterize the property and constrain access. Strict application of the front yard setback under CBJ 49.25.400 would require placement of the structure within steep terrain, as shown on the submitted site plan (**Attachment L**) and contour mapping (**Attachment M**). Based on the site characteristics, the current request arises from physical constraints of the property. The image below (**Attachment M**) shows the contours of the site at five-foot intervals. Please note that the boundary shown does not accurately reflect the lot lines, which can be seen in the as-built survey (**Attachment N**).



**Setback Requirements** – The applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to five (5) feet to build a single-family structure in a D1(T)D3 zone.

Standard		Requirement (D3)	Existing	Requested	Code Reference
Setbacks (feet)	Front	25 min.	N/A	5	CBJ 49.25.400

To accommodate a single-family structure and the two required off-street parking spaces on the level and buildable portion of the lot, the applicant proposes reducing the required setback to five (5) feet.

**VARIANCE STANDARDS**

Pursuant to CBJ 49.20.200, a Non-Administrative Variance may be granted to provide an applicant relief from the requirements of this Title 49, the Land Use Code. A Variance is prohibited from varying any requirement or regulation of Title 49 concerning the use of land or structures, housing density, lot size, requirements in CBJ Chapter 49.35 (Public and Private Improvements), or requirements in CBJ Chapter 49.65 (Specified Use Provisions).

Per CBJ 49.20.250(b), a Non-Administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Planning Commission has determined that:

**A. *Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.***

**Analysis:** Slopes exceeding approximately 35 percent characterize the property and constrain access. Strict application of the front yard setback under CBJ 49.25.400 would require placement of the structure within steep terrain, as shown on the submitted site plan (**Attachment L**) and contour mapping (**Attachment M**). Compliance would require excavation and disturbance on slopes exceeding thresholds addressed under CBJ 49.70 Article II (e.g., >18% excavation trigger; >30% slope minimization criteria). The hardship arises from the lot's topography and physical configuration. The variance would allow residential use consistent with the zoning district while avoiding greater hillside disturbance.

**Finding: Yes. This criterion has been met.**

**B. *The unusual or special conditions of the property are not caused by the person seeking the Variance.***

**Analysis:** The lot configuration and topographic conditions predate the current application. The requested setback reduction is a response to pre-existing constraints rather than the result of applicant-created hardship.

**Finding: Yes. This criterion has been met.**

**C. *The grant of the Variance is not detrimental to public health, safety, or welfare.***

**Analysis:** The requested variance modifies only the front yard setback. The proposed variance accounts for two required off-street parking spaces, which prevents potential public safety risks of backout parking. No information demonstrates that the reduced setback is detrimental to public health, safety, or welfare.

**Finding: Yes. This criterion has been met.**

**D. *The grant of the Variance is narrowly tailored to relieve the hardship.***

**Analysis:** The reduction is limited to the minimum extent necessary to place the structure on the reasonably buildable portion of the lot, provide for two required off-street parking spaces, and preserve other regulatory standards.

**Finding: Yes. This criterion has been met.**

Pursuant to CBJ 49.20.260, the Planning Commission may attach Non-Administrative Variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

**Condition: None recommended.**

**AGENCY REVIEW**

CDD conducted an agency review comment period between 2/10 – 3/2/2026. Agency review comments can be found in **Attachment O**.

<b>Agency</b>	<b>Summary</b>
CDD – Building Division	Building division has no comments or concerns about this project at this time.
E&PW – General Engineering	Consensus among staff supports approval of the front yard setback variance.
Capital City Fire & Rescue	No comments provided.
Lands and Resources	No recorded easement was identified. The existing access appears to have been in place for a long period and does not raise concerns at this time. If CDD determines that formal, documented access across the CBJ lot is required for permit processing, the applicant may be required to obtain and record an easement. Additional documentation establishing access may exist but is not on record. While not required at this time, securing a recorded easement in the future could help ensure continued access if ownership of the CBJ property changes.
AKDOT&PF	DOT&PF does not object to the requested setback change, noting the site is elevated above the roadway and driveway sightlines will not be affected. They advise the property owners to have the ROW/property line surveyed and staked to avoid encroachment onto State ROW. A site visit was conducted to confirm the driveway meets applicable standards. The driveway will need to be finalized and brought up to standards.

**PUBLIC COMMENTS**

In accordance with 49.20.230(b), public notice was mailed to property owners within 500 feet of the lot, a public notice sign was posted on-site two weeks prior to the hearing, and ads were placed in the Juneau Empire. No public comments received at the time of writing this staff report.

**FINDINGS**

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

**Analysis:** No additional analysis required.

**Finding:** Yes. The application for the required Variance is complete.

**2. *Does the Variance as requested meet the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances?***

**Analysis:** As discussed above, variance criteria have been met.

**Finding:** Yes. The requested Variance meets the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director’s analysis and findings and APPROVE the requested Non-Administrative Variance. The Non-Administrative Variance would allow for the Applicant to reduce the front yard setback from 25 feet to five (5) feet to build a single-family structure in a D1(T)D3 zone.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	1954 PLAT USS 3261
<b>Attachment C</b>	1972 BLD8694
<b>Attachment D</b>	VR-8-78
<b>Attachment E</b>	1978 BLD11862
<b>Attachment F</b>	1985 BLD1779
<b>Attachment G</b>	BLD2013-0365
<b>Attachment H</b>	NOR_CSP 14-10
<b>Attachment I</b>	Driveway Easement to Matt Stedman
<b>Attachment J</b>	2025 SWD
<b>Attachment K</b>	Assessor's Records
<b>Attachment L</b>	Proposed Site Plan
<b>Attachment M</b>	CBJ Parcel Viewer Image
<b>Attachment N</b>	As-Built Survey
<b>Attachment O</b>	Agency Comments
<b>Attachment P</b>	Abutters Notice
<b>Attachment Q</b>	Public Notice Sign



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>			
	Physical Address 2765 Fritz Cove Road, Juneau AK, 99801			
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)			
	Parcel Number(s)			
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____			
	<b>LANDOWNER</b>			
	Property Owner	Ian MacDougall	Contact Person	Mallarie Yeager
	Mailing Address	1220 Fritz Cove Road, Juneau AK, 99801	Phone Number(s)	(727) 348-3454
	E-mail Address	mallarieyeager1@gmail.com		
	<b>LANDOWNER CONSENT</b>			
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner's printed name, signature, and the applicant's name.				
I am (we are) the owner(s) 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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.				
Ian MacDougall		Landowner		
Landowner (Printed Name)		Title (e.g.: Landowner)		
X		11/05/2025		
	Landowner (Signature)	Date		
Mallarie Yeager		Landowner		
Landowner (Printed Name)		Title (e.g.: Landowner)		
X		11/05/2025		
	Landowner (Signature)	Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.				
<b>APPLICANT</b> If same as LANDOWNER, write "SAME"				
Applicant (Printed Name)	SAME		Contact Person	SAME
Mailing Address	SAME		Phone Number(s)	SAME
E-mail Address	SAME			
X			11/05/2025	
	Applicant's Signature		Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Intake Initials
VAR 25-06	
Date Received	
11/6/25	



## VARIANCE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.  
Not to be used for Administrative Variances**

To be completed by Applicant	<b>PROJECT SUMMARY</b>	
	The request for this variance application is to consider a front yard setback variance for our property located at 2765 Fritz Cove Road to build our home.	
	<b>VARIANCE REQUESTED</b> (list CBJ Code section you are requesting a variance to) CBJ 49.25.930 - front yard setback	
	<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    Date of Filing: <u>N/A</u> Previous Case Number(s): <u>N/A</u> Building Permit related to <input type="checkbox"/> YES <input type="checkbox"/> NO this variance? Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	<b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site    SEWER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site	
<b>ALL REQUIRED MATERIALS ATTACHED</b> Complete application per CBJ 49.65.210 Narrative including: Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure Why a variance would be needed for this property regardless of the owner What hardship would result if the variance is not granted Site Plan		

DEPARTMENT USE ONLY BELOW THIS LINE

VARIANCE FEES	Fees	Check No	Receipt	Date
Application Fees	\$ <u>120.00</u>			
Adjustment	\$ _____			
Total fee	\$ _____			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
VAR 25-06	11/6/25



# VARIANCE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.  
Not to be used for Administrative Variances**

To be completed by Applicant	<b>PROJECT SUMMARY</b>	
	The request for this variance applicaiton is to consider a front yard setback variance for our property located at 2765 Fritz Cove Road to build our home.	
	<b>VARIANCE REQUESTED</b> (list CBJ Code section you are requesting a variance to) CBJ 49.25.930 - front yard setback	
	<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO    Date of Filing: <u>N/A</u> Previous Case Number(s): <u>N/A</u> Building Permit related to <input type="checkbox"/> YES <input type="checkbox"/> NO Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO    this variance?	
	<b>UTILITIES AVAILABLE:</b> WATER <input type="checkbox"/> Public <input type="checkbox"/> On Site    SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site	
<b>ALL REQUIRED MATERIALS ATTACHED</b> Complete application per CBJ 49.65.210 Narrative including: Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure Why a variance would be needed for this property regardless of the owner What hardship would result if the variance is not granted Site Plan		

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Adjustment	\$ _____			
<b>Total Fee</b>	<b>\$ _____</b>			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <b>VAR 25 - 06</b>	Date Received <b>11/6/25</b>
-----------------------------------	---------------------------------

Dear CBJ Planning and Development Committee,

We are writing to formally request consideration for a Front Yard Setback Variance for our property located at 2765 Fritz Cove Road. This letter serves as the detailed narrative describing the hardship resulting from the unique physical features of our parcel and explaining how our proposed project meets the established variance criteria.

**Description of hardship:** The core of our request stems from the unusual and extreme topography of our property, which creates a significant hardship and restricts the reasonable use of the land under current zoning requirements.

- **Steep and unbuildable terrain:** Most of the property, particularly the uphill portion back from the road, consists of cliffs and extremely steep terrain. This renders it physically impossible to establish a level building pad for the proposed residential structure further back from the road, as would be required by the standard 25-foot front setback.
- **Only viable location:** The only viable and buildable location for a foundation is on the lower portion of the parcel, near the road. The proposed structure, which has a footprint of 40' x 16', must necessarily be placed in this area. This is reinforced by the fact that this property previously supported a house found on the same pad, however this house burnt down in the 1990s.
- **Setback conflict:** According to the 2013 survey (attached to the application as the site plan), this essential building area falls within the standard 25-foot front setback.
- **Unfeasible standard requirement:** The 2013 survey shows corner number 5 to be located approximately 50 feet horizontally and 30 feet vertically from the edge of pavement. When combined with the 25-foot setback, this requires the structure to be placed roughly 75 feet from the road, which is not feasible given the site's slope and rock conditions. This unique topography constitutes the physical feature affecting this specific parcel and resulting in the hardship.

**Setback Variance Approval Criteria:** Our proposed project for a new residential structure, requiring relief from the front setback requirement, meets the necessary setback variance criteria for the following reasons:

1. **Unusual or special conditions of the property:** The unusual and extreme topography—specifically the cliffs and unbuildable terrain uphill from the gravel pad—constitutes a physical feature affecting this specific parcel, creating a hardship.
2. **Unusual or special conditions of the property are not caused by the person seeking variance:** The unusual and extreme terrain on the uphill portion of the lot makes it physically impossible to construct a residential structure at the legally required 75-foot distance from the road (25' setback + distance from pavement to property line). The rock and slope conditions that prohibit building in that area were not created or altered by us.
3. **Not detrimental to public health, safety or welfare:** The proposed construction will not be detrimental to public welfare or injurious to other property. Due to the property's elevation (it sits above the road grade), its position along the outside of a curve in the road, and the proposed distance from the pavement, the new structure will not create a visual obstruction for drivers.
4. **Variance is narrowly tailored:** The variance is the minimum necessary to afford relief. We are only requesting the relief required to build in the single viable location on the property. We are not requesting a variance beyond what is strictly necessary to overcome the physical constraints of the site.

Finally, the denial of this setback variance would effectively prevent us from building our home and render this property unbuildable for future owners. We are professionals whose work contributes significantly to the Juneau and greater Alaskan economy. Given the current housing shortage and renter

burdens, we are eager to build our first home on this property, transition out of the renter cycle, and remain a part of this lovely community.

We sincerely appreciate your time and thoughtful consideration of this request, which is necessitated by the highly unique and challenging physical features of our parcel. Please see our attached site plan with city water valve location as well as proposed placement of house, septic (<https://lifewaterengineering.com/>) and parking. We are currently in the process of obtaining an updated boundary and topographic survey, which can be provided upon completion. We are happy to provide any additional information, documentation, or site access needed to support this application.

Sincerely,

Mallarie Yeager, Ph.D. (NOAA Fisheries Scientist)

Ian MacDougall (UAF Data Engineer)

B. & M. ENGINEERING  
 PROFESSIONAL ENGINEERS

NOTE:  
 UNDER NO CIRCUMSTANCES  
 ANY DATA HEREON BE US  
 CONSTRUCTION OR FOR ESTA  
 BOUNDARY OR FENCE LINES.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRE  
 PLAT OF LOT 44 WITHIN US SURVEY 3261, AND THAT  
 WALKS, ROADS, EASEMENTS AND IMPROVEMENTS  
 APPEARING ON THE LAND ARE AS SHOWN, AND THERE  
 ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVE  
 THEREON, EXCEPT AS SHOWN.

PRELIMINARY DRIVEWAY GRADES  
 FOR DRIVEWAY CONSTRUCTION

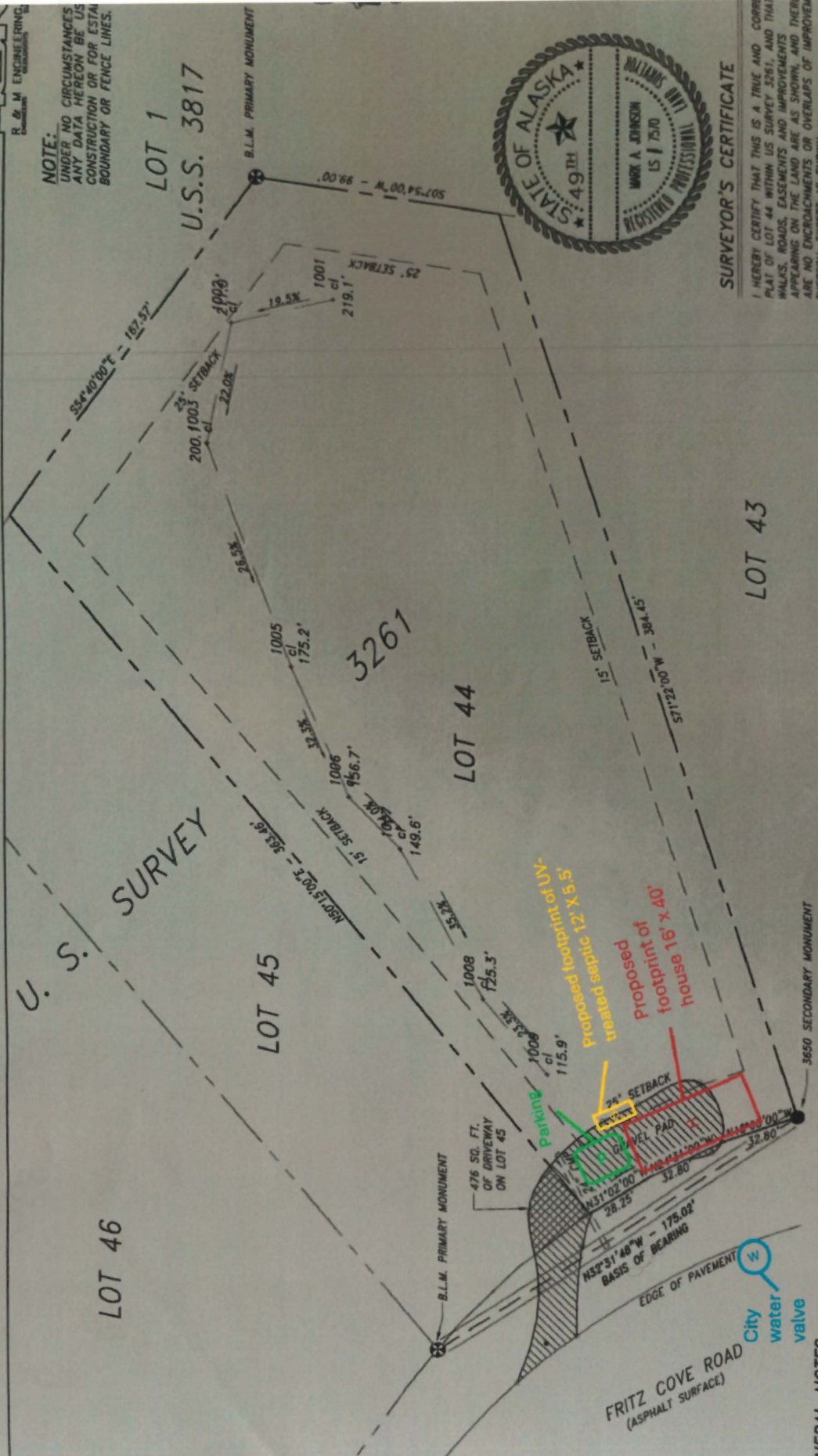
LOT 44

WITHIN

U.S. SURVEY 3261

CITY & BOROUGH OF JUNEAU, ALASKA

DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
5-17-13	1" = 40'	J.A.F.	M.A.J.	131742	1 OF 1



LOT 43

LOT 44

LOT 45

LOT 46

U. S. SURVEY

U.S.S. 3817

LOT 1

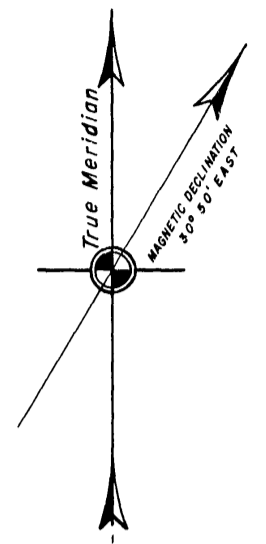
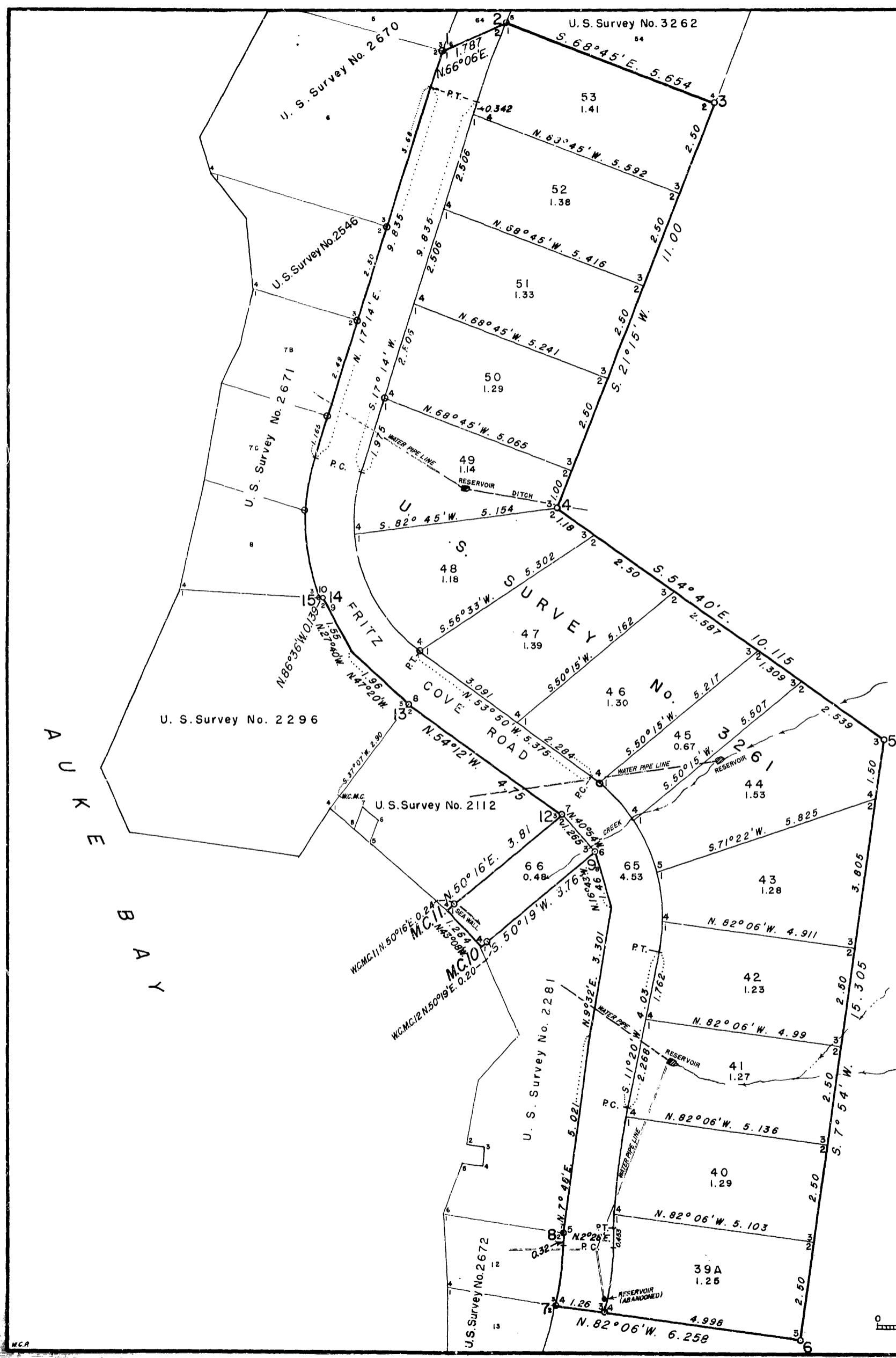
GENERAL NOTES  
 THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN A RECOVERED BLM PRIMARY MONUMENT AND A RECOVERED 3650 SECONDARY MONUMENT  
 ESTABLISHING THE FRITZ COVE ROAD RIGHT-OF-WAY HAVING A COMPUTED BEARING OF N32°31'48" W.

THE SOURCE DOCUMENTS UTILIZED TO PRODUCE THIS PLAT ARE PLAT OF U.S. SURVEY 3261, FILED AT THE JUNEAU RECORDING DISTRICT.

WATER SERVICES ARE PROVIDED BY THE CITY & BOROUGH OF JUNEAU PUBLIC UTILITIES.

PROPERTY SUBJECT TO EASEMENTS OF RECORD DENOTED BY THIS SURVEY OR NOT.

SETBACKS SHOWN ON THIS PLAT ARE FROM CITY AND BOROUGH OF JUNEAU D-1 ZONING.



U. S. SURVEY  
No. 3261, ALASKA

and  
DEPENDENT RESURVEYS OF PORTIONS OF ADJOINING  
U. S. SURVEYS NOS. 2112, 2281 AND 2546  
Sited  
on the Fritz Cove Road on Mendenhall Peninsula  
approximately 12 3/4 miles northwest of Juneau, Alaska

Area: 23.95 Acres

Latitude 58° 22' 31" N. Longitude 134° 38' 32" W.

At Corner No. 1

Surveyed By

John M. Short, Cartographer (Cadastral)  
June 15 to 20, 1953

Under Special Instructions Dated  
December 29, 1952 and Approved  
January 15, 1953

O INDICATES AN IRON POST OR BRASS TABLET

NOTE:  
For bearings and distances along the boundary  
of Lot 65 (Fritz Cove Road) which are not shown  
see field notes.

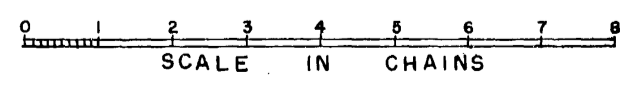
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C., April 21, 1954

This plat is strictly conformable to the approved  
field notes, and the survey, having been correctly  
executed in accordance with the requirements of law and  
the regulations of this Bureau, is hereby accepted.

For the Director

*Arnold Clement*

Assistant Chief, Division of  
Cadastral Engineering



4-4-040-000-044-321

CITY AND BOROUGH OF JUNEAU, ALASKA  
APPLICATION FOR BUILDING PERMIT

Douglas  Juneau  Rural

VALUATION 2000<sup>00</sup> PERMIT NO. 8694  
DATE RECEIVED 7-6-72 BY PC Hamlen

APPLICANT TO FILL IN BETWEEN HEAVY LINES.  
TWO SETS OF PLANS MUST BE FURNISHED WITH APPLICATION.

APPLICANT OWNER	Building Address	COVERING		
	Name <u>ANDREW SPEAR</u>	Ext. Walls	<u>WOOD SIDING</u>	
	Mail Address <u>BOX 377</u>	Int. Walls	<u>WOOD OR GYP. BD.</u>	
	City <u>JUNEAU, ALASKA</u>	Roof	<u>METAL</u>	
	Tel. No. <u>6-1367</u> <u>OR 6-1032</u>	Re-Roof		
ARCHITECT ENGINEER	Name	FLUES		
	Mail Address	F. Place	Flr. Furn.	Other
	City	Furnace	H. Water <input checked="" type="checkbox"/> H. Air <input type="checkbox"/>	Steam <input type="checkbox"/> Elec. <input type="checkbox"/>
	Tel. No.	Kitchen	Oil <input type="checkbox"/> Gas <input type="checkbox"/>	
		UTILITIES		
CONTRACTOR or OWNER BUILDER	Name	Sewage System City	S. Tank <input checked="" type="checkbox"/>	
	Mail Address	Bldg. Main		
	Tel. No.	Sewer Outlet Size		
	State License No.	Water Meter Size		
		Water Service Size	Exist. Road	
LEGAL DESCRIPTION	Subdivision <u>FRITZ LOVE RD.</u>	Curb & Gutter <input type="checkbox"/> Drain Ditch <input type="checkbox"/>		
	Lot No. <u>44</u>	Driveway Width	Ft.	
	<u>US. S.W. 3261</u>	Off-Street Parking		
	<u>BL. NO.</u>	Estimated Cost		
		Special Information	<u>Foundation only</u>	

CLASS OF WORK			
New	<input checked="" type="checkbox"/>	Repair	
Addition		Demolish	
Alteration		Move	
Use Of Bldg.	<u>RESIDENCE</u>		
Size Of Bldg.	<u>1296 FT.<sup>2</sup></u>		
Height Of Bldg.	<u>24 FT.</u>		
Area Of Lot	<u>50,000 FT.<sup>2</sup> ±</u>		
SPECIFICATIONS			
FOUNDATIONS			
Material	<u>TREATED WD. POLES</u>	Exterior	Piers
Width Of Top	<u>9"</u>	<u>SEE DRAWINGS</u>	
Width Of Bottom	<u>10"</u>		
Depth In Ground	<u>3'-0"</u>		
Plate (Sill)	Size	Space	Span
Girders	<u>4"x10"</u>	<u>11'-0"</u>	<u>12'-0"</u>
Joists (1st Fl.)	<u>2x8</u>	<u>1'-4"</u>	<u>11'-0"</u>
" " (2nd Fl.)	<u>2x8</u>	<u>1'-4"</u>	<u>11'-0"</u>
" " (Clg.)			
Studs (Ext.)	<u>2x4</u>	<u>1'-4"</u>	
" " (Int.)	<u>2x4</u>	<u>1'-4"</u>	
Roof Rafters	<u>2x8</u>	<u>1'-4"</u>	<u>11'-0"</u>
Bearing Walls	<u>NONE</u>		
Other			

WORK NOT MENTIONED IS NOT INCLUDED IN PERMIT

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all state laws, and codes and ordinances of The Greater Juneau Borough, applicable to building construction.  
Signature Of Owner  
Applicant Douglas N. Peterson  
Douglas N. Peterson

BLDG. PERMIT NO. 8694 DATE ISSUED \_\_\_\_\_  
 BLDG. FEE \$ 20 PLANS SUBMITTED \_\_\_\_\_  
 PLAN CHECK FEE \$ 10 SPECS. SUBMITTED \_\_\_\_\_  
 PENALTY \$ \_\_\_\_\_ REC. NO. \_\_\_\_\_  
 OTHER \$ \_\_\_\_\_  
 TOTAL \$ 30

**CALLED INSPECTIONS**

FOOTING (BEFORE POURING) \_\_\_\_\_  
 FND. WALL (BEFORE POURING) \_\_\_\_\_  
 FRAME \_\_\_\_\_  
 ROUGH PLUMBING \_\_\_\_\_  
 ROUGH ELECTRICAL \_\_\_\_\_  
 FIRE PLACE \_\_\_\_\_  
 SEWAGE & WATER \_\_\_\_\_  
 OTHER \_\_\_\_\_  
 FINAL \_\_\_\_\_

CERTIFICATE OF OCCUPANCY ISSUED \_\_\_\_\_ DATE \_\_\_\_\_

**ZONING INFORMATION**

ZONE \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 AREA OF LOT \_\_\_\_\_  
 SET BACKS: FRONT \_\_\_\_\_  
 BACK \_\_\_\_\_  
 SIDES \_\_\_\_\_

COMMENTS: Foundation Only

APPROVED: \_\_\_\_\_ BOROUGH SANITARIAN

DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FIRE ZONE \_\_\_\_\_

*Open*

Mailing Address \_\_\_\_\_ Property Address \_\_\_\_\_

Permits \_\_\_\_\_ Date Built \_\_\_\_\_

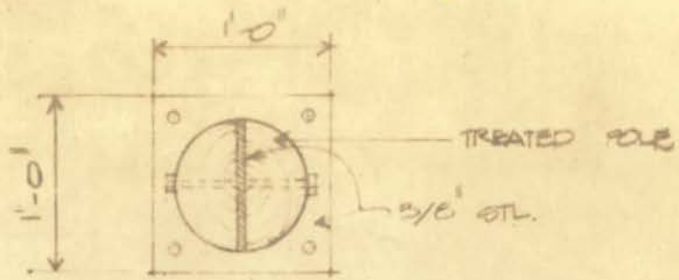
Observed Physical Condition	Exterior	Interior	Foundation	
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b> <span style="float: right;">5</span>	<b>6. INTERIOR (Continued)</b>	<b>7. Floors (Continued)</b>	
Single _____	Concrete _____ Block _____	Trim _____ Kind _____	<b>FINISH</b>	
Double _____	Sheathing <i>6/4</i> Kind _____	Grade <u>P</u> <u>A</u> <u>G</u>	Wood _____	
Other _____	Building Paper _____		Concrete _____	
# Stories _____	Insulation <i>1/2"</i> Kind _____	Floor _____ Number Rooms _____ Number Baths _____	Bath _____	
Attic Finish _____ %	Stucco _____	Basement _____	Living Room _____	
Basement _____	Siding <i>vert</i> Kind _____	1st Floor _____	Bed Room _____	
Frame _____	Shakes _____	2nd Floor _____		
Concrete _____ Block _____	Bricktex _____	3rd Floor _____		
Log _____	Log _____ Slab _____	Attic _____	<b>8. HEAT</b> <span style="float: right;">6</span>	
	Log Siding _____	Total # _____	Stove _____	
<b>1. FOUNDATION</b> <span style="float: right;">3</span>	Metal _____	Grade of _____	Oil Furnace _____	<b>9. PLUMBING (Continued)</b>
Concrete _____ Thick _____	Plywood _____	Floor Plan <u>P</u> <u>A</u> <u>G</u>	Coal _____ Stoker _____	Water Source _____
Conc. Block <i>10/2</i>		Ceiling Height _____	Hot Water _____	Sewer Source <i>S.T.</i>
Wood Posts <i>8/1</i>		Basement _____	Hot air Forced _____	
Skids _____	<b>5. ROOF</b> <span style="float: right;">3</span>	1st Floor _____	Radiant _____	<b>10. ELECTRICAL</b> <span style="float: right;">5</span>
Wood <i>8/1</i>	Flat <input checked="" type="checkbox"/> Gable _____ Hip _____	2nd Floor _____	Space Heater _____ Kind _____	Wired _____ Grade _____
	Other <i>ched</i> Kind _____	Attic _____	Floor Furnace _____	220 Service _____
<b>2. BASEMENT</b>	Shingle _____	Grade of _____	Number of Chimneys _____	<b>TOTAL GRADE</b> <span style="float: right;">42.5</span>
Partial <input checked="" type="checkbox"/> S.F. _____	Shakes _____	Kitchen <u>P</u> <u>A</u> <u>G</u>	Kind _____	<b>11. GARAGE</b>
Full _____	Composition # _____ Shingle _____	Oven Built-in _____	<b>NUMBER OF FIREPLACES</b>	
Cribbed <i>10/12</i>	Insulation _____ Kind _____	Range Built-in _____	Basement <i>metal</i>	
Concrete _____	Tar Paper _____	Bath Room Finish _____	1st Floor _____ Type _____	
Outside Entrance _____	Metal _____ Kind _____			
Rec. Room _____ Size _____	Built-up _____		<b>9. PLUMBING</b> <span style="float: right;">5</span>	
Living Area _____ Size _____	Other _____	Attic Stairway _____	Grade _____	<b>12 PORCHES</b>
Fin. Walls _____ Kind _____		Attic Unfinished _____	1 # Tubs w/shower _____	<i>Deck 4/22/18</i>
Fin. Floor _____ Kind _____	<b>6. INTERIOR</b> <span style="float: right;">5</span>	Attic Useful _____ % _____	4 # Toilets _____	<i>2nd floor 6'</i>
Fin. Ceiling _____ Kind _____	Insulation Board _____	Number Dormers _____	11 # Basins _____	
	Plasterboard <i>1/2"</i>	Shed Type _____ Size _____	1 # Kitchen Sinks _____	
<b>3. FRAME</b> <span style="float: right;">55</span>	Plaster _____	Gable _____ Size _____	# Shower Stalls _____	
Walls _____ o.c. _____	Masonry _____		# Hot Water Tanks _____	
Bracing _____	Wood Paneling _____	<b>7. FLOORS</b> <span style="float: right;">5</span>	# Gallons _____ Kind _____	<b>13. YARD IMPROVEMENTS</b>
2x8 Roof <i>16"</i> o.c. _____	Plywood _____	1st Floor _____ o.c. _____		
2x8 Floor <i>16"</i> o.c. _____	Finished _____	Bridged _____	# Laundry Trays _____	
Ceiling _____ o.c. _____	Unfinished _____	Post Size _____ o.c. _____	Total Number Fixtures _____	
Other _____	Open Stud _____	Beam Size _____ o.c. _____		
		2nd Floor _____ o.c. _____		

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost

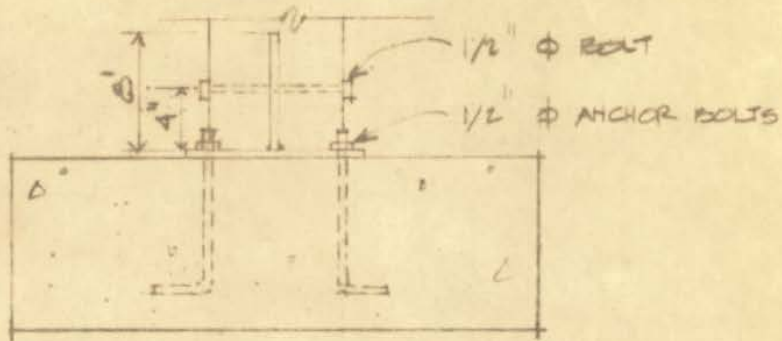
BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area			
4.72	1467	21.35	31326	Inspection		Floor or Part	Width	Length	Area
				Classification		<i>MAIN</i>	<i>36</i>	<i>36</i>	<i>1296</i>
				Calculation		<i>mech</i>	<i>4.72</i>	<i>515</i>	<i>25</i>
				Review		<i>Left</i>	<i>4</i>	<i>23</i>	<i>92</i>
				<b>DEPRECIATION AND OBSOLESCENCE</b>					
				<b>DEPRECIATION</b>					
				a. Effective Age Depreciation	%	Notes: <i>1467</i>			
				b. Observed Physical Condition	%				
				c. Total Depreciation (a + b)	%				
				d. Net Condition (100 - c)	%				
				<b>OBSOLESCENCE</b>					
				e. Overimprovement	%				
				f. Underimprovement	%				
				g. Other	%				
				h. Net Condition (100 - (e + f + g))	%				
				i. FINAL NET CONDITION (d x h)	%				
				<b>SUMMARY OF APPRAISED VALUE</b>					
				Principal Building Appraisal					
				Other Principal Buildings Appraisal					
				Accessory Buildings Appraisal					
				Total Building Appraisal					
				Total Land Appraisal					
				Total Replacement Cost \$					
				Cost Conversion Factor <i>38786</i>					

*Estimate*

*2.5.18*



PLAN



ELEVATION

SCALE: 1" = 1'-0"

KERF PLATE DETAIL

THE MR. & MRS. ANDREW SPEAR RESIDENCE  
 PERSERVERANCE WOOD & METAL WORKS LTD.  
 BOX 1392, JUNEAU, ALASKA

Plans incomplete  
May issue foundation only permit  
Sanitation + zoning

APPLICATION FOR REVIEW  
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM  
GREATER JUNEAU BOROUGH

NOTE: This form must be completed and submitted to the Borough Office before your application for a building permit can be reviewed.

NAME: ANDREW SPEAR DATE OF APPLICATION: 6/30/72

Present Mailing Address: \_\_\_\_\_ PHONE: C - 6721

U.S. SURVEY NUMBER \_\_\_\_\_ LOT NUMBER: 44 GEOGRAPHIC LOCATION OF  
PROPERTY: FRITZ COVE Rd.

Two complete plans of the property must accompany this application. These plans must show: (Refer to USPHS publication #526 and attached typical plat plan)

- A. The number, location, and size of all sewage disposal facilities to be constructed, altered, or extended.
- B. The location of water supplies, sewage disposal facilities, buildings or dwellings, and adjacent lot lines.

This information may be sketched onto your plat plan, but be sure that it is legible.

Please check which method of sewage disposal you plan to install:

- Method #1 - Primary treatment with salt water outfall.
- Method #2 - Secondary treatment with subsurface discharge.
- Alternate - Please describe.

Chemical toilet will be allowed during construction.

If you plan to use a device to provide secondary treatment, please list the manufacturer's name and the model number of the device: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE

Application received on 6/30/72 by William M. Spodman

Application complete  : Incomplete \_\_\_\_\_ : Returned \_\_\_\_\_ application for following additional information: \_\_\_\_\_

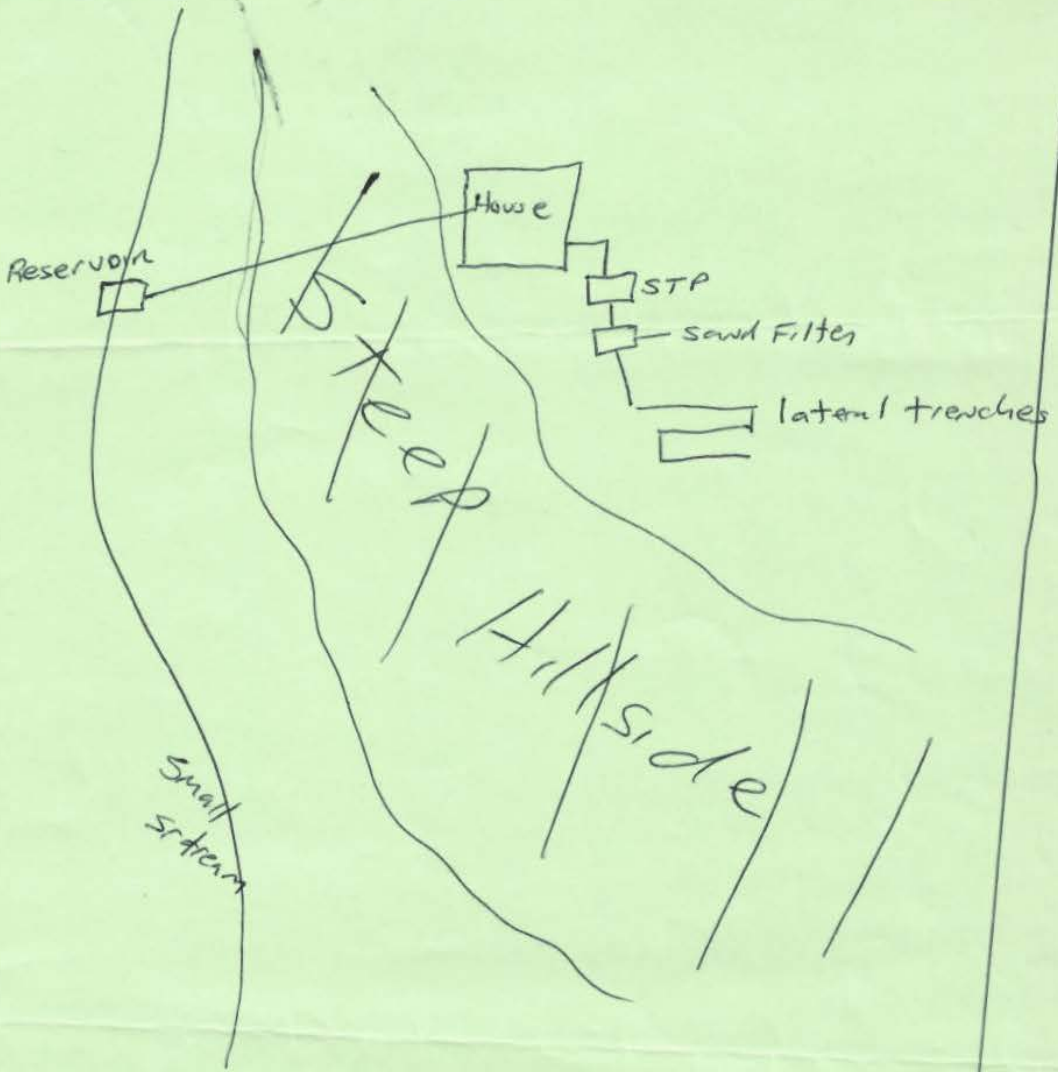
Field survey of site made on 6/25/72 . Results Difficult conditions, will require a specialized system for this situation

Preliminary application approved  ; Disapproved \_\_\_\_\_ ; on 7/3/72

Final site inspection of system made on \_\_\_\_\_ By \_\_\_\_\_

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ For \_\_\_\_\_

Spear



FRITZ COVE RD

ZONING VARIANCE APPLICATION

APPLICANTS NAME: Andrew M. Spear FILE NO. \_\_\_\_\_

RES. ADDRESS: Pouch "O", Juneau, Alaska 99811 DATE: 2 May 78

PHONE: 465-2696 FEE: 820

WHO HOLDS TITLE TO THE PROPERTY? RECEIPT NO: 46563

NAME: Andrew & Diana Spear PH \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

ADDRESS: Box 3003 Juneau, Alaska 99803 EXISTING ZONE: R 12

IF YOU DO NOT HOLD TITLE TO THE PROPERTY, WHAT IS YOUR INTEREST? \_\_\_\_\_

LOCATION OF PROPERTY: mile .8 Fritz Cove Road

U.S. SURVEY NO. 3261

SUBDIVISION: \_\_\_\_\_ LOT 44 \_\_\_\_\_ BLK \_\_\_\_\_

DIMENSIONS OF PROPERTY: See attached plot plan

LENGTH: 384.45' WIDTH: 94' TOTAL SQ. FT. 65,340

PROVISIONS IN THE ORDINANCE FROM WHICH VARIANCE IS REQUESTED: \_\_\_\_\_

Set back for front yard - 49.25.402 (13)(d)(6) minimum width of lot at front building line - (13)(d)(2)

PECIFIC RELIEF REQUESTED: Allow construction of workshop/dwelling beginning at two feet from property line and with less than 110 foot lot width at building face.

STATE WHAT UNIQUE CIRCUMSTANCE IS PECULIAR TO THE LAND OR BUILDING INVOLVED THAT DISTINGUISH IT FROM OTHER PROPERTIES IN THE SAME VICINITY:

High rock cliff prevents further set back. Steepness of initial bank prevents road building.

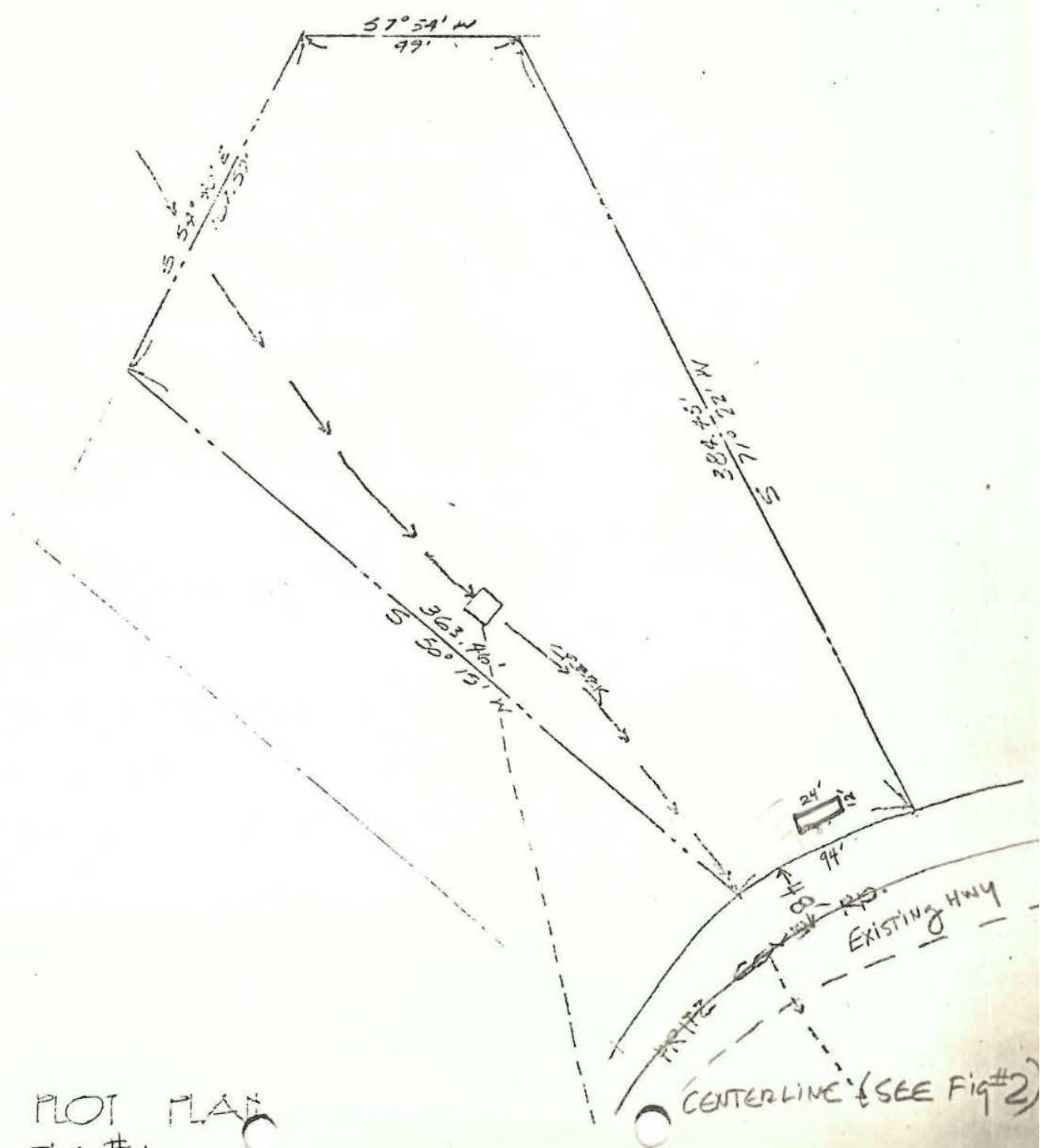
STATE HOW THE DIFFICULTY WOULD APPLY TO THE PARTICULAR LAND OR BUILDING REGARDLESS OF OWNER: Any building plans for this lot would require

building in the described area or special access devices i.e. helicopter or tranway.

INDICATE WHAT HARDSHIP WOULD RESULT IF THE ORDINANCE REQUIREMENTS WERE COMPLIED WITH: It would be extremely costly to build, present serious safety

problems (possible falling rocks & trees) and once built, the building would have poor access.

LOT #44  
U.S. No. 3261



PLOT PLAN  
FIG. #1

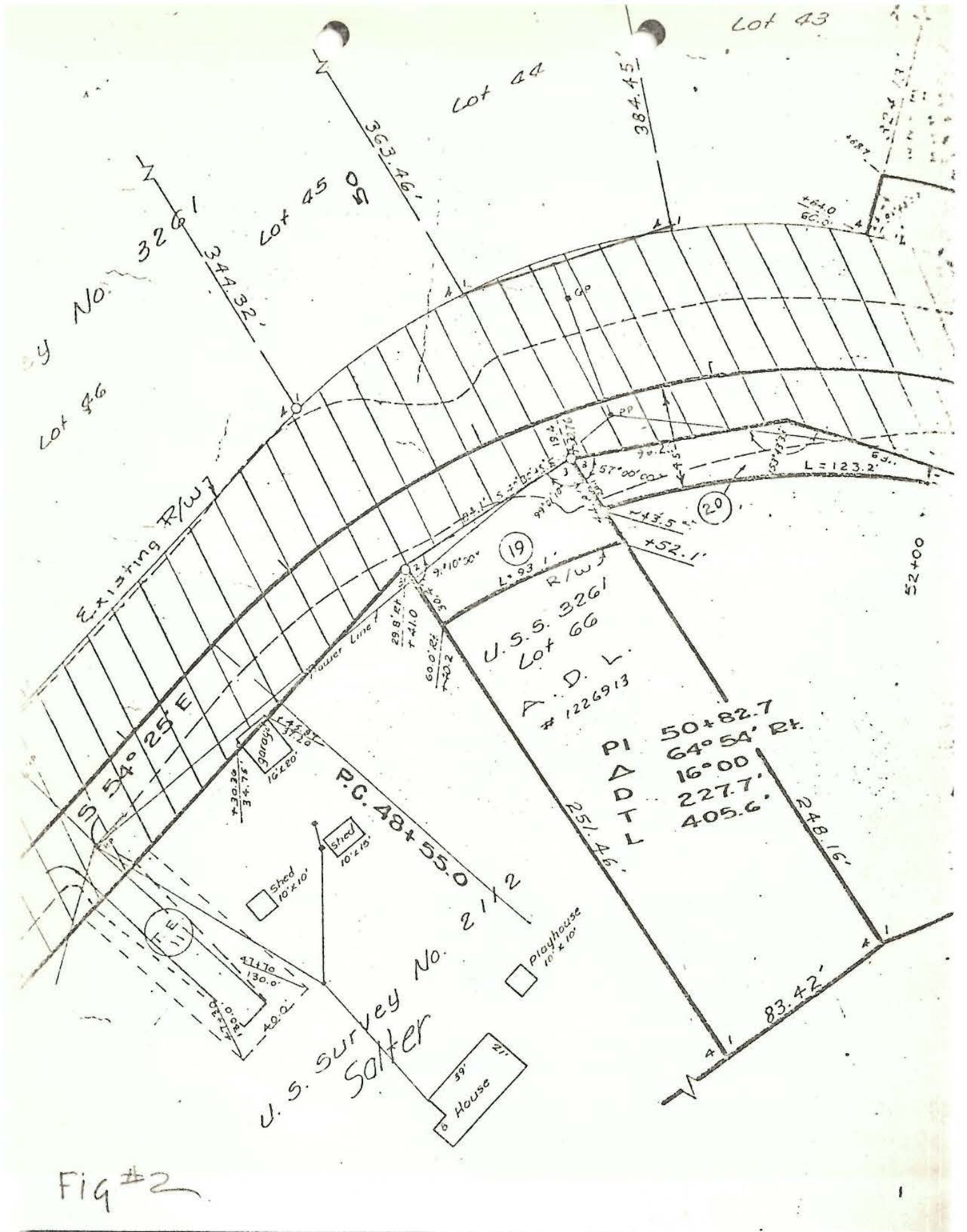


Fig #2

NOTICE OF PUBLIC HEARING  
CITY & BOROUGH BOARD OF ADJUSTMENT  
155 South Seward Street  
Juneau, Alaska

FILE NUMBER: VR-8-78

HEARING DATE: Tuesday May 23

TIME: 7:30 P.M.

PLACE: Assembly Chambers, Municipal Building, 155 So. Seward St.

TO: Adjoining or affected property owners

SUBJECT: An application for a zoning variance on the following:

- (a) LOCATION Approximately 3/4 mile Fritz Cove Road
- (b) LEGAL DESCRIPTION: Lot 44, U.S.S. 3261
- (c) SITE SIZE: 65,340 square feet
- (d) APPLICANT Andrew Spear
- (e) OWNER OF PROPERTY: Andrew & Diana Spear
- (f) PRESENT ZONING: R-12 Residential District
- (g) PROPOSAL: Applicant requests that the minimum front-yard set-back of 25 feet be reduced to 2 feet and that the required 110 feet lot width at front building line be waived to allow construction of workshop dwelling on said parcel.

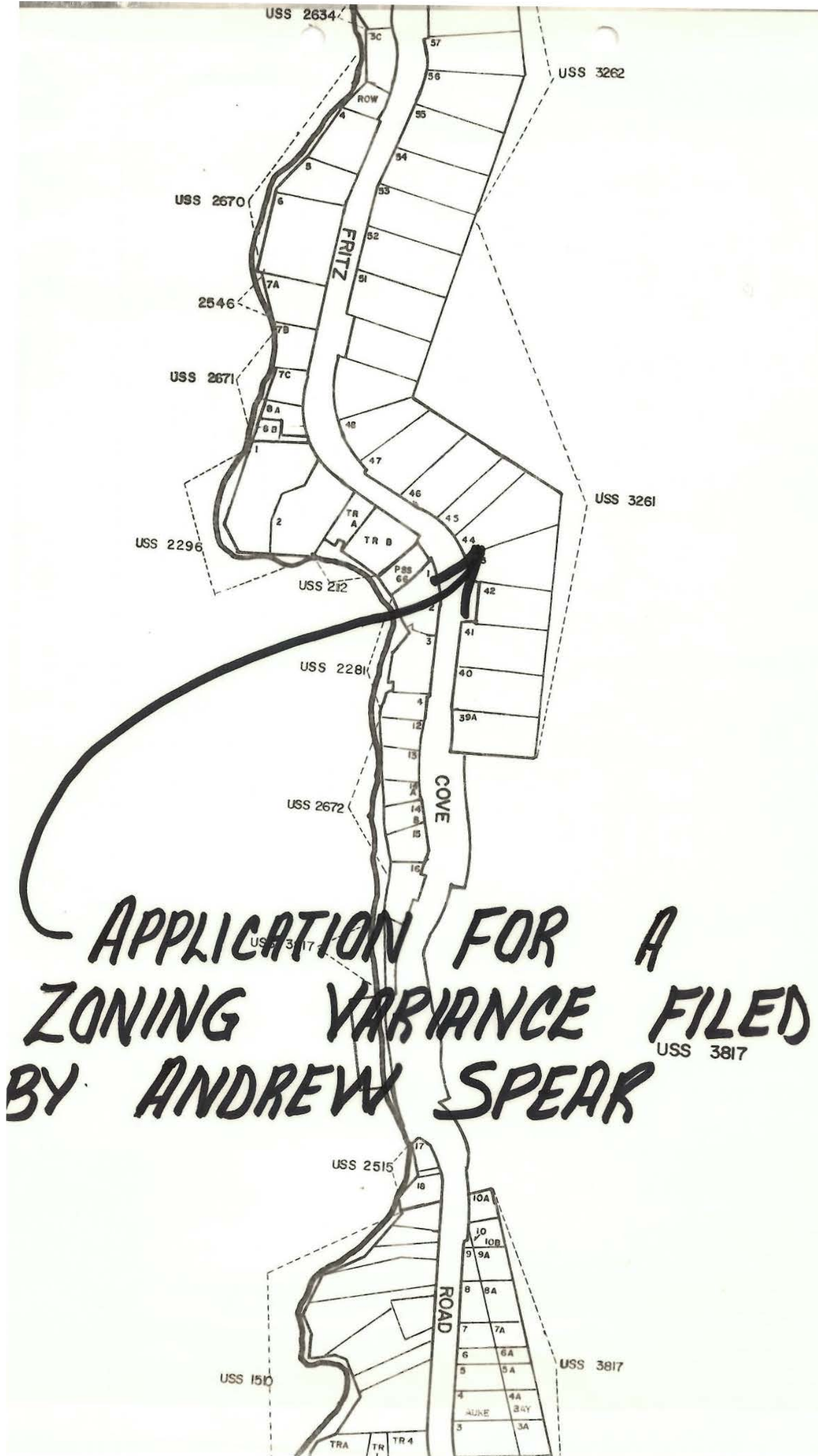
PROPERTY OWNERS PLEASE NOTE:

You or any interested persons are invited to attend this PUBLIC HEARING: also, the Board of Adjustment will give careful consideration to all written correspondence concerning this matter.

Withdrawn

S. J.

5-16-78



NOTICE OF PUBLIC HEARING

Notice is hereby given that there will be a Public Hearing held by the Board of Adjustment of the City and Borough of Juneau Tuesday, May 23, 1978 at 7:30 P.M. in the Juneau Municipal Building, 155 South Seward Street on the following:

An application for Zoning Variance filed by Andrew Spear for property located at approximately 3/4 mile Fritz Cove Road, legal description; Lot 44 of U.S.S. 3261.

This 65,340 square foot parcel is located within an R-12 Residential, Zoning District.

Applicant requests that the minimum front-yard setback of 25 feet be reduced to 2 feet and that the required 110 foot lot width at front building line be waived to allow construction of a workshop/dwelling on said parcel.

Interested persons may appear and be heard, or written statements may be submitted to the Board of Adjustment, 155 South Seward Street, Juneau, Alaska.

E. J. Emery  
Clerk

PUBLISH: May 16, 1978

# 22464-262



485 4-4-040-000-044-3261

PERMIT NO. 118602

# CITY AND BOROUGH OF JUNEAU, ALASKA

PERMIT FOR: BUILDING  GRADING  WATER  SEWER  OTHER

Owner's Name ANDREW M. SPEAR

Address BOX 3003

Phone 465-2696

VALUATION 

1	2	7	6	0	-
---	---	---	---	---	---

Building Official ML 6-13-78

Assessor

JUNEAU, AK Zip Code 99803

### FEES

Structure 53.00

Plan Check 26.50

Sewer

Water

Street

Sidewalk

Other Charges

Total 79.50

RECEIPT NUMBER 77114

DATE PLANS SUBMITTED

DATE RECEIVED

### APPROVALS:

ZONING ADMINISTRATOR JH

Date Approved 6-12-78

FIRE MARSHALL N.A.

SANITARIAN N.A.

PUBLIC WORKS ELK 6/12/78

BUILDING OFFICIAL N 6-13-78

Contractor's Name SAME

Address/License

Phone

Zip Code

LOCATION OF PROJECT FRITZ COVE RD. .8mi

Juneau  Douglas  Rural  LOT BLOCK

SUBDIVISION

U. S. SURVEY 3261 Tract/Lot 44 Occupancy Group

Fire Zone Construction Type Building Zone

Area or Volume 464 sq. FT (CUBIC/SQUARE FT.)

REMARKS: WORK SHED AND STORAGE AREA. BUILDING WILL BE USED FOR STORAGE OF PERSONAL PROPERTY AND BUILDING MATERIALS, WILL HAVE STUDIO FOR ART, CRAFT WORKING.

### PROTECTIVE INSPECTIONS

Building   
Plumbing   
Heating   
Electrical   
Air Conditioning

### PUBLIC WORKS

Street (new)   
Street Cut   
Sidewalk   
Sewer   
Water

CLASS OF WORK: New  Addition  Repair  Alteration

Residential :   
Mobile Home :   
Commercial :   
Industrial :

New Resident Address

### BUILDING TYPE AND USE

Single  Double   
Other  # Stories 2  
Basement  Frame   
Concrete  Block   
Log  Other

#### FRAME

Walls 2 X 6 24" o.c.  
Floor 2 X 10 24" o.c.  
Roof 2 X 10 24" o.c.

### HEAT

Stove  Space Heater  
Floor Furnace  
Hot Air Forced  
Radiant  
Hot Water Zoned  
# Chimneys  
Kind

#### FIREPLACES

Basement Type  
1st Floor Type

### PLUMBING

	B	1st	2nd
# Tubs			
# Toilets			
# Basins			
# Kitchen Sinks			
# Shower Stalls			
# Exhaust Fans			
# Laundry Trays			
Hot Water Tanks			
# Gallons			
Type			

### BUILT-IN'S

D. I. Stove & Oven  
Oven Built-In  
Range Built-In  
C. T. Range  
Hood & Fan  
Dishwasher  
Disposal

DEMOLITION INFORMATION:

DATE DEMOLISHED:

HOUSING DATA:

No. of Living Units

No. of Bedrooms

Total Number

THIS DEPARTMENT MUST HAVE AT LEAST 48 HOURS NOTICE PRIOR TO ALL INSPECTIONS. HOWEVER, DURING WINTER, PLUMBING TEST INSPECTIONS SHALL BE BY APPOINTMENT ONLY. FOR CITY SEWER AND/OR WATER SERVICE INSPECTIONS CALL OR NOTIFY CITY AND BOROUGH ENGINEERING OFFICE AT 586-3300, EXT. 30 WITH A MINIMUM OF 24 HOURS NOTICE.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

SIGNATURE: Andrew Spear  
(Owner/Applicant)

(AFFIDAVIT on Reverse side of application to be completed by authorized agent of owner)

MINER PUBLISHING CO



**BUILDING PERMIT APPLICATION**  
PLEASE DO NOT FILL IN THE SHADED AREAS

PERMIT PROCESS NO. <b>3836</b>		<b>CITY and BOROUGH of JUNEAU, ALASKA</b>				PERMIT NO. <b>17779</b>
PERMIT FOR BUILDING <input checked="" type="checkbox"/> GRADING <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> OTHER <input type="checkbox"/>					DATE RECEIVED <b>10-2-85</b>	OWNER JOB ADDRESS FILE NO.
Please quote the file number in all future correspondence					<b>BG.</b>	
FILE NUMBER <b>4818-0-106-006-0</b>						
LEGAL	LOT NO. <b>44</b>	BLOCK	TRACT/SUBDIVISION	U.S. SURVEY <b>3261</b>	DATE ISSUED <b>10-9-85</b>	
JOB ADDRESS <b>2765 FRITZ COVE ROAD</b>						
OWNER (PLEASE PRINT OR TYPE) <b>ANDREW M SPEAR</b>		MAIL ADDRESS <b>2765 FRITZ COVE JUNEAU</b>		ZIP <b>99801</b>	CONTACT PHONE <b>789-0919</b>	HOME PHONE <b>SAME</b>
CONTRACTOR <b>SAME</b>		MAIL ADDRESS		ZIP	PHONE	LICENSE NO.
ARCHITECT OR ENGINEER <b>SAME</b>		MAIL ADDRESS		ZIP	PHONE	LICENSE NO.
CLASS OF WORK	<input checked="" type="checkbox"/> NEW ADDITION	<input type="checkbox"/> REMOVE ALTERATION	<input type="checkbox"/> MOVE REPAIR	<input type="checkbox"/> DEMOLITION OTHER		
TYPE OF BUILDING	<input checked="" type="checkbox"/> RESIDENTIAL MOBILE HOME	<input type="checkbox"/> COMMERCIAL INDUSTRIAL	OTHER <b>OFFICE</b>			
IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES NO						
APPLICANT'S REMARKS/USE OF BUILDING						
REHABILITATION WORK YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> LOCATED IN A FLOOD PLAIN AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						
<b>NOTE: If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.</b>						
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.						
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.						
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED OR COVENANT OR ANY ZONING OR OTHER REGULATIONS.						
SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT <i>Andrew Spear</i>					DATE <b>10-2-85</b>	
NEW CONSTRUCTION				TYPE OF CONSTRUCTION <b>V-N</b>	NO. OF STORIES <b>2</b>	NO. OF LIVING UNITS <b>1</b>
FINISH CONSTRUCTION				NO. OF SEWER UNITS	NO. OF BEDROOMS <b>add 2</b>	HOUSING DATA CODE <b>SF</b>
ACTUAL VALUE FOR THE WORK DESCRIBED <b>352514</b>				OTHER APPROVALS	REG. APPROVED	DATE
ACTUAL PERMIT FEE <b>220 00</b>				ZONING	<b>R-12</b>	<b>JRC 10/9/85</b>
ACTUAL PLAN REVIEW FEE <b>107 75</b>				FIRE CHIEF		
TOTAL PERMIT FEES <b>327 75</b>				PUBLIC WORKS		
LESS FILING FEE <b>10 00</b>				SANITARIAN		
BUILDING FEES <b>317 75</b>				ELECTRICAL		
				PLUMBING		
SEWER/ACCT. NUMBER				APPROVAL REMARKS		
WATER/ACCT. NUMBER						
WATER/ACCT. NUMBER						
UTILITY FEES				OCCUPANCY <b>R-3</b>	<input checked="" type="checkbox"/>	
				AREA IN SQ. FT. <b>576</b>		
PLANS REVIEWED <i>AS</i> <b>10-6-85</b>			DATE	APPROVED FOR ISSUANCE BY <i>AS</i> <b>10-8-85</b>		DATE
BUILDING OFFICIAL REMARKS						
This permit must be kept with the approved plans. A separate inspection Record Card will be issued with the permit. The inspection Record Card must be posted on the front of the premises. Arrange all inspections thru 586-1703.						
TOTAL PERMIT FEE		RECEIPT NO.	FILING FEE	RECEIPT NO.		
<b>\$317.75</b>		<b>00870</b>	<b>\$10.00</b>	<b>00834</b>		

**See reverse side for special attention**

WINER PUBLISHING CO

*YOUR SPECIAL ATTENTION is called to the following:*

*This permit is granted on the express conditions that the construction, shall, in all respects, conform to the ordinances of the City and Borough of Juneau including the Zoning Ordinance, regulating the construction and use of buildings, and be revoked at any time upon violation of any provisions of said ordinances.*

*The permit issued must be attached to the approved drawings which should be available on site at all times while the construction is in progress. Following inspection, as applicable, are required.*

**1. SUBSTRUCTURE AND BELOW GRADE UTILITIES**

- A. STRUCTURAL: To be made after all forms are erected and the reinforcing steel is securely installed or, if applicable, after all members of the structural frame within the foundation are secured in place.*
- B. PLUMBING, MECHANICAL, AND FIRE: To be made after any required tests are applied and passed and prior to back filling.*
- C. ELECTRICAL: To be made prior to concealment of conduit or direct burial cables.*

**2. ROUGH-IN INSPECTIONS**

- A. STRUCTURAL AND FIRE: To be made after all framing, bracing and fire blocking is installed and prior to concealment.*
- B. PLUMBING AND MECHANICAL: Made after all piping, ducts, heating equipment and chimneys have been installed and tested as required in the appropriate code.*
- C. ELECTRICAL: To be made after all wires, boxes, and panels are installed.*

**3. FINAL INSPECTION**

*To be made after the building and site work is completed except painting and decorating. All equipment and appliances are to be operable. This inspection is to insure that the required inspections have been completed and all work is in compliance with the applicable codes.*

*On jobs requiring reinforced concrete work inspection must be made after steel is secured in place and before concrete is poured. If in a flood plain, bench mark required.*

*The Department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the Department in accordance with the applicable codes.*

*Any deviation from the approved plans must be authorized by the approval of revised plans, subject to the same procedures established for the examination of the original plans.*

*An additional plan review fee is charged based on the time involved in reviewing the plans.*

*This structure cannot be occupied prior to final inspection (including Mobile Homes) or prior to obtaining occupancy certificate where required.*

*NOTE: The inspections required pursuant to this permit are intended only to insure compliance with the City and Borough Certificate Regulations. By its inspection the City and Borough does not warrant or insure the adequate construction of the structure or improvement for which this permit is issued.*

Work shall not proceed until the inspector has approved the various stages of construction.

*Permit will become null and void if construction work is not started within 180 calendar days of date the permit is issued as noted above or 180 days of any later suspension or abandonment.*

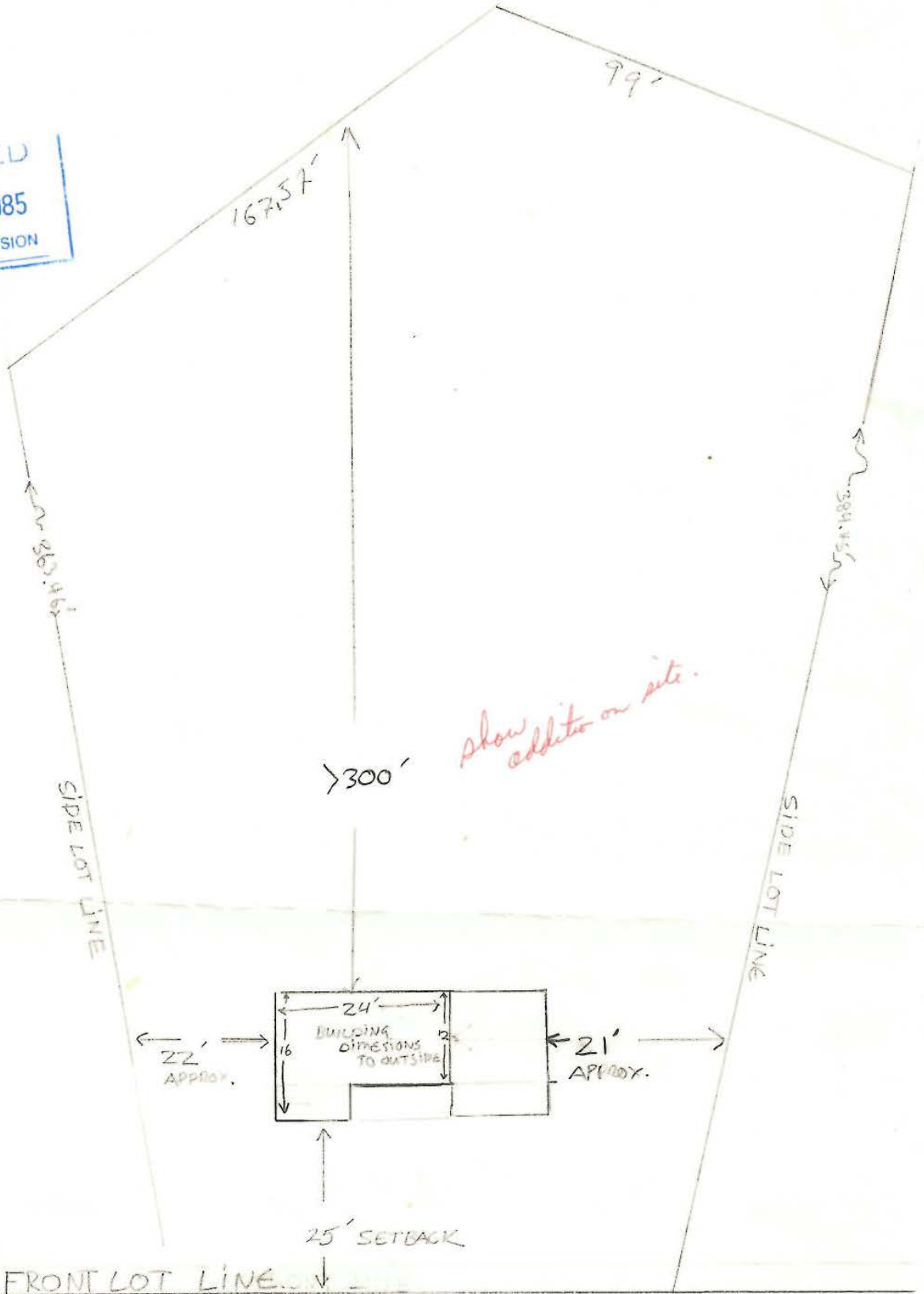
Inspections can be arranged by telephone 586-1703 or written notification.

# PLOT PLAN

ANDREW J. STETZ

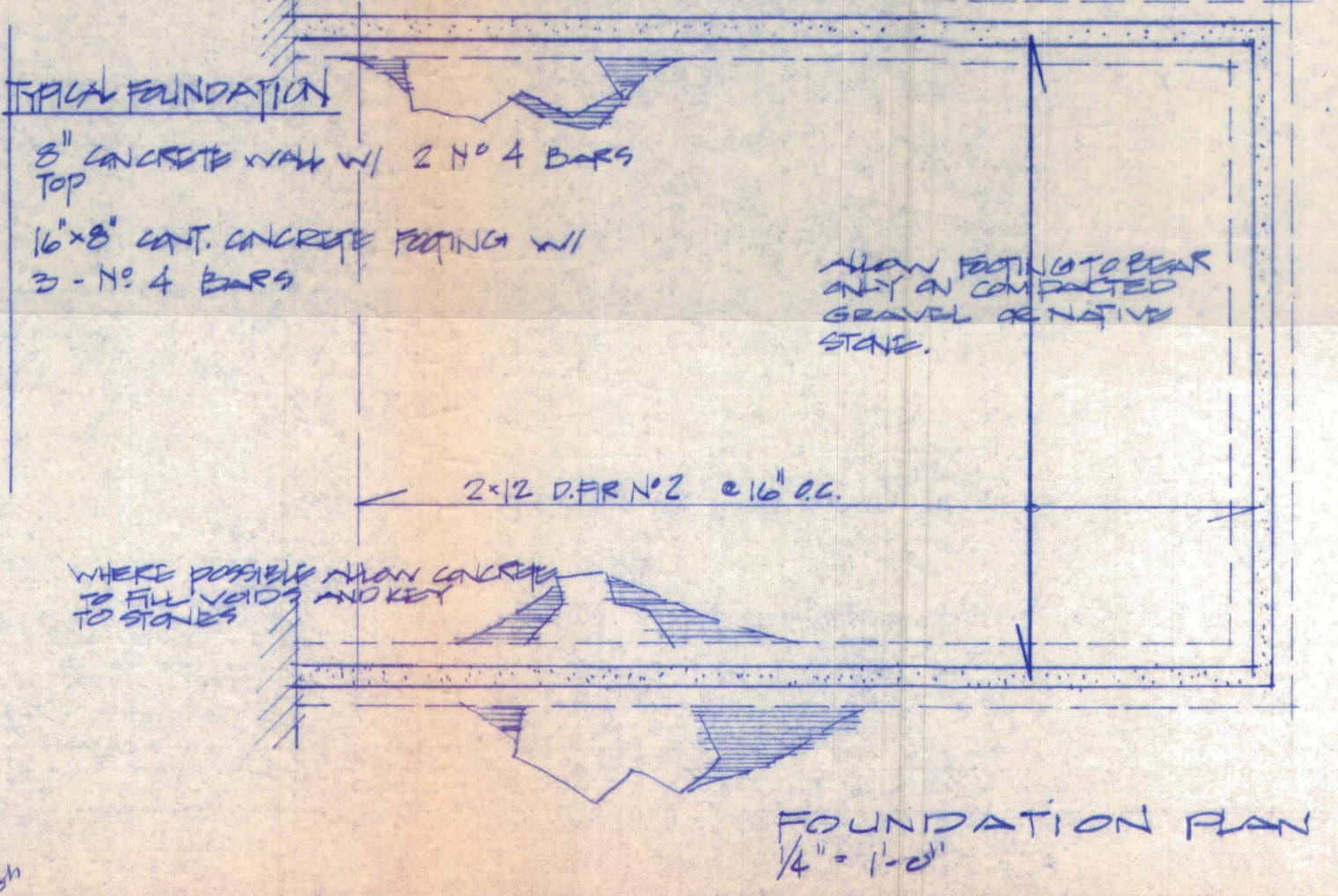
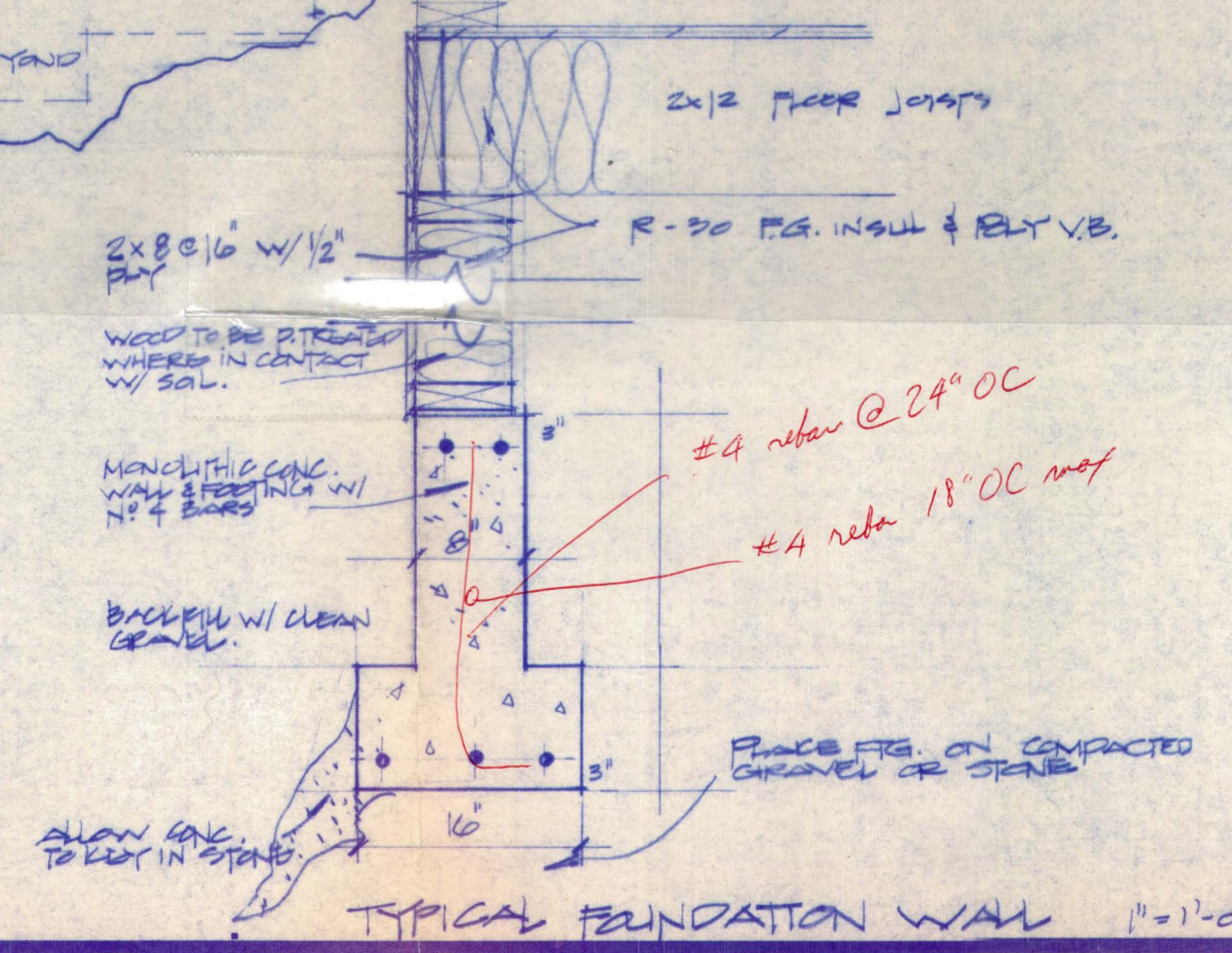
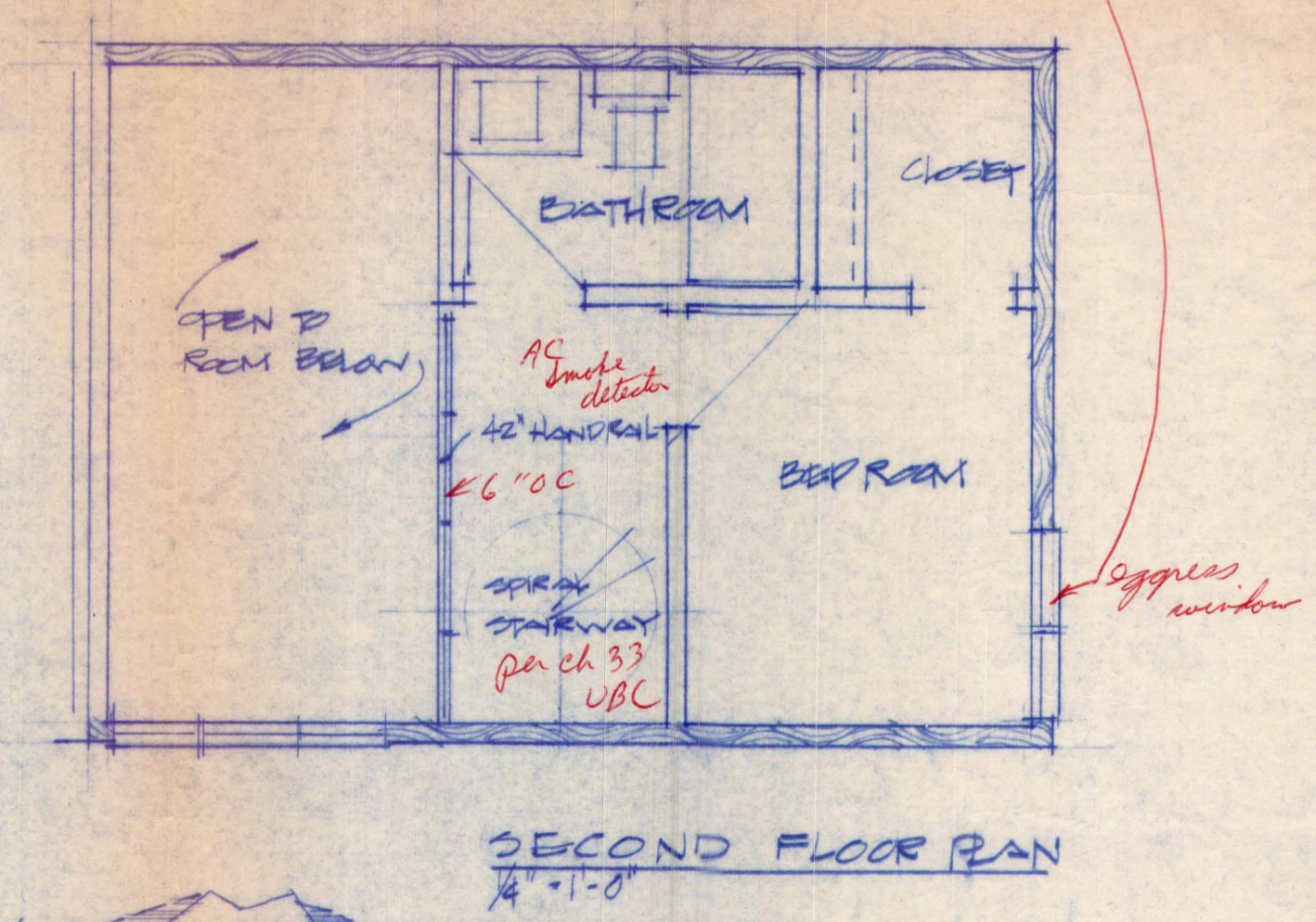
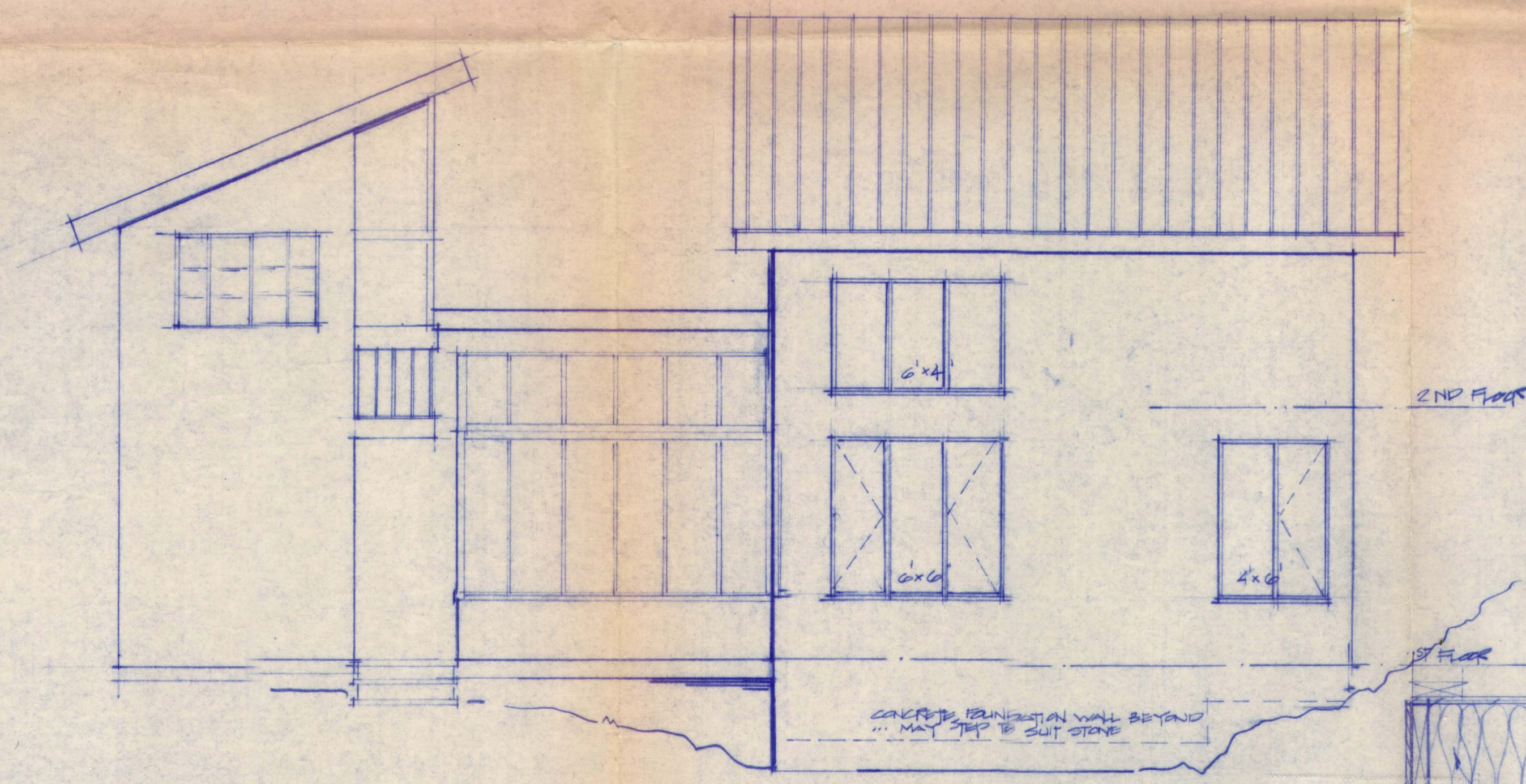
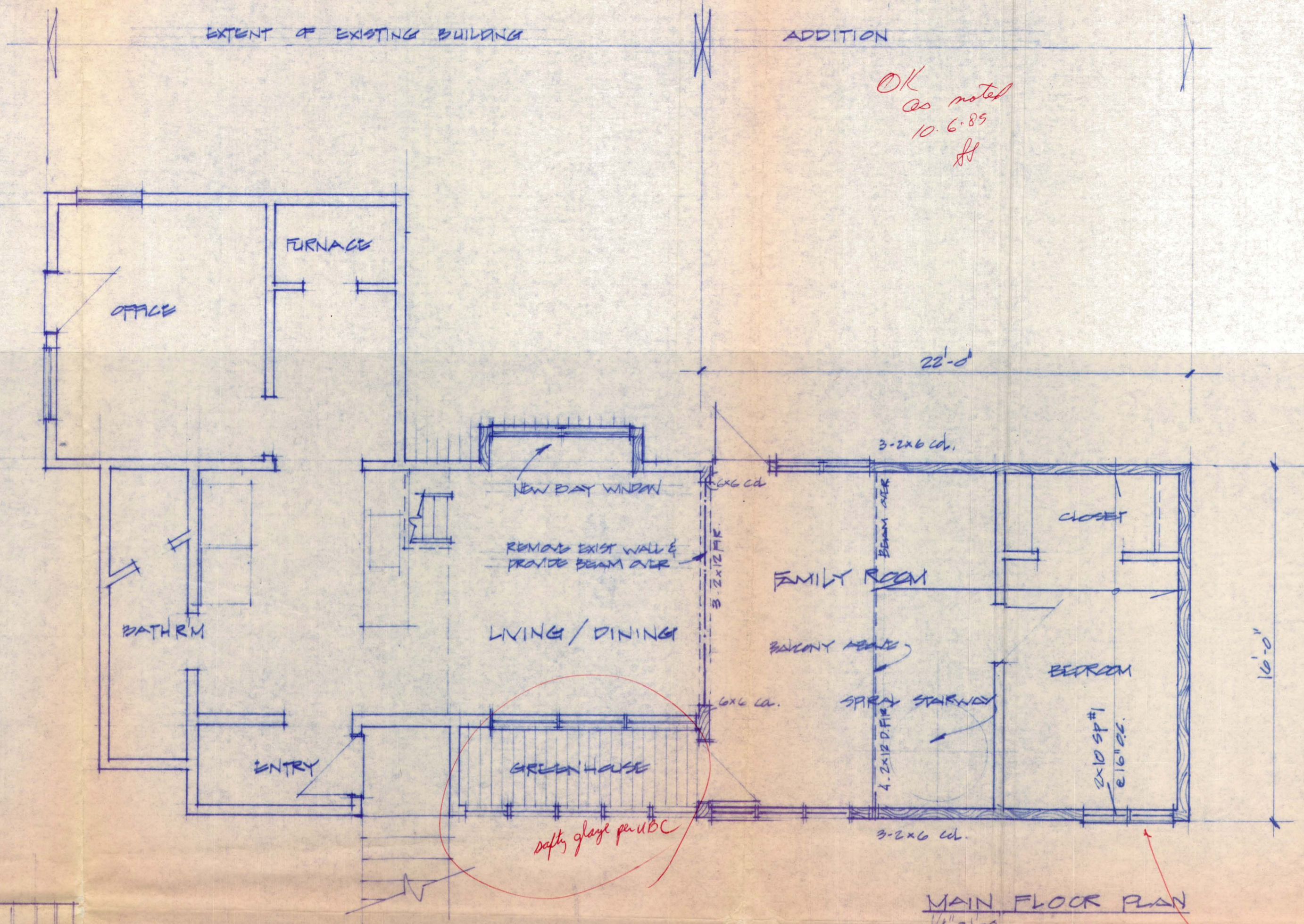
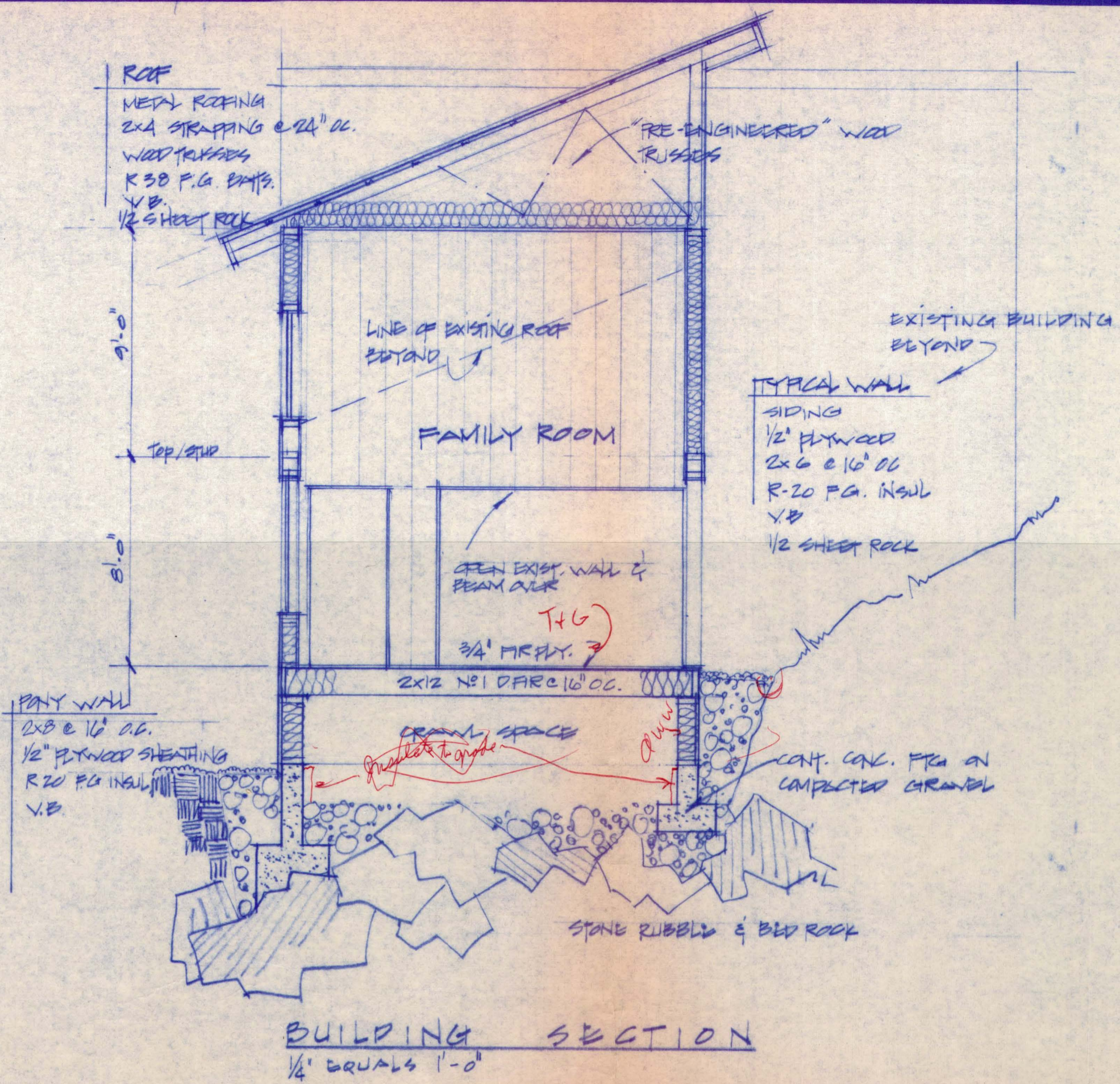
LOT #44  
U.S.S. 3261

RECEIVED  
OCT 03 1985  
BUILDING DIVISION  
BY \_\_\_\_\_



0' 5' 10' 15' 20'  
SCALE  
LOT DIMENSIONS  
NOT TO SCALE

FRONT LOT LINE  
FRITZ COVE ROAD



RECEIVED  
OCT 03 1985  
BUILDING DIVISION

ADDITION TO:  
THE SPEAR / HERRINGTON RESIDENCE  
SEPT. 85



# BUILDING PERMIT

Permit No.  
BLD20130365

\* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

**Your special attention is called to the following:**

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

**Inspections**

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification.

The Online Building Inspection Request Form is at: [www.juneau.org/permits/inspect\\_request.php](http://www.juneau.org/permits/inspect_request.php).

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

Call before 7:30 AM for same day inspections.

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

<b>Job Address: 2765 FRITZ COVE RD</b> <b>Permit Number: BLD20130365</b> <b>Project Description: Site Prep for Future Building</b>	<b>Issued Date : 06/18/2013</b> <b>Parcel No: 4B1801060060</b>
--	---

**Parcel Information : USS 3261 LT 44**

Setbacks:	Zone: :	Front: 25.00 Ft.	Side 1: 15.00 Ft.	Rear: 25.00 Ft.	Side 2: 15.00 Ft.	Street Side: 17.00 Ft.
Comments:						

Owner :	<b>JAMES M STEDMAN</b> <b>PO BOX 032732</b> <b>JUNEAU AK 99803-2732</b>
---------	---

Applicant :	<b>JAMES M STEDMAN</b> <b>PO BOX 032732</b> <b>JUNEAU AK 99803-2732</b>
-------------	---

Fee Type	Date	Receipt	Amount Paid
BLD- Grading Permit Fee	06/18/2013	03865	\$25.77
Total Fees Paid:			<u>\$25.77</u>

Valuation for Permit Fee Calculations:		
S.F.	Type	Amount
Total Valuation:		<u>\$0.00</u>

Project Conditions and Holds:  
None.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

**JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801**  
**Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)**  
**Web Site: [www.juneau.org/permits](http://www.juneau.org/permits)**

# Staff Review Sheet

Permit Intake Initials: \_\_\_\_\_

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

6/18/2013

Case No: **BLD20130365**

Site Address: 2765 FRITZ COVE RD

Parcel No: 4B1801060060

Desc: Site Prep for Future Building

Residential \_\_\_\_\_ GRD \_\_\_\_\_ New Dwelling Units: \_\_\_\_\_  
 FCC Code: \_\_\_\_\_ ? \_\_\_\_\_ Existing Dwelling Units: \_\_\_\_\_  
 Type of Construction: \_\_\_\_\_ Occupancy Class: \_\_\_\_\_  
 Sprinkler Substitute for Type A Construction: YES NO  
 Sprinkler System: FULL PARTIAL NONE Required: YES NO  
 Alarm System: FULL PARTIAL NONE Required: YES NO  
 Code Edition: \_\_\_\_\_ Code Review by: \_\_\_\_\_ Date: \_\_\_\_\_

**Valuation for Permit Fee Calculations:**

S.F.	Type	Rate	Amount
Total Valuation:			\$0.00

**LAND USE**  
 ZONE/UNITS \_\_\_\_\_ D1 / \_\_\_\_\_  
 WETLAND \_\_\_\_\_  
 FLOOD ELEV. \_\_\_\_\_  
 FIRM ZONE \_\_\_\_\_  
 FIRM MAP \_\_\_\_\_  
 LOT SIZE \_\_\_\_\_ 66,647 SF  
 \_\_\_\_\_ 1.5 ACRES  
 SETBACKS  
 Front \_\_\_\_\_ 25  
 Rear \_\_\_\_\_ 25  
 Side \_\_\_\_\_ 15  
 Other \_\_\_\_\_  
 PARKING \_\_\_\_\_  
 ANADROMOUS \_\_\_\_\_  
 EAGLES NEST \_\_\_\_\_

**ENGINEERING/PUB WORKS**  
 Dwelling Units: \_\_\_\_\_  
 CITY WATER:  
 Permit #: \_\_\_\_\_  
 Use: \_\_\_\_\_  
 Assessment \_\_\_\_\_  
 Service Size: \_\_\_\_\_  
 Line Size: \_\_\_\_\_  
 Meter Size: \_\_\_\_\_  
 CITY SEWER:  
 Permit #: \_\_\_\_\_  
 Use: \_\_\_\_\_  
 Assessment: \_\_\_\_\_  
 Fixture Units: \_\_\_\_\_

**PLAN REVIEW APPROVALS**

	Initials	Date
___ Fire		
<input checked="" type="checkbox"/> Zoning		
<input checked="" type="checkbox"/> Engineering	REL	6/18/13
___ Water		
___ Sewer		
___ Architectural		
___ Structural		
___ Plumbing		
___ Mechanical		
___ Electrical		
___ Access		
___ Spcl Insp Form		

**PERMIT ISSUANCE FEES**

___ Grading Plan Review Fee	\$ _____
___ Adjusted Plan Review Fee	\$ _____
___ Fast Track Fee	\$ _____
___ Early Start Fee	\$ _____
___ Building Permit Fee	\$ _____
___ Water Assessment Fee	\$ _____
___ Sewer Assessment Fee	\$ _____
___ Sewer Inspection Fee	\$ _____
___ Grading Permit Fee	\$ _____
___ Driveway Permit Fee	\$ _____
___ Bond for _____	\$ _____
___ Other _____	\$ _____
<b>Total Issuance Fees</b>	\$ _____

ADR Case #: \_\_\_\_\_  
**LAND USE PERMITS**

**WATER CONNECTION PERMITS**  
 I hereby acknowledge receipt of  
 a \_\_\_\_\_ inch meter yoke.  
 X \_\_\_\_\_  
 Date \_\_\_\_\_

**APPROVED FOR ISSUANCE**  
  
 \_\_\_\_\_  
 Signature  
 6/18/13  
 \_\_\_\_\_  
 Date

**PERMIT ISSUANCE PAYMENTS**

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

**Parcel Tags:**

**CONDITIONS AND HOLDS ON PERMIT:** (Continued on back of sheet)

---



---



---



---



---



---



---



---





Application Date: June 18, 2013

# BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

\* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Case No: **BLD20130365**

Case Description: **Site Prep for Future Building**

---

Site Address: **2765 FRITZ COVE RD** Check No. of Existing Dwelling Units:

Parcel No: **4B1801060060** No. of New Dwelling Units:

Legal Description: **USS 3261 LT 44** No. of Removed Dwelling Units:

**Applicant :** JAMES M STEDMAN  
 PO BOX 032732  
 JUNEAU AK 99803-2732

**Owner:** JAMES M STEDMAN  
 PO BOX 032732  
 JUNEAU AK 99803-2732

**Contractor:** OWNER/BUILDER

PH: \_\_\_\_\_ FAX \_\_\_\_\_

**Valuation for Permit Fee Calculations:**

S.F.	Type	Rate	Amount
Total Valuation:			\$0.00

**Associated Cases:**

None.

**Parcel Tags:**

**Notes and Conditions:**

\_\_\_\_\_  
**Applicant's Signature**  
 (Owner, Contractor or Authorized Agent)

6/18/13  
 \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Staff Acceptance**

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

**JUNEAU PERMIT CENTER** - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
 Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)  
 Web Page: [HTTP://WWW.JUNEAU.ORG/PERMITS](http://www.juneau.org/permits)



**Grading Permit Checklist**

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER, (907) 586-0770

All grading must conform with CBJ Title 19.12, Excavation and Grading.

**Section I:** Case Number: \_\_\_\_\_

Applicant's Name James Steelman  
Mailing Address PO Box 32732 Juneau, AK 99803  
Phone Number 209-2442  
Project Address 2765 Fritz Cove Road  
Project Parcel Number 4B1801060060

**Section II:**

**GRADING PLAN REQUIREMENTS**

Grading permit applications must be accompanied by a drawing which graphically shows the grading site and the proposed grading changes. The plan shall show the following features:

- A. Name, address and phone number of applicant
- B. Lot number, legal description, and street address of grading site
- C. Lot boundary lines
- D. Buildings (existing and proposed)
- E. All easements affecting lot
- F. Location of driveway, including width and size of culvert
- G. Streams, ditches, swales and all other drainage features including locations where drainage leaves the grading site. (PLAN SHALL SHOW ALL DRAINAGE FLOWING INTO AN APPROVED DRAINAGE WAY)
- H. Location of underground utilities (water, sewer, phone, power, tv)
- I. Limits of all proposed cuts and fills
- J. Elevations and dimensions of proposed grading and buildings
- K. All structures within 15 feet of the boundaries of the site
- L. Survey of existing terrain shown with, elevations, cross sections or contours

The Building Official may require a more detailed plan and/or survey by licensed professionals for grading on sites with steep slopes, large excavations or fills (greater than 5,000 cubic yards), or for structural fills.

**Section III:**

Will there be excavation activity?

YES  NO

How many cubic yards?

\_\_\_\_\_ Cubic Yards

What type of material will be excavated? \_\_\_\_\_

Will excavated material be removed from the site?

YES  NO

How many cubic yards of material will be removed?

\_\_\_\_\_ Cubic Yards

What is the location of the disposal site? 11A

Has a permit been obtained for the disposal site?

YES  NO

Will fill be brought on to site?

YES  NO

How many cubic yards?

50 Cubic Yards

What type of material? ROCK TOPPING

From where will the material be obtained?

MILLER

Will stumps need to be removed?

YES  NO

Describe method of disposal: Burned on site

Will erosion protection be required?

YES  NO

Describe method: BMP

Will a retaining wall be required to hold the cut or fill?

YES  NO

(Note: Walls four feet or greater in height must be designed by a professional engineer licensed in the State of Alaska.)

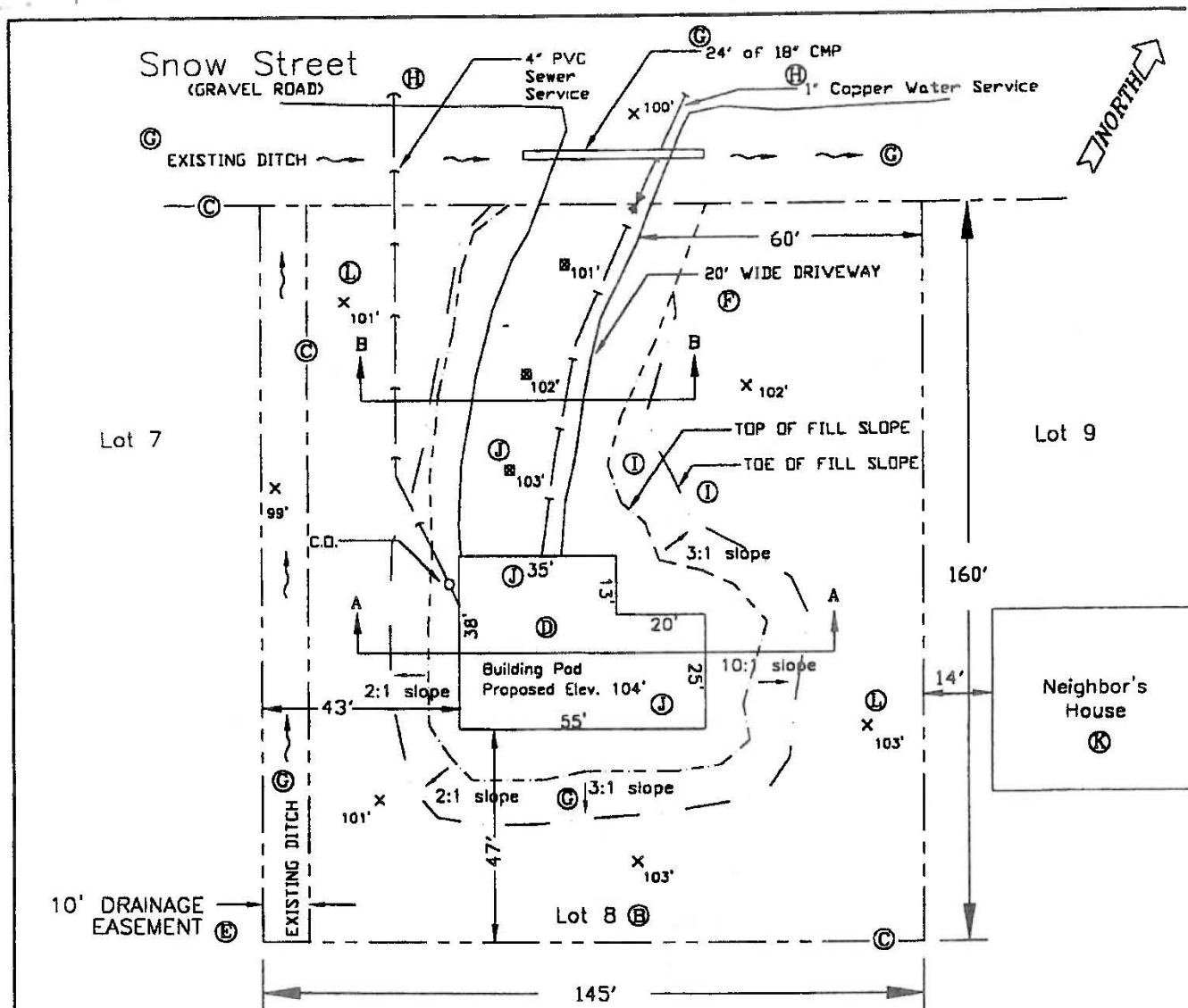
**Section III:**

Has a grading plan been stapled to this checklist? (Note: See Grading Plan Requirements on the back of this page.)	YES	NO
If a driveway is to be constructed to a State of Alaska Department of Transportation right-of-way, attach a copy of the ADOT driveway permit. (Note: Glacier Highway, Mendenhall Loop Road, and other major arterial roads in the CBJ are ADOT rights-of-way.) Are ADOT permits required and attached to this checklist?	YES	NO
If grading project will require a well or on-site sanitary sewer disposal, permits from the State of Alaska Department of Environmental Conservation are required. Are ADEC permits required and attached to this checklist?	YES	NO
CBJ Land Use Code may require a Conditional Use Permit be issued by the Planning Commission for Sand and Gravel Extraction. Please respond to the following questions in order to determine if the extraction is exempt from a planning permit.		
Is the extraction a necessary incident to work authorized under a valid building permit for a proposed permitted use?	YES	NO
Has a building permit been issued for the proposed permitted use?	YES	NO
Is the extraction a necessary incident to improvements which are part of an approved subdivision plat?	YES	NO
If associated with subdivision improvement, will the material excavated remain entirely on the property or original tract or parcel subdivided?	YES	NO
Is the extraction less than two feet in depth and not creating a slope greater than five feet in height or steeper than one and one-half horizontal to one vertical?	YES	NO
Does the extraction involve the removal of less than two hundred cubic yards from the lot?	YES	NO
Is the extraction a necessary incident to the location or placement of work located primarily in the public way which is exempt from the building code?	YES	NO
Is the extraction for cemetery graves, excavations for wells or tunnels, utilities or exploratory excavation totaling less than two hundred cubic yards?	YES	NO

A NO answer to one or more of the questions A through H above may indicate that a Conditional Use Permit is required.

⇒ **See Example Grading Plan. Required features are shown on example plan by encircled letters which correspond to the above list.**

1. All grading must conform with CBJ Title 19.12, Excavation and Grading. (Note: Grading activity shall comply with grading setbacks.)
2. Prior to placing fill, all organic material and overburden must be removed.
3. Stumps shall be disposed of in an approved manner.
4. If fill or excavation has the potential to endanger adjoining property, the Building Official may require a soils engineering report.
5. If drainage is modified, the site plan must show no additional drainage impact on adjoining properties.
6. All retaining walls shall be shown on the grading plan, and with a detail which shows the wall's construction. Walls four feet in height or greater must be designed by a professional engineer licensed in the State of Alaska.
7. Some projects on steep slopes will require a HILLSIDE DEVELOPMENT PERMIT as defined in section 49.70 of the municipal code. For information, contact the CBJ Community Development Department at 586-0770.
8. Fills placed on existing slopes between 5:1 and 2:1 shall be benched to minimize slippage.
9. Fills placed on slopes steeper than 2:1 must be placed in accordance with an approved soil engineer's or geologists plan or report.
10. Fills to be used to support structures must be placed in accordance with an approved plan and soils report prepared and submitted by a civil or soils engineer licensed in the State of Alaska.



## Example Grading Plan

Page 1 of 2

(Applicant shall attach own plan to grading permit application)

**Notes:**

1. Phone, Power, and TV lines are aerial. (H)
2. Basis of elevations is the center of the driveway at the intersection of the road. (J)

**(A) Permit Applicant's Contact Information:**

Jane Propertyowner  
526 Fifteenth Street  
Douglas, AK 99824  
364-9999

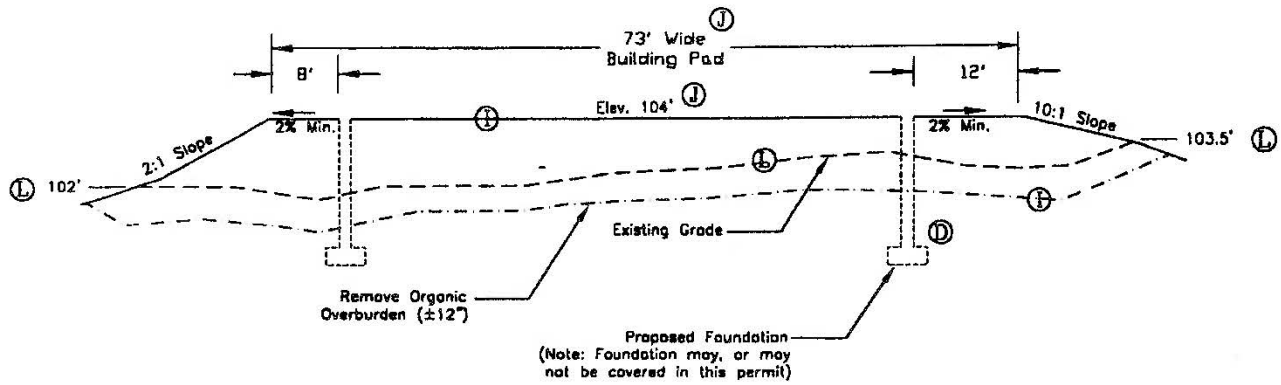
**(B) Grading Site**

Lot 8, Block B  
Sleepy Subdivision  
Snow Street  
(No mail address assigned yet)

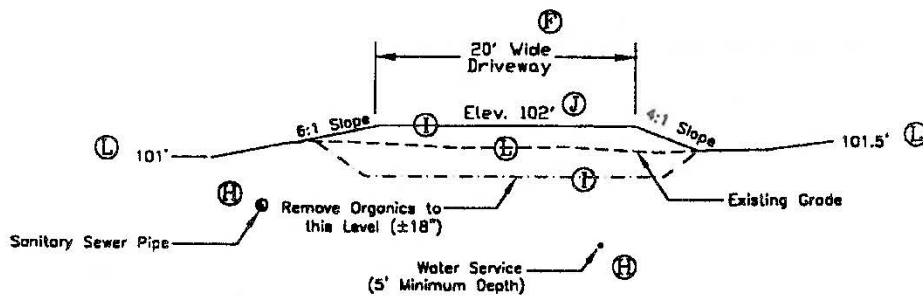
### Key

X <sub>103'</sub>	Existing Elevation	(L)
■ <sub>103'</sub>	Proposed Elevation	(J)
---	Legal Boundary	(C)
---	Top of Fill Slope	(I)
---	Toe of Fill Slope	(I)
~	Direction of Flow	(G)
→	Sewer Line	(H)
→	Water Line	(H)

Form Date: January 22, 1996



Section A-A



Section B-B

Example Grading Plan

Page 2 of 2

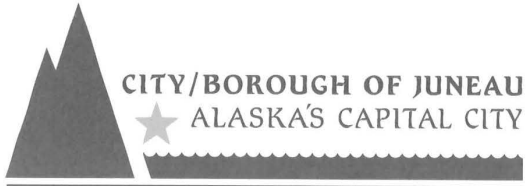
(Applicant shall attach own plan to grading permit application)

Ⓐ Permit Applicant's Contact Information:  
Jane Propertyowner  
526 Fifteenth Street  
Douglas, AK 99824  
364-9999

Ⓑ Grading Site  
Lot 8, Block B  
Sleepy Subdivision  
Snow Street  
(No mail address assigned yet)

Form Date: January 22, 1996





**PLANNING COMMISSION  
NOTICE OF RECOMMENDATION**

Date: May 28, 2014  
File No.: CSP2014 0010

City and Borough of Juneau  
CBJ Assembly Members  
155 S Seward Street  
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding an application for a private easement on CBJ-owned property in order for an adjacent property owner to construct a driveway.

Legal Description: USS 3261 Lot 45

Property Address: 2765 Fritz Cove Road


Parcel Code No.: 4-B18-0-106-007-0


Hearing Date: May 27<sup>th</sup>, 2014

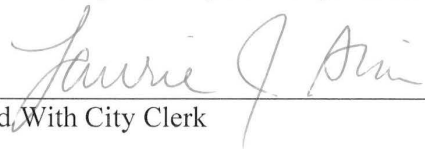
The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 15<sup>th</sup>, 2014, and recommended that the City Manager direct CBJ staff to implement the project.

Attachments: May 15<sup>th</sup>, 2014 memorandum from Sarah Bronstein, Community Development, to the CBJ Planning Commission regarding CSP2014 0010.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

Project Planner:  Sarah Bronstein, Planner  
Community Development Department

 Michael Satre, Chair  
Planning Commission

 Filed With City Clerk

6/2/14 Date

cc: Plan Review

City and Borough of Juneau  
CBJ Assembly  
File No.: CSP2014 0010  
May 28, 2014  
Page 2 of 2

**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. The CBJ and project 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 (800) 949-4232, or fax (360) 438-3208.

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan\_Bleidorn@ci.juneau.ak.us  
Voice (907) 586-5252  
Fax (907) 586-5385

**TO:** Assembly Lands Committee

**FROM:** Dan Bleidorn, Deputy Lands Manager



**SUBJECT:** Proposed Fritz Cove Road Driveway Easement to Matt Stedman

**DATE:** June 11, 2014

The Lands Office received an application from Matt Stedman for an access easement through City property located on Fritz Cove Road. The applicant requested this access easement in order to construct a driveway to the top of his lot (Attachment 1). The City purchased Lot 45, USS 3261 in order to gain alternate access routes from Fritz Cove Road to the CBJ property Lot 1, USS 3817 (Attachment 2). This proposed easement will not hinder public access; if a City road were to be built through this property, the applicant could still access their lot through a short driveway extending from the new road. As part of the application, Matt paid the Lands Office for the cost of an appraisal. The results of this appraisal will be used to determine fair market value of the easement.

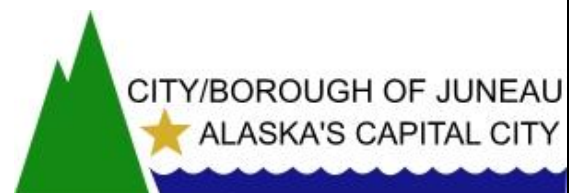
#### 53.09.300 Easements.

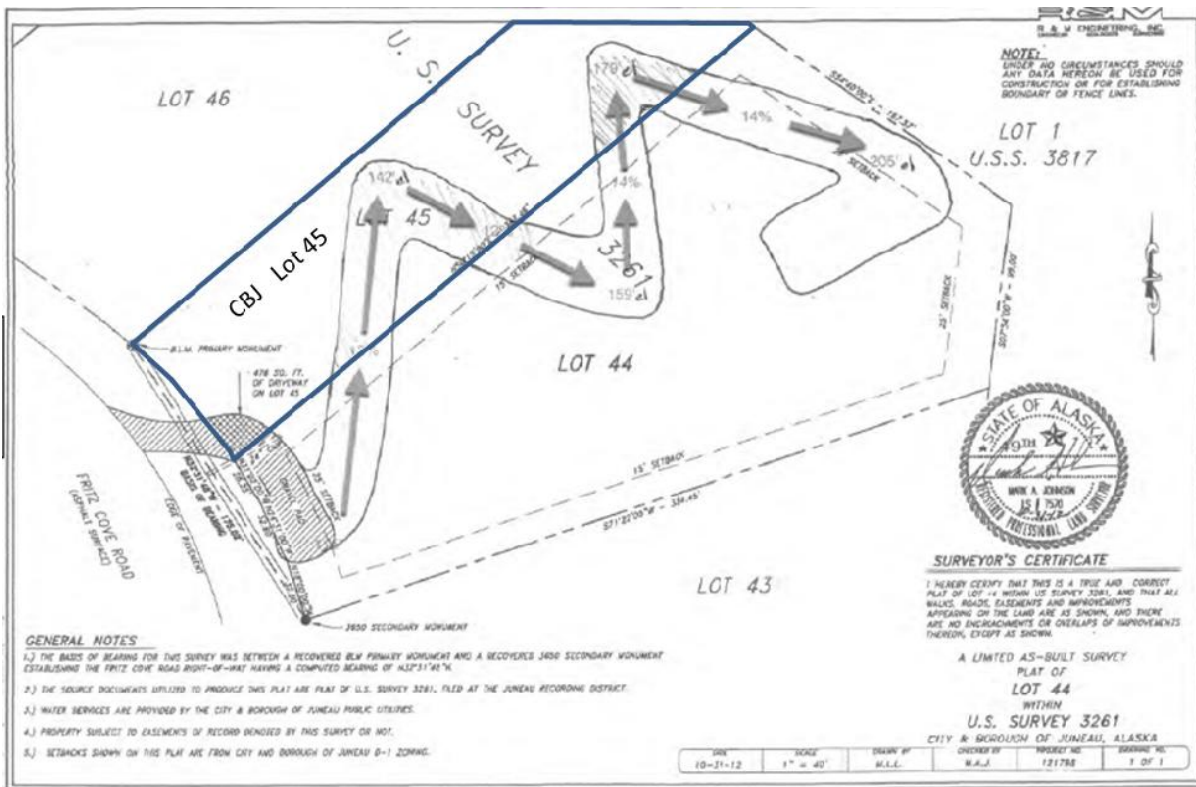
(d) *Assembly action.* Upon receipt of the planning commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.

The Planning Commission passed a motion of support recommending the Assembly approve this proposal at the May 28<sup>th</sup> 2014 meeting. The Community Development staff requested feedback from other CBJ departments as well as AEL&P. The General Engineering Department noted the driveway design would need to meet grading and drainage requirements and that these design issues will be reviewed when the applicant applies for a grading permit to construct the driveway in the easement.

#### Recommendation:

The Lands Committee forward a motion of support to the Assembly to adopt a resolution, pursuant to CBJ 53.09.300, authorizing the Manager to convey a perpetual driveway/access easement across Lot 45, USS 3261 at fair market value.





Attachment 1



Attachment 2

A  
L  
A  
S  
K  
A

**2025-001737-0**

Recording Dist: 101 - Juneau  
6/2/2025 11:51 AM Pages: 1 of 2



File for Record at Request of:  
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: **Mallarie E. Yeager and Ian A. MacDougall**

Address: **1220 Fritz Cove Road**  
**Juneau, AK 99801**

File No.: **0231-4268671 (LJ)**

**STATUTORY WARRANTY DEED**

THE GRANTOR, **Mark G. Koverdan and Alissa M. Koverdan, husband and wife**, whose mailing address is **13948 Glacier Hwy, Juneau, AK 99801**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Mallarie E. Yeager and Ian A. MacDougall, wife and husband**, residing at **3075 Vintage Blvd, Juneau, AK 99801**, the following described real estate, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska**:

**Lot 44, U.S. SURVEY NO. 3261, Records of the Juneau Recording District, First Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

0231-4268671 (LJ)

Statutory Warranty Deed-continued

May 07, 2025

Dated: May 27, 2025.

[Signature]  
Mark G. Koverdan

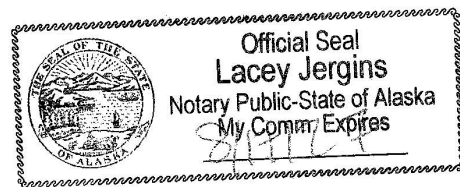
[Signature]  
Alissa M. Koverdan

STATE OF Alaska )  
 ) SS.  
First Judicial District )

THIS IS TO CERTIFY that on this **Twenty-seventh day of May, 2025**, before me the undersigned Notary Public, personally appeared **Mark G. Koverdan and Alissa M. Koverdan**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for Alaska  
My commission expires 8/17/27



4B1801060060  
2765 FRITZ COVE RD  
BLOCK:  
SUB: USS 3261  
LOT: 44

REMARKS:

7-11-80 NC P  
 6-16-81 year round home det  
 7-29-82 NC LR  
 9/2/83 - no apparent changes - sh  
 8/2/84 - " " " sh  
 8/21/85 - " - PS  
 6-20-86 addition, change grade - PS  
 7-7-87 OP to now closed pond / change SF # PS  
 7-19-89 NCH LDH Remained OP to school P  
 1-12-90 P value for improvements P  
 8/7/97 Drive + 24' storage van JAP  
 10/11/06 NAC Photo + S  
 1-25-13 - NC SW  
 12/26/13 FI per BP for site prep. N to value, DP  
 5/24/16 per appeal Sea  
 9-21-18 Canvass - MJ

**GRADE EACH COMPONENT / NUMBER COMPONENTS**

*High*

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size	8X12	96 ±										
Foundation	Pos. Highland	96 ±										1267
Floor	Wood											
Exterior	T-1-1	12A OP 96 ±										
Roof	Panel 54											1267
Interior												107
Insulation						1267		1267				1356
Heat, Type							925	4/30	887		4/16	
Electrical												
Plumbing								21				
Porch	8X12 OP											
Steps												94
Other												
Year Built	80			691		814		701		1,129		1139

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof												
Interior												
Insulation												
Heat, Type												
Electrical												
Plumbing												
Porch												
Steps												
Other												
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof												
Interior												
Insulation												
Heat, Type												
Electrical												
Plumbing												
Porch												
Steps												
Other												
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof												
Interior												
Insulation												
Heat, Type												
Electrical												
Plumbing												
Porch												
Steps												
Other												
Year Built												

13. YARD IMPRS.	Size	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total
Water																	
Sewer																	
Cistern																	
Driveway																	
Sidewalk	3x12 Mc	3.60	1.40	.50	91												
Sidewalk																	
Patio																	
Fence																	
Fence																	
Ret. Wall																	
Ret. Wall																	
Risers	20x11x3	24.88	1.40	.50	306												

**BUILDING PERMITS**

No.	Date	Genl. Descrp.



4B1801060060  
 USS 3261 LT 44  
 MARK G KOVERDAN  
 ALISSA M KOVERDAN  
 PO BOX 404  
 HAINES AK 99827

Property Address 2765 Fritz Cove Rd.

Date Built @ 1978

Parcel No. 4-4-040-000-044-3261  
 Block 44  
 Subdivision Fritz Cove Rd.  
 U.S. Survey 3261  
 Lot 44

Single Double  
 Other # Stories  
 Basement Frame  
 Concrete Block  
 Log Other  
 # Bedrooms

Flat Gable Hip  
 Other Insulation  
 Shakes Shingle  
 Built-Up Comp.  
 Aluminum G.I.  
 Roll Tar Paper

Finish work shop ply  
 Living Room ply  
 Kitchen ply  
 Bath ply  
 Bedroom #1 ply  
 Bedroom #2 ply  
 Bedroom #3

11. GARAGE, Attached  
 Size  
 Foundation  
 Floor  
 Exterior  
 Roof  
 Interior  
 Insulation  
 Heat, Type  
 Electrical  
 Plumbing  
 Common Wall  
 Door, Single Double  
 Electrical Door Opener  
 Car Port, Grade Size

1. FOUNDATION 3  
 Concrete in. thick  
 Concrete Block size  
 Wood Post Skids  
filling  
 2. BASEMENT/DLB 0  
 Full  
 Partial X = SF  
 Partial X = SF  
 Concrete Block  
 Cribbed Daylight  
 Rec. Room Living  
 Size  
 Fin. Walls  
 Fin. Floor  
 Fin. Ceiling  
 Grade of Finish

6. INTERIOR 74  
 Insulation Board  
 Plasterboard  
 Plaster Masonry  
 Wood Paneling  
 Plywood  
 Open Stud  
 Trim: P A G  
 Flr. Plan P A G  
 Ceiling Height  
 Basement  
 1st Floor  
 2nd Floor  
 Attic

8. HEAT 4  
 Stove Space Htr.  
 Floor Furnace  
 Hot Air Forced  
 Radiant oil  
 Hot Water Zoned  
 Fireplace - Grade  
 8H 1 SS  
 8J 1 SD  
 8K 2 SS  
 8M 2 SD  
 8P Susp. Metal

12. PORCHES  
 BIOP  
 BIGP  
 BICP  
 Open Porch 4x16 + 4x4 4x30  
 Closed Porch  
 Glazed Porch  
 Deck 8x12  
 Risers 12 WR X 3

3. FRAME 5  
 Walls 2 X 4 10 o.c.  
 Floor 2 X 8 16 o.c.  
 Roof 2 X 8 24 o.c.

Kitchen P A G  
 6a D. I. Stove & Oven  
 6b Oven Built-In  
 6c C. T. Range  
 6d Hood & Fan  
 6e Exhaust Fan Only  
 6f Dishwasher  
 6h Ext. Kit.  
 6i B. I. Radar Range

9. PLUMBING 45  
 9a 3 Fix  
 9b Kit. Sinks  
 9c H.W. Tks.  
 9d Toilets  
 9e Basins  
 9d Tubs  
 9e Disposal  
 9f La. Trys.  
 9h Sh. Stalls  
 Sauna

INTERPOLATIONS  
 YEAR 1st/DLB 38.56 - 36.60 X .77 + 36.60 = 38.11  
 82 1/2  
 2nd 38.11 X .55 = 20.96  
 YEAR 1st/DLB 38.11  
 83 1/2  
 2nd .60  
22.87  
 YEAR 1st/DLB 58.23 - 55.27  
 84 1/2  
 2nd  
 YEAR 1st/DLB 55.24 - 46.28 X .33 = 49.34  
 87 1/2  
 2nd  
 YEAR 1st/DLB  
 1/2  
 2nd

4. EXTERIOR 4  
 Concrete Brick  
 Concrete Block  
 Sheathing Kind  
 Insulation Kind  
 Stucco Log  
 Siding T-1-11

Attic  
 Size  
 Stairway  
 Finished Area  
 Dormers  
 Size

10. ELECTRICAL 45  
 110 110/220  
 Romex Conduit

TOTAL GRADE  
2777  
2433

REMARKS:

COMPUTATION

Appraiser & Date		1984		1986		87		88			
Item No.	Area or Prop.	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1-3	0 320										
	0 176										
12	OP 200	15.10	1208								
9B	K SINK		425				425				
12	12 WR 13	33.15	398				398				
3-17	0 376	57.55	21639								
	0 176	34.53	6077								
4.33	0 101						49.24		50028		
	0 400						29.54		11816		
12	OP 128						12.60		2318		
99	361 374										
12A	CP 18 1968									36.55	6725
Total Replacement Co			29747		29747						
Cost Conversion Fact			1.07								
Adjusted Replacemen			31829		29747		66995		71402		
Effective Age/Deprec		5/4		6/5		3/2.5	65320	4/3.5	68903		
Total Depreciation											
Final Net Condition		96		95		50/96		14			
Principal Building To			30556		28260		61401		59257		
Other Buildings			1139		988		814		701		
Total Building Appra			31695		29248		62215		59958		

ce

A  
L  
A  
S  
K  
A

**2012-006965-0**

Recording Dist: 101 - Juneau  
10/30/2012 11:21 AM Pages: 1 of 3



**STATUTORY WARRANTY DEED**

Alaska Stat. §34.15.030

1899350

The Grantor, Andrew M. Spear, a married person, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee, James M. Stedman, a single person, the following described real property:

Lot Forty-four (44), U.S. SURVEY 3261, according to the official plat thereof, books and records of the Juneau Recording District, First Judicial District, State of Alaska;

**SUBJECT TO** the rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways. Said patent, among other things, reserves all oil, gas and other minerals together with the privileges, mining and drilling rights and immunities;

**FURTHER SUBJECT TO** easement, including terms and provisions contained therein:

Recording Information: June 3, 1956 Misc. Book 27 Page 211  
In Favor of: Marie Drake  
For: Reservoir and pipeline right of way

**FURTHER SUBJECT TO** interest in the right of way and driveway as set forth in that certain Quit Claim Deed recorded May 31, 1961 Book 59 Page 385;

**FURTHER SUBJECT TO** State of Alaska Water Rights, including terms and provisions thereof:

Granted to: C. Howard Baltzo  
Recorded: March 12, 1971  
Recording Information: Book 34 Page 202

**FURTHER SUBJECT TO** reservations, exceptions, easements, rights-of-way and other matters of record, if any.

**TOGETHER WITH**, all and singular, the tenements, structures, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto said Grantee and to his heirs, executors, administrators and assigns forever.

DATED this 26<sup>th</sup> day of OCTOBER, 2012.

[Signature]  
Andrew M. Spear  
"Grantor"

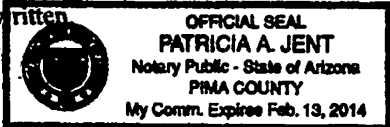
\_\_\_\_\_  
James M. Stedman  
"Grantee"

Grantor's Address: P.O. Box 35155, Juneau, Alaska 99803  
Grantee's Address: P.O. Box 33872, Juneau, Alaska 99803

ARIZONA  
STATE OF ALASKA )  
COUNTY OF PIMA ) ss.  
First Judicial District )

THIS IS TO CERTIFY that on this 26 day of OCTOBER, 2012, before me, the undersigned, a Notary Public in and for Alaska, personally appeared Andrew M. Spear, to me known and known to me to be the individual named in the foregoing instrument, and he acknowledged to me that he had executed the foregoing instrument freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first above written



[Signature]  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: 2-13-2014

STATE OF ALASKA )  
 ) ss.  
First Judicial District )

THIS IS TO CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, the undersigned, a Notary Public in and for Alaska, personally appeared James M. Stedman, to me known and known to me to be the individual named in the foregoing instrument, and he acknowledged to me that he had executed the foregoing instrument freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
James M. Stedman  
P.O. Box 33872  
Juneau, Alaska 99803







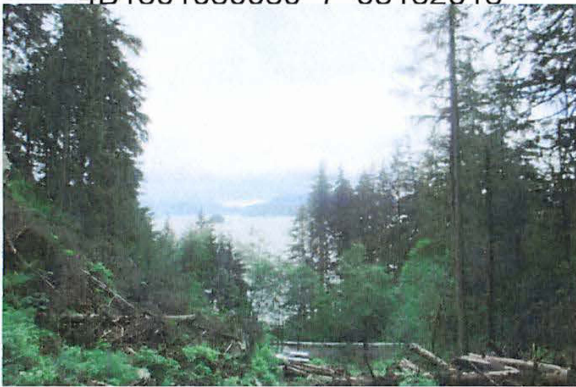
4B1801060060 7 05162016



4B1801060060 4 05162016



4B1801060060 1 05162016



4B1801060060 8 05162016



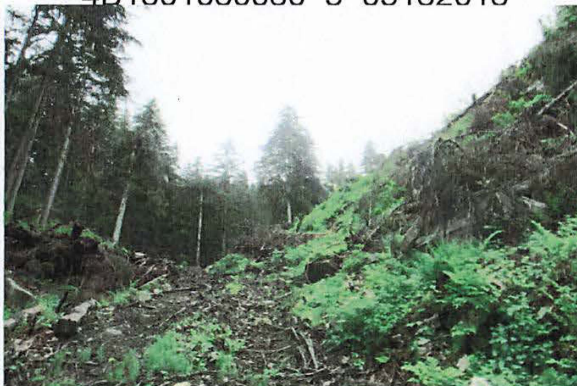
4B1801060060 5 05162016



4B1801060060 2 05162016



4B1801060060 9 05162016



4B1801060060 6 05162016



4B1801060060 3 05162016

Attachment K – Assessor's Records



4B1801060060 16 05162016



4B1801060060 13 05162016



4B1801060060 10 05162016



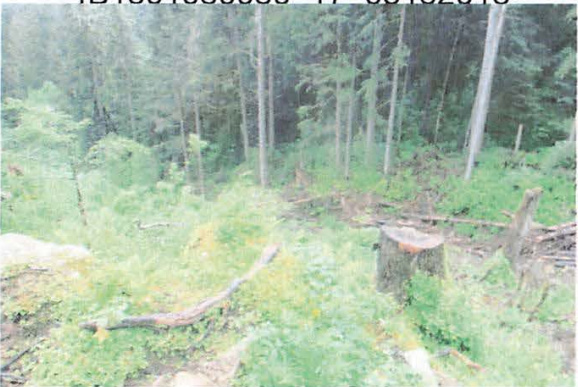
4B1801060060 17 05162016



4B1801060060 14 05162016



4B1801060060 11 05162016



4B1801060060 18 05162016



4B1801060060 15 05162016



4B1801060060 12 05162016



4B1801060060\_19\_05162016



4B1801060060\_20\_05162016



Monday, May 16, 2016 12:42 PM

<b>Itemized Property Costs- based on Marshall &amp; Swift</b>					
From Table: MAIN Section 1			Record # 4172		
<b>Property ID:</b>	4B1801060060	<b>Building Type:</b>	No Data		
<b>Owner Name:</b>	STEDMAN JAMES M	<b>Quality:</b>	0.00		
<b>Parcel Address:</b>	FRITZ COVE RD	<b>Construction:</b>	No Data		
<b>Year Built:</b>	0	<b>Style:</b>	No Data		
<b>Effective Age:</b>	0	<b>Total Area:</b>	0		
<b>Bedrooms:</b>	0	<b>Total Rooms:</b>	0		
<b>Item</b>	<b>Description</b>	<b>Percent</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total</b>
<b>BASE COST</b>					
<b>ADJUSTED BASE COST</b>					
<b>Subtotal</b>					
<b>REPLACEMENT COST NEW</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
<b>LAND PRICES</b>	<b>Calc Method</b>	<b>Size</b>	<b>Grade</b>	<b>Adj. Rate</b>	
Standard		66647.00	142.10	142,100.00	142,100
No Data	No Data	No Data			
<b>OUTBUILDINGS</b>					
<b>TOTAL PROPERTY VALUE</b>					
142,100					
<b>NOTES</b>					
1/21/00 per owner request; 10/2/96 per tax bill 11/18/12 - Parcel 4B1801060060 - Statutory Warranty Deed 2012-006965-0 REC 10/30/2012 from Andrew M. Spear, married (Grantor), to James M. Stedman, single (Grantee) / pplumb; 01/25/13 F/I per canvas, n/c. dw 03/19/13 per call James Stedman changed address. 12/26/13 FI per BP for site prep. Prep work begun, N/C to value. dp					



4B1801060060\_1\_12262013

**Permits Issued for a Parcel from: to 12/17/2013**

<b>4B1801060060</b>		<b>2765 FRITZ COVE RD</b>			
		<u>Value</u>	<u>Application Date</u>	<u>Issued Date</u>	<u>Final Date</u>
BLD-0105701	Issued	\$35,251.20	8/27/86	8/27/86	
BLD20130365	Issued	\$0.00	6/18/13	6/18/13	

OFFICE ADDITION TO SF RESIDENCE @ FRITZ COVE  
Site Prep for Future Building

1-25-13



4B1801060060

**2015-001427-0**

Recording Dist: 101 - Juneau  
4/3/2015 09:45 AM Pages: 1 of 2

A  
L  
A  
S  
K  
A



File for Record at Request of:  
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: Mark G. Koverdan and Alissa M. Koverdan

Address: PO Box 404  
Haines, AK 99827

File No.: **0231-2401954 (JV)**

---

**STATUTORY WARRANTY DEED**

THE GRANTOR, **James M. Stedman**, a single person, whose mailing address is **PO Box 032732, Juneau, AK 99803**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Mark G. Koverdan and Alissa M. Koverdan, husband and wife**, residing at **PO Box 404, Haines, AK 99827**, the following described real estate, situated in the **Juneau** Recording District, **FIRST** Judicial District, State of **Alaska**:

**Lot 44, U.S. SURVEY 3261, Records of the Juneau Recording District, First Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: March 19, 2015.

James M. Stedman

0231-2401954 (JV)

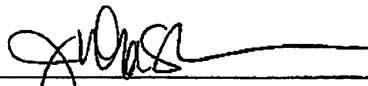
Statutory Warranty Deed-continued

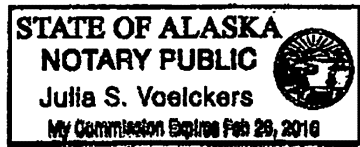
March 18, 2015

STATE OF Alaska )  
 ) SS.  
 First Judicial District )

THIS IS TO CERTIFY that on this 19<sup>th</sup> day of March, 2015, before me the undersigned Notary Public, personally appeared **James M. Stedman**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

  
 \_\_\_\_\_  
 Notary Public in and for Alaska  
 My commission expires 02/26/2016



202443

TRANS. AMERICA Title

Statutory Quitclaim Deed BOOK 150 PAGE 504  
Juneau Recording District

THE GRANTOR DIANA K. SPEAR SPOUSE OF ANDREW H. SPEAR  
residing at 419 EAST STREET, JUNEAU, AK 99801  
for and in consideration of \$10.00 AND OTHER VALUABLE CONSIDERATIONS  
conveys and quitclaims to ANDREW H. SPEAR of Box 3003, JUNEAU,  
ALASKA 99803

all interest which I (we) have <sup>OR HERE AFTER ACQUIRED</sup> if any in the following described real estate:

ALL OF LOT FORTY-FOUR (44) OF THE Fritz Cove  
Group of Home sites in U.S. Survey No. 3261,  
ACCORD TO THE OFFICIAL PLAT ON FILE IN THE  
Office of the Recorder for the JUNEAU RECORDING  
District, STATE OF ALASKA.

79001U  
500  
RECORDED - FREE  
JUNEAU REC.  
DISTRICT  
JAN 2 2 08 PM '79  
REQUESTED BY TITLE  
ADDRESS

CONVEYS AND QUITCLAIMS TOGETHER WITH ALL  
AFTER ACQUIRED GRANTORS THEREIN.

situated in the State of Alaska.

DATED this 2<sup>ND</sup> day of JANUARY, 1979  
Diana K. Spear (2001)  
(2032)

ACKNOWLEDGEMENT

STATE OF ALASKA

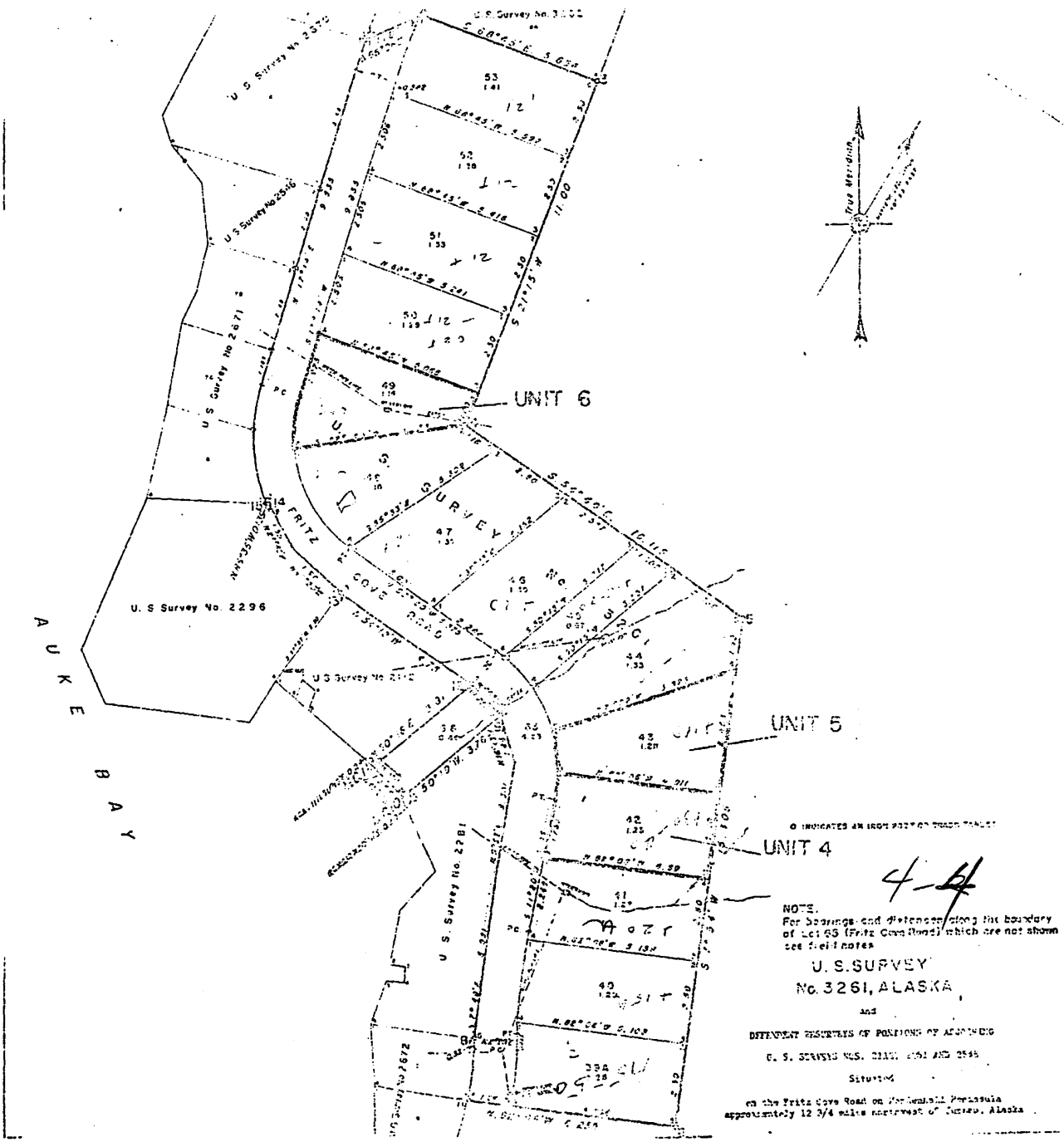
CITY OF Juneau

I HEREBY CERTIFY that on this 2<sup>ND</sup> day of JANUARY, 1979  
before me, the undersigned a Notary Public in and for the State of Alaska, personally appeared  
Diana K. Spear  
she who acknowledged to me that she executed the above deed and  
that she is the grantor named therein.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Juneau, Alaska, this 2<sup>ND</sup> day of JANUARY, 1979.  
[Signature]  
Notary Public  
1/25/79

RETURN TO ANDREW H. SPEAR

MAP # 3



⊙ INDICATES AN IRREGULARITY ON TRACT MAPS

NOTE:  
For bearings and distances along the boundary of Lot 59 (Fritz Cove Road) which are not shown see field notes

U. S. SURVEY  
No. 3261, ALASKA

and  
DIFFERENT SECTIONS OF PORTIONS OF ADJACENT  
U. S. SURVEYS NOS. 2296, 2591 AND 2595  
Situated  
on the Fritz Cove Road on the Kenai Peninsula  
approximately 12 3/4 miles northwest of Seward, Alaska

4-4

~~4-4-040-000-044-3261~~

4-B18-0-106-006-0 BOOK 117 PAGE 255  
Juneau Recording District

(PS)

✓

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

WARRANTY DEED

The grantors, RUTHERFORD B. HOGINS and ROSE ELLEN HOGINS, husband and wife, of Juneau, Alaska, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations to them in hand paid, convey and warrant to the grantees, ANDREW M. SPEAR and DIANA K. SPEAR, husband and wife of Juneau, Alaska, as tenants by the entirety, with statutory rights of survivorship, the following described real property situated in the Juneau Recording District of Alaska, to-wit:

Lot Forty-four (44) of the Fritz Cove Group of Homesites in U.S. Survey No. 3261, according to the official plat on file in the Office of the Recorder for the Juneau Recording District, State of Alaska.

This deed is made pursuant to AS 34.15.030 and incorporates by reference the warranties described in said statute.

DATED this 30th day of December, 1971.

Rutherford B. Hogins  
Rutherford B. Hogins

Rose Ellen Hogins  
Rose Ellen Hogins

STATE OF ALASKA )  
FIRST JUDICIAL DISTRICT ) ss )

On this 30th day of December, 1971, in Juneau, Alaska, before me, the undersigned Notary Public for Alaska, personally appeared RUTHERFORD B. HOGINS and ROSE ELLEN HOGINS, to me known and known to me to be the persons described in the foregoing instrument and acknowledged to me that they each for themselves and not one for the other, signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day, month and year herein first above written.

7 5 - 1 3 9 6

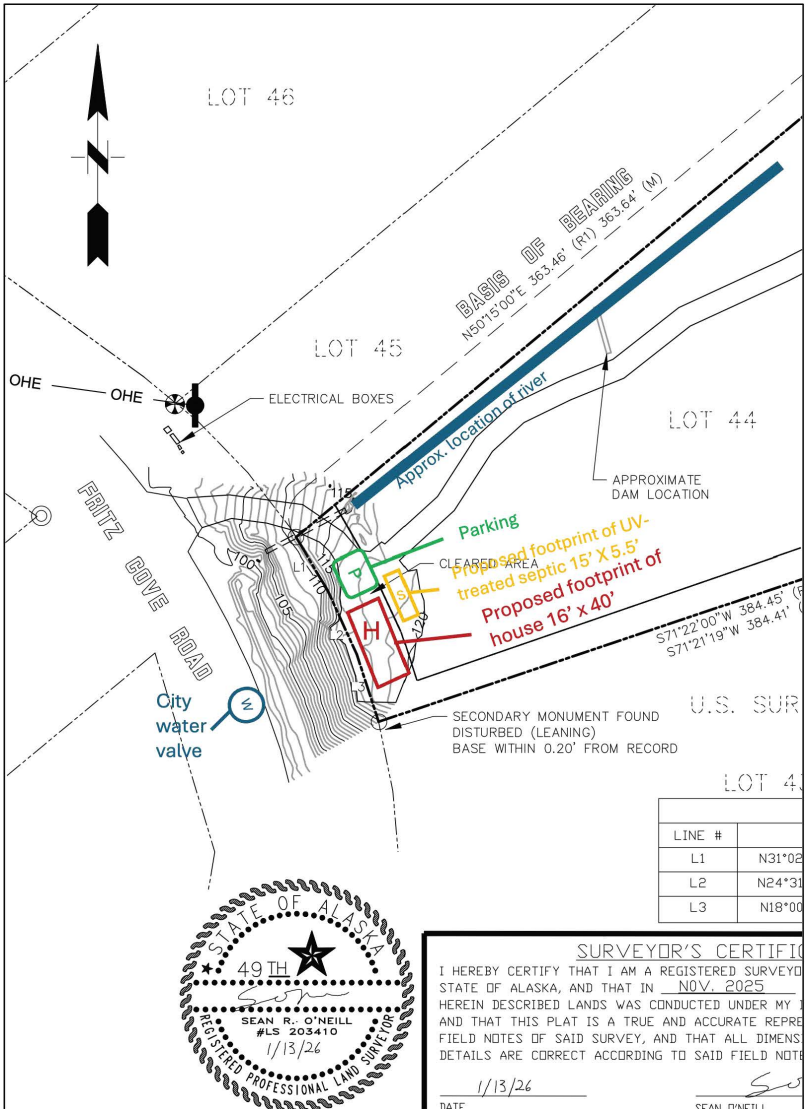
Samuel P. Troutman  
Notary Public for Alaska  
My commission expires: 5-18-73

500  
RECORDED - FILED  
JUNEAU REC.  
DISTRICT

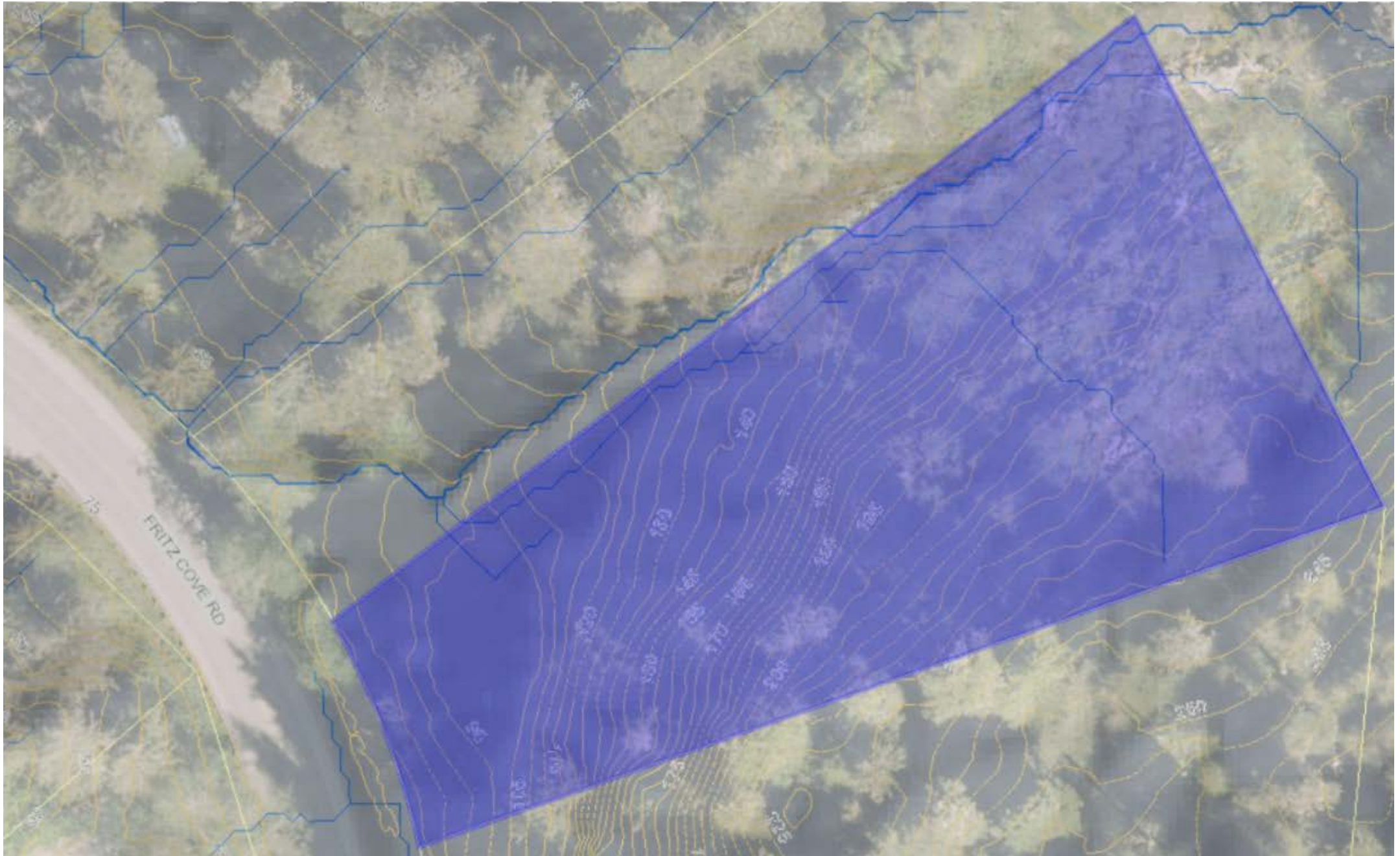
MAY 30 1 35 PM '75

REQUESTED BY DIANA SPEAR  
ADDRESS BOX 377

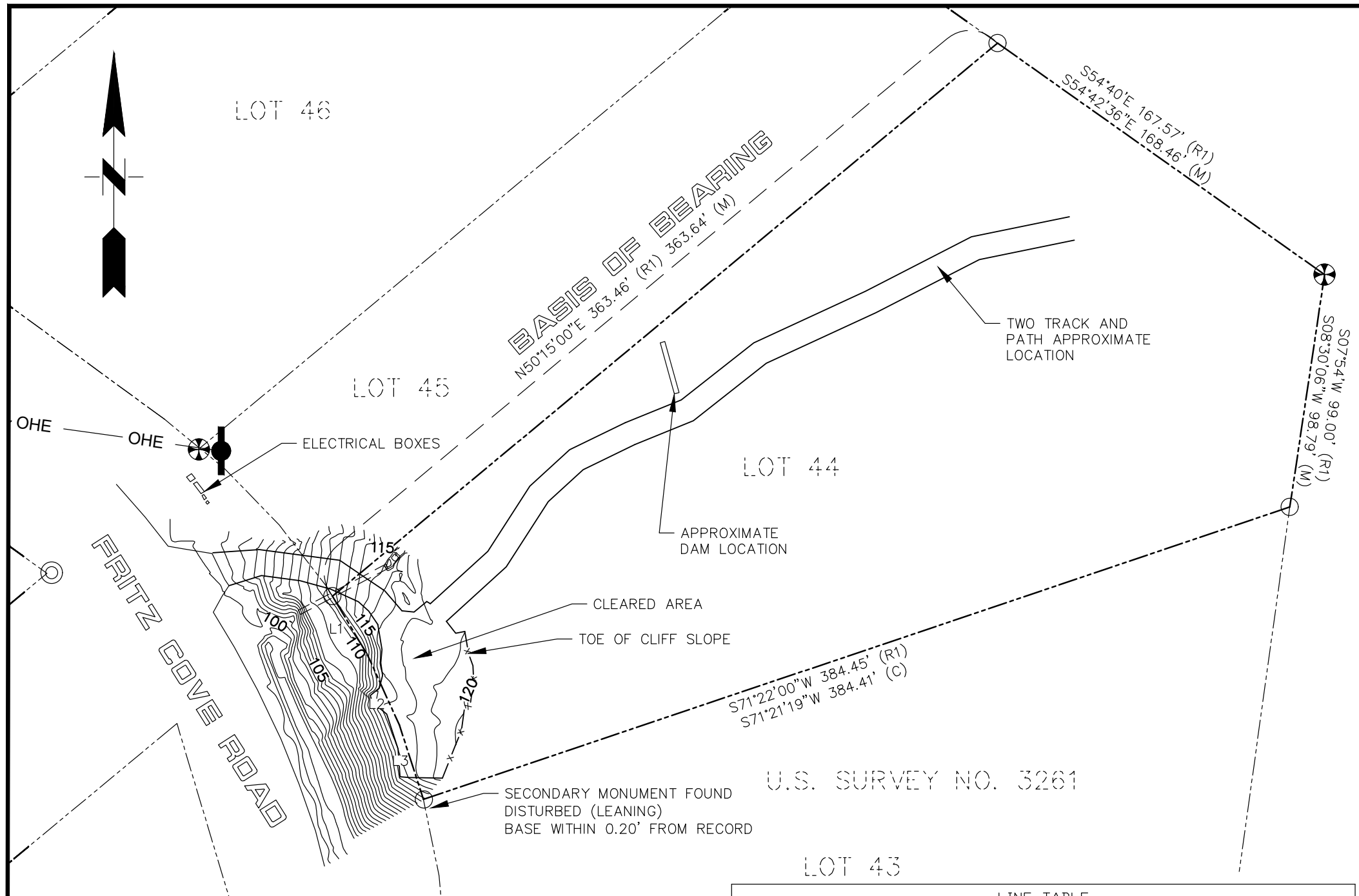
DAVIDSON, ENGSTROM & EVANS  
PHONE 586-1445  
201 NATIONAL BANK OF ALASKA BUILDING  
JUNEAU, ALASKA 99801



Attachment L – Proposed Site Plan

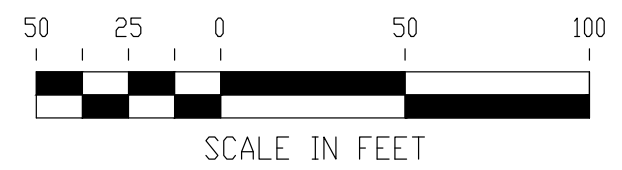


Attachment M – CBJ Parcel Viewer Image



- LEGEND**
- BLM BRASS MONUMENT (RECOVERED)
  - REBAR AND PLASTIC CAP (RECOVERED)
  - (R1) RECORD DATA (PER USS 3261)
  - (C) COMPUTED DATA
  - (M) MEASURED DATA

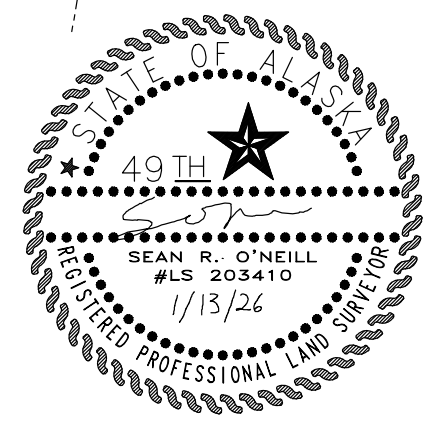
- NOTES**
1. THE BEARING BASE IS AS SHOWN BETWEEN THE FOUND SECONDARY MONUMENT ESTABLISHING THE NW CORNER OF LOT 44, AND THE FOUND SECONDARY MONUMENT ESTABLISHING THE NE CORNER OF LOT 44 USS 3261
  2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED IN US SURVEY FT.
  3. WHERE DIFFERENT FROM RECORD (OR CALCULATED), RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
  4. THE ERROR OF CLOSURE FOR FIELD TRAVERSES AS PART OF THIS SURVEY DOES NOT EXCEED ONE PART IN 5,000.
  5. SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.



U.S. SURVEY NO. 3261

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N31°02'W (R1) N30°57'40"W (C)	29.25' (R1) 29.24' (C)
L2	N24°31'W (R1) N24°26'40"W (C)	32.87' (R1) 32.86' (C)
L3	N18°00'W (R1) N17°55'40"W (C)	32.87' (R1) 32.86' (C)



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOV. 2025 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 1/13/26      *Sean R. O'Neill*      SEAN O'NEILL      LS 203410

**NORTH 57\***  
**LAND SURVEYING LLC**

(907) 747-6700 215-C SMITH STREET, SITKA, AK  
8800 GLACIER HWY., STE 224 1/2, JUNEAU, AK  
MAILING ADDRESS - 2007 CASCADE CREEK ROAD,  
SITKA, AK 99835  
EMAIL: north57landsurveying@yahoo.com

CLIENT: IAN MACDOUGALL      PROJECT NO. 40640-01

**BOUNDARY / TOPO**

LOT 44 OF U.S. SURVEY 3261  
JUNEAU REC. DIST.  
JUNEAU, AK 99801

DESIGNED: N/A      CHECKED: SD  
DRAWN: BCG/ZJ/ACAD      SCALE: 1" = 50'

DRAWING NAME: 40640-01      SHEET 1 OF 1



(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** Community Development - Building Division

**STAFF PERSON/TITLE:** Jeff Hedges, Building Code Official

**DATE:** 02/10/2026

**APPLICANT:** Mallarie Yeager

**TYPE OF APPLICATION:** Variance Request

**PROJECT DESCRIPTION:**

Applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to five (5) feet to build a single-family structure.

**LEGAL DESCRIPTION:** USS 3261 LT 44

**PARCEL NUMBER(S):** 4B1801060060

**PHYSICAL ADDRESS:** 2765 Fritz Cove Road

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

Building division has not comments or concerns about this project at this time.

## Kathryn Oberlin

---

**From:** Schuler, Michael K (DOT) <michael.schuler@alaska.gov>  
**Sent:** Friday, February 20, 2026 2:07 PM  
**To:** Kathryn Oberlin  
**Cc:** Scott Ciambor  
**Subject:** Re: 2765 Fritz Cove Rd - Variance Request

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi Kathryn,

Great to talk to you earlier! DOT&PF have no objection to the change in setback distance. The site is well above the road and driveway sightlines will not be impacted. I would caution the property owners to have the ROW/property line surveyed and staked so that they don't inadvertently build on State ROW and then have to remove the "trespass". Also, next week we will do a site visit to confirm the driveway meets standards.

Thank you and have a great weekend!



### Michael K. Schuler

Property Management Officer  
Southcoast Region, Right of Way Section  
[Alaska Department of Transportation & Public Facilities](#)  
Office: 907-465-4499 • [Michael.Schuler@alaska.gov](mailto:Michael.Schuler@alaska.gov)  
*Keep Alaska Moving*



---

**From:** Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>  
**Sent:** Friday, February 20, 2026 12:54 PM  
**To:** Schuler, Michael K (DOT) <michael.schuler@alaska.gov>  
**Cc:** Scott Ciambor <Scott.Ciambor@juneau.gov>  
**Subject:** 2765 Fritz Cove Rd - Variance Request

You don't often get email from kathryn.oberlin@juneau.gov. [Learn why this is important](#)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

My name is Katie Oberlin, one of the planners at CDD, assigned to VAR25-06. Jill asked me to check in to see if you have any concerns regarding 2765 Fritz Cove Road as far as lines of site, maintenance, safety,

snow removal, etc. The applicant is requesting a reduction in front yard setback from 25 feet to five (5) feet. I wanted to flag that the property lines on CBJ parcel viewer are significantly different than the as-built survey. I have attached an aerial image with five-foot contours and the as-built survey for your reference.

Please let me know if you have any questions, comments, or concerns.

Warm regards,

**Kathryn Oberlin**

**Planner I**

Community Development Department

City & Borough of Juneau, AK

Location: 230 S. Franklin Street

4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 x4131

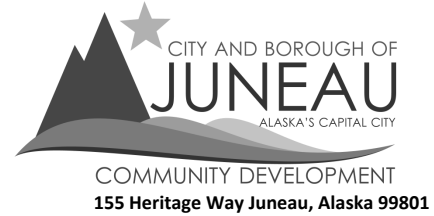
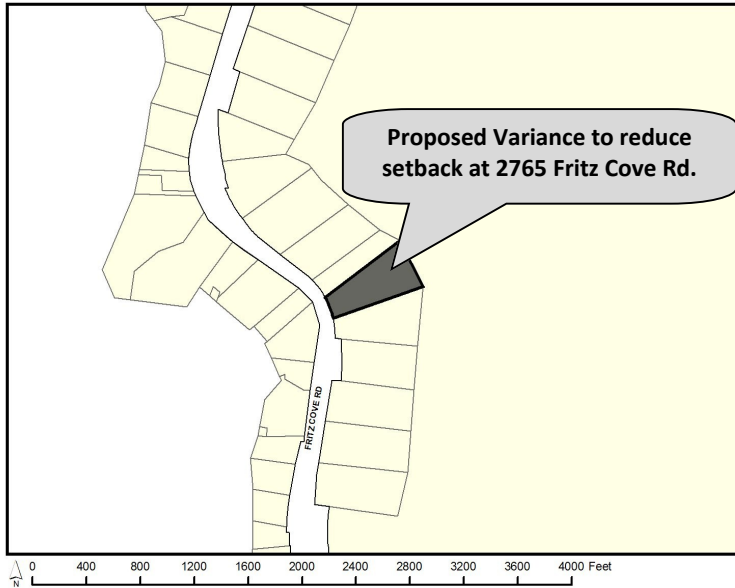


*Fostering excellence in development for this generation and the next.*

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**A Non-Administrative Variance** has been submitted for consideration and public hearing by the Planning Commission to **reduce the front yard setback from 25 feet to 5 feet to build a single-family structure at 2765 Fritz Cove Road in a D1 zone.**

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **Monday, March 16, 2026** at  
<https://juneau.org/community-development/planning-commission>  
 Find hearing results, meeting minutes, and more here, as well.

<b>Now through March 2</b>	<b>March 3 — noon, March 20</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, March 24, 2026</b>	<b>March 25</b>
Comments received during this period will be sent to the Planner, <b>Kathryn Oberlin</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/86847221296">https://juneau.zoom.us/j/86847221296</a> and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
<b>FOR DETAILS OR QUESTIONS,</b> Phone: (907)586-0753 ext. 4131 Email: <a href="mailto:pc_comments@juneau.gov">pc_comments@juneau.gov</a> or <a href="mailto:Kathryn.Oberlin@juneau.gov">Kathryn.Oberlin@juneau.gov</a> Mail: Community Development, 155 Heritage Way, Juneau AK 99801		<b>Case No.: VAR2025 0006</b> <b>Parcel No.: 4B1801060060</b> <b>CBJ Parcel Viewer: <a href="http://epv.juneau.org">http://epv.juneau.org</a></b>	



Attachment Q - Public Notice Sign



**PLANNING COMMISSION STAFF REPORT  
 VARIANCE VAR2025 0007  
 HEARING DATE: MARCH 24, 2026**

(907) 586-0715

CDD\_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

**DATE:** March 16, 2026  
**TO:** Erik Pedersen, Chair, Planning Commission  
**BY:** Justin Smith, Planner *[Signature]*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space.

**STAFF RECOMMENDATION:** DENIAL

**KEY CONSIDERATIONS FOR REVIEW:**

- The owners have use of the property in a similar manner as other owners in the area.
- The lot is developed and contains a single-family dwelling, ADU, sauna, driveway, grading, and drain field.
- The lot meets minimum size requirements for two single-family dwellings in the D3 zone, and the requested setback reduction is to allow placement of the second dwelling.
- Staff finds the requested variance does not meet the criteria of CBJ 49.20.250(b)(1)(A), (B), and (D).

GENERAL INFORMATION	
Property Owner	Gilles G Mesdag; Monica J Mesdag
Applicant	Lucas Mesdag
Property Address	16470 Ocean View Dr
Legal Description	SOUTH LENA BL C LT 9
Parcel Number	8B3301060090
Zoning	D3
Lot Size	31,320 square feet
Water/Sewer	CBJ / On-site septic
Access	Ocean View Dr
Existing Land Use	Residential
Associated Applications	Not Applicable

**ALTERNATIVE ACTIONS:**

1. **Approve:** Approve the permit and adopt new findings for items 1-2 below that support the approval. Approval may require conditions.
2. **Continue:** To a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is not required for this permit.

**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.20.240
  - CBJ 49.20.250(b)
  - CBJ 49.25.400
  - CBJ 49.80

*The Commission shall hear and decide the case per CBJ 49.20.240. The Planning Commission shall hear all Variance requests except Administrative Variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section CBJ 49.20.250(b).*

**SITE FEATURES AND ZONING**



SURROUNDING ZONING AND LAND USES	
North (D3)	CBJ Lands and Resources
South (D3)	Residential
East (D3)	Residential
West (D3)	Residential

SITE FEATURES	
Anadromous	No
Flood Zone	No; Panel 02110C1194E
Hazard	None Mapped
Hillside	A hillside endorsement may be required depending on structure placement.
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Recreational Vehicle Park Area; Mining & Exploration Surface Activities Exclusion District

**BACKGROUND INFORMATION**

**Project Description** – The applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space (**Attachment A**). The boat condo consists of ground-floor boat storage with overhead living space and is labeled as proposed structure on the applicant’s site plan. A boat condo of this size would be classified as a single-family detached dwelling, Use 1.120, two dwellings per lot, under CBJ 49.25.300.

The applicant’s lot is 31,320 square feet, which meets the minimum lot size requirement in CBJ 49.25.400 of 24,000 square feet to allow two (2) single-family detached dwellings per lot. This use is permitted by right in the D-3 zone if applicable standards are met according to the Table of Permissible Uses, CBJ 49.25.300, Use 1.120.

The applicant is requesting the variance to allow placement of the boat condo on the lot by encroaching into the front yard setback. The size of the proposed boat condo is 35 feet by 50 feet, which is a 1,750 square feet footprint.

The applicant has provided a 2025 as-built showing the topography of the septic location and drain field on the property (**Attachment A**). A 2010 as-built depicts just the drain field location (**Attachment D**). The contour map accessed on CBJ Parcel Viewer (**Attachment F**) shows a 12% to 16% slope towards the rear of the lot, as well as contour information for the whole property.

**Background** – The table below summarizes relevant history for the lot and proposed development.

Item	Summary
SUB2006-06	Subdivision approval for South Lena Subdivision. <b>(Attachment B)</b>
Plat	A plat of the applicant’s property. <b>(Attachment C)</b>
BLD2008-00570	Grading permit for 150 cubic yards of ¾" D1. Modified 4/16/09 with new plan and adjustment of total cubic yards (no blasting at this phase). Modified 6/19/09 for retaining wall construction. Finaled.
BLD2009-00309	New single-family dwelling. Finaled.
2010 As-built	As-built provided for CO for BLD2009-00309. <b>(Attachment D)</b>
2010 Certificate of Occupancy	Certificate of Occupancy issued for BLD2009-00309. <b>(Attachment E)</b>
BLD2011 0284	Grading permit to bring in 300 cubic yards of fill; issued but not finaled. Staff has reviewed this permit and determined it does not constitute a barrier to consideration of this variance application.
BLD2012 0560	Converted portion of garage to office space. Finaled.
BLD2022 0466	New greenhouse. Withdrawn.
2025 As-built	Current as-built provided by applicant in application packet. <b>(Attachment A)</b>
Contour Map	A contour map from CBJ Parcel Viewer showing the topography of the lot at one (1) foot major intervals. <b>(Attachment F)</b>

**ANALYSIS**

**Project Site** – A drain field exists in the center of the property. Based on topographic data provided by contour maps on CBJ Parcel Viewer, the buildable space in the rear of the lot has an approximate 12% to 16% grade **(Attachment F)**. This compares to an approximately 11% grade in the area where the applicant has proposed the boat condo.

The lot contains a single-family dwelling constructed through building permit BLD2009-00309. The lot has been developed similarly to other lots within the South Lena Subdivision with a single-family dwelling, ADU, sauna, driveway, grading, and drain field.

**Setback Requirements** – The applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space.

Standard	Requirement	Existing	Requested	Code Reference	
Setbacks	Front	25 feet	25 feet	15 feet	CBJ 49.25.400

**VARIANCE STANDARDS**

Pursuant to CBJ 49.20.200, a Non-Administrative Variance may be granted to provide an applicant relief from the requirements of this Title 49, the Land Use Code. A Variance is prohibited from varying any requirement or regulation of Title 49 concerning the use of land or structures, housing density, lot area, requirements in CBJ Chapter 49.35 (Public and Private Improvements), or requirements in CBJ Chapter 49.65 (Specified Use Provisions).

Per CBJ 49.20.250(b), a Non-Administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Planning Commission has determined that:

***A. Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.***

**Analysis:** The applicant cites the existing drain field location as a constraint that limits buildable area on the lot (**Attachment A**). The drain field was installed and the lot was graded during development of the property. These conditions are the result of prior development choices, not unusual or special characteristics inherent to the property itself. The lot size of 31,320 square feet, configuration, uses, and general topography are consistent with other lots in the South Lena Subdivision.

**Finding: No.** Staff finds that this criterion has not been met.

***B. The unusual or special conditions of the property are not caused by the person seeking the Variance.***

**Analysis:** The property was developed with a single-family dwelling, grading, and drain field as documented in BLD2009-00309, BLD2008-00570, and the 2010 as-built demonstrating that the site does not contain any unusual or special conditions that restrict the lot from being developed in a similar fashion to other properties in the area (**Attachment D**).

**Finding: No.** Staff finds that this criterion has not been met.

***C. The grant of the Variance is not detrimental to public health, safety, or welfare.***

**Analysis:** The requested variance would reduce the front yard setback from 25 feet to 15 feet to allow construction of the boat condo. The proposed development remains consistent with the density and use allowances of the D3 zone and complies with minimum lot size requirements for two dwellings.

The proposal will be subject to applicable building, access, and utility requirements at the time of permitting. Reducing the front setback by 10 feet is not anticipated to negatively affect public health, safety, or welfare.

**Finding: Yes.** Staff finds that this criterion has been met.

***D. The grant of the Variance is narrowly tailored to relieve the hardship.***

**Analysis:** Staff has found that Criterion A has not been met; no qualifying undue hardship from unusual or special property conditions has been established. Without a qualifying hardship, Criterion D cannot be satisfied.

**Finding: No.** Staff finds that this criterion has not been met.

Pursuant to CBJ 49.20.260, the Planning Commission may attach to a Non-Administrative Variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

**Condition: None recommended.**

**AGENCY REVIEW**

CDD conducted an agency review comment period between February 23, 2026, and March 20, 2026.

Agency	Summary
CBJ Public Works Streets & Fleet	No comment or concerns.
CDD – Building Division	No comments.
CBJ Engineering & Public Works	No comments provided.
Capital City Fire & Rescue	No comments provided.
CBJ Lands & Resources	No comments provided.

**PUBLIC COMMENTS**

Public notice was mailed to property owners within 500 feet of the lot, a public notice sign was posted on-site two weeks prior to the hearing, and ads were placed in the Juneau Empire. Public comments received at time of writing this staff report can be found in **Attachment G** and are summarized below.

Name	Summary
Philip and Aimee Richards	<p>Thank you for the invitation to comment on Case No. VAR2025 0007 regarding the request to reduce the front yard setback from 25 feet to 15 feet to build a boat condo with overhead living space at 16470 Ocean View Drive in a D3 zone.</p> <p>It is difficult for us to assess the real impact of this project due to several unknowns. The requested setback encroachment of “about 10 feet” highlights development uncertainty and the building height/design was not provided. Both variables could negatively affect our property and/or neighborhood character. The project narrative was vague and did not describe why a variance would be needed for the property regardless of the owner and what hardship would result if the variance is not granted. The proposed building is a ~1,750sf (footprint) second dwelling, not a “garage” as labelled in the project narrative. The referenced precedent in the project narrative was for a small (≤600sf?) garage. The proposed project is a two-story dwelling.</p> <p>Further, this situation is not caused by natural topography. A large amount of fill (~800 cubic yards for driveway and parking area) and drain field placement during development of this property caused this inconvenience.</p>

**FINDINGS**

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

**Analysis:** No additional analysis required.

**Finding: Yes.** The application for the required Variance is complete.

**2. Does the Variance as requested meet the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances?**

**Analysis:** As discussed above, Criteria A, B, and D have not been met. Criteria C has been met. Because all four criteria must be satisfied for a variance to be granted pursuant to CBJ 49.20.250(b)(1), the requested variance does not meet the required standards.

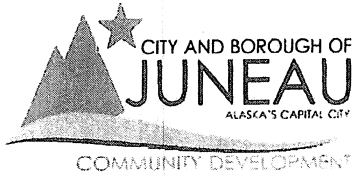
**Finding: No.** The requested Variance does not meet the criteria of CBJ 49.20.250(b)(1), Non-Administrative Variances.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director’s analysis and findings and DENY the requested Non-Administrative Variance. The Non-Administrative Variance would allow for a reduction in the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	SUB2006-06
<b>Attachment C</b>	Plat
<b>Attachment D</b>	2010 As-Built
<b>Attachment E</b>	2010 Certificate of Occupancy
<b>Attachment F</b>	Contour Map
<b>Attachment G</b>	Public Comment



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>												
	Physical Address <b>16470 Ocean View Drive</b>												
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Pt Louise R 1 &amp; 5</b>												
	Parcel Number(s) <b>8B3301060090</b>												
	<input type="checkbox"/> This property is located in the downtown historic district												
	<input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____												
	<b>LANDOWNER</b>												
	Property Owner <b>Gilles and Monica Mesdag</b>	Contact Person <b>Lucas Mesdag</b>											
	Mailing Address <b>PO Box 34606, JNU 34606</b>	Phone Number(s) <b>907.209.5480</b>											
	E-mail Address <b>lucas.mesdag@gmail.com</b>												
<b>LANDOWNER CONSENT</b>													
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowners printed name, signature, and the applicant's name.													
I am (we are) the owner(s) 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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.													
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><b>Gilles Mesdag</b> Landowner (Printed Name)</td> <td style="width:50%; border: none;"><b>Landowner</b> Title (e.g.: Landowner)</td> </tr> <tr> <td style="border: none;"><i>Gilles Mesdag</i> Landowner (Signature)</td> <td style="border: none;"><u>12-11-2025</u> Date</td> </tr> <tr> <td colspan="2" style="text-align: center;">x</td> </tr> <tr> <td style="border: none;"><b>Monica Mesdag</b> Landowner (Printed Name)</td> <td style="border: none;"><b>Landowner</b> Title (e.g.: Landowner)</td> </tr> <tr> <td style="border: none;"><i>Monica Mesdag</i> Landowner (Signature)</td> <td style="border: none;"><u>12-11-25</u> Date</td> </tr> <tr> <td colspan="2" style="text-align: center;">x</td> </tr> </table>		<b>Gilles Mesdag</b> Landowner (Printed Name)	<b>Landowner</b> Title (e.g.: Landowner)	<i>Gilles Mesdag</i> Landowner (Signature)	<u>12-11-2025</u> Date	x		<b>Monica Mesdag</b> Landowner (Printed Name)	<b>Landowner</b> Title (e.g.: Landowner)	<i>Monica Mesdag</i> Landowner (Signature)	<u>12-11-25</u> Date	x	
<b>Gilles Mesdag</b> Landowner (Printed Name)	<b>Landowner</b> Title (e.g.: Landowner)												
<i>Gilles Mesdag</i> Landowner (Signature)	<u>12-11-2025</u> Date												
x													
<b>Monica Mesdag</b> Landowner (Printed Name)	<b>Landowner</b> Title (e.g.: Landowner)												
<i>Monica Mesdag</i> Landowner (Signature)	<u>12-11-25</u> Date												
x													
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.													
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>													
Applicant (Printed Name) <b>Lucas Mesdag</b>	Contact Person <b>Lucas Mesdag</b>												
Mailing Address <b>PO Box 34606, JNU 34606</b>	Phone Number(s) <b>907.209.5480</b>												
E-mail Address <b>lucas.mesdag@gmail.com</b>													
<i>Lucas Mesdag</i> Applicant's Signature	<u>12/8/25</u> Date of Application												
x													

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials <b>JAS</b>	
Case Number <b>VAR29-07</b>	Date Received <b>12/11/2025</b>



# VARIANCE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.  
Not to be used for Administrative Variances**

To be completed by Applicant	<b>PROJECT SUMMARY</b>	
	Boat condo with an overhead living space requiring an encroachment into the front yard setback by approximately 10 feet.	
	<b>VARIANCE REQUESTED</b> (list CBJ Code section you are requesting a variance to)	
	49.25.400	
	<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO    Date of Filing: _____	
Previous Case Number(s): _____    Building Permit related to this variance? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO		
<b>UTILITIES AVAILABLE:</b> <b>WATER</b> <input type="checkbox"/> Public <input type="checkbox"/> On Site <b>SEWER:</b> <input type="checkbox"/> Public <input type="checkbox"/> On Site		
<b>ALL REQUIRED MATERIALS ATTACHED</b>		
Complete application per CBJ 49.65.210		
Narrative including:		
Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure		
Why a variance would be needed for this property regardless of the owner		
What hardship would result if the variance is not granted		
Site Plan		

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 400			
Adjustment	\$ _____			
<b>Total Fee</b>	<b>\$ 400</b>			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
VAR 25-007	12/11/2025

---

**Variance Approval Criteria**

**A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined that the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:**

CBJ 49.20.250(b) Non-administrative variances. *(1)A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the board of adjustment has determined that:*

- (A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;*
- (B) The unusual or special conditions of the property are not caused by the person seeking the variance;*
- (C) The grant of the variance is not detrimental to public health, safety, or welfare; and*
- (D) The grant of the variance is narrowly tailored to relieve the hardship.*

**PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ 49.20.200), a variance may be granted to provide an applicant relief from the requirements of Title 49, the Land Use Code. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.**

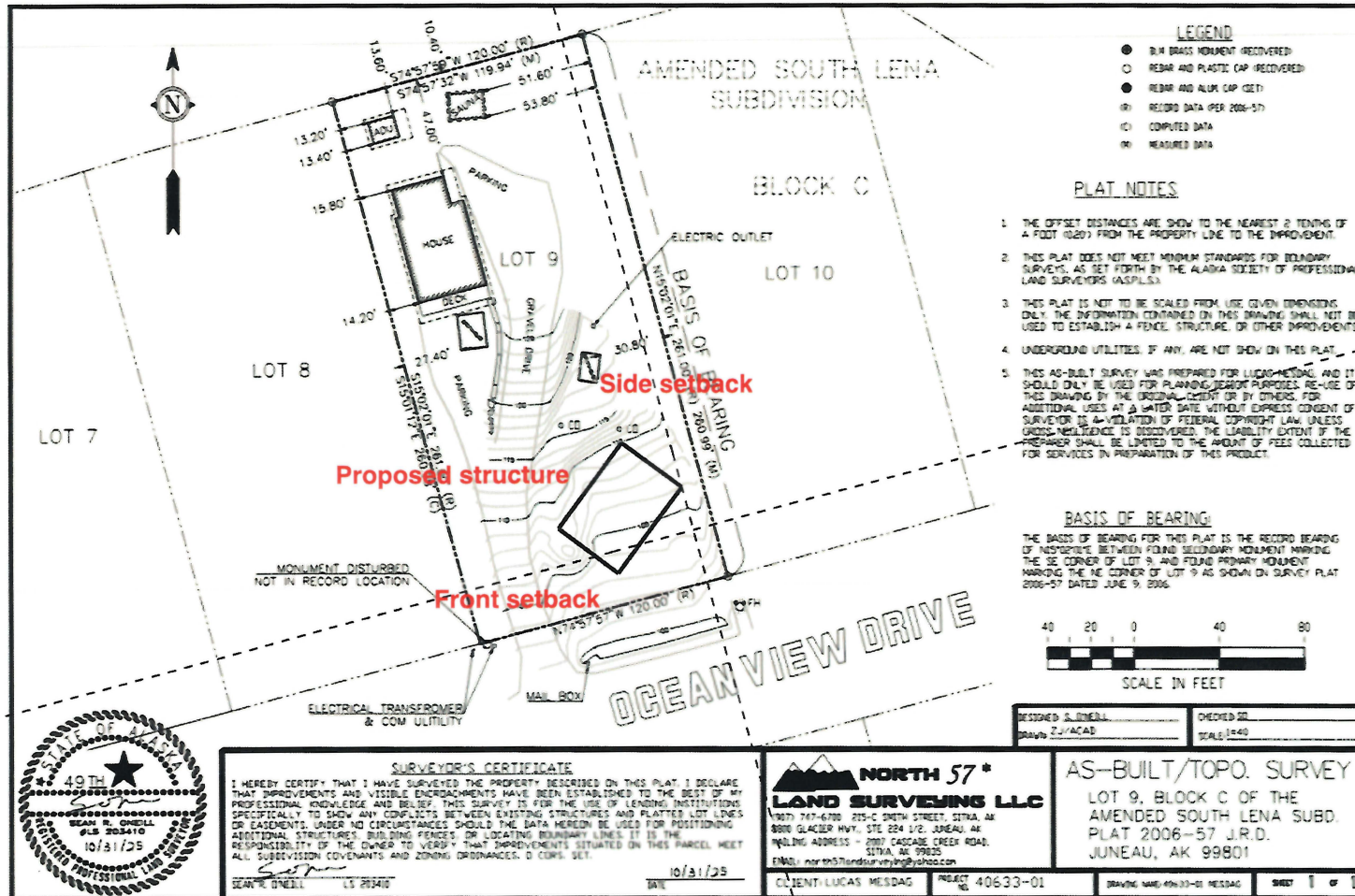
---

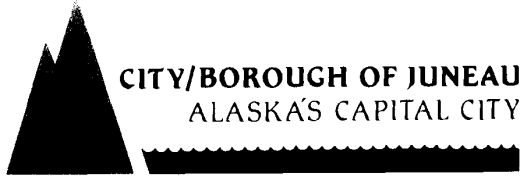
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

---

This project is to build a 35'x50' garage with space to fit both a boat and plow truck simultaneously, necessitating the width. Due to where the drain field falls on the property, this will require encroachment into the 25' front-yard setback by approximately 10', leaving approximately 15' of a front-yard setback. A site drainage plan will be completed once the specifics of site are finalized.

I see in section 49.25.430 (4Hi) that there is a precedent to get within five feet of the property line for garages when "topography of the lot makes construction a hardship". Although my building will be larger than the 600 feet listed later, I am hoping my proposed encroachment will be deemed acceptable.





**CITY/BOROUGH OF JUNEAU**  
ALASKA'S CAPITAL CITY

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: April 28, 2006

File No.: SUB2006-00006

CBJ Lands & Resources  
Attn: Cynthia Johnson  
155 South Seward  
Juneau, AK 99801

Application For: Final plat for South Lena Subdivision.

Legal Description: USS 3809 Lots 2, 3, 4A and 6 TR A;  
Lena Marie LT 3

Parcel Code No.: 8-B33-0-101-013-0; 014-0; 014-1; 015-0; 016-0

Hearing Date: April 25, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 19, 2006 and approved the final plat to be conducted as described in the plat sheets 1 through 5 submitted with the application and with the following conditions:

- 1) Prior to Final Plat recording, the plat shall receive final technical review by the CBJ Engineering Department to ensure conformance with required surveying standards.
- 2) All required subdivision improvements shall be constructed, bonded for construction or CBJ funds dedicated for required projects prior to final plat recording.
- 3) Prior to final plat recording, water service must be extended to all lots within Blocks A, B, C and D.
- 4) The applicant shall utilize Best Management Practices listed below for installation of required subdivision improvements:
  - A) Diverted or construction-related water shall not be directed into receiving waters unless sediment retention structures and water quality control devices are used prior to discharge.

155 So. Seward Street, Juneau, Alaska 99801-1397

- B) The duration and area of exposed soil shall be minimized to reduce erosion potential. Re-vegetation shall be completed within one growing season.
- C) Soils or fill shall not be placed near stream banks where it may be transported into the watercourse.
- D) Runoff from the site after project completion shall not contribute to the impairment of water quality.
- E) Erosion and sedimentation control devices shall be installed between construction areas and streams prior to grading and maintained throughout the construction period.
- F) Equipment shall not be serviced or washed within 100 feet from streams.
- G) Spill containment and cleanup supplies shall be stored within a 15-minute transport time to construction sites.
- H) Storage of excavated or fill materials must be placed at least 25 feet from streams.
- I) Sediment traps or stilling basins shall be installed to prevent untreated sediment and runoff from entering streams.
- J) Construction runoff will be filtered through silt fences before reentering streams.

Attachment: April 19, 2006 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding SUB2006-00006.

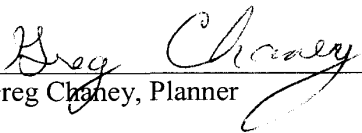
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

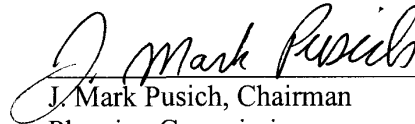
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

Effective Date: The permit is effective upon approval by the Commission April 25, 2006.

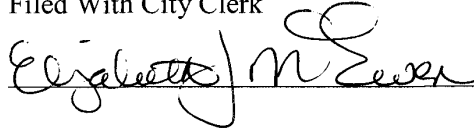
Expiration Date: The permit will expire 18 months after the effective date, or October 19, 2007, if the plat has not been recorded, or if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

CBJ Lands & Resources  
File No.: SUB2006-00006  
April 28, 2006  
Page 3 of 3

Project Planner:   
Greg Chaney, Planner

  
J. Mark Pusich, Chairman  
Planning Commission

Filed With City Clerk

  
May 2, 2006

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.

# MEMORANDUM

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

**DATE:** April 19, 2006

**TO:** Planning Commission

**FROM:** Greg Chaney, Planner  
Community Development Department



**FILE NO.:** SUB2006-00006

**PROPOSAL:** Final plat approval for South Lena Subdivision (preliminary subdivision approval SUB2004-00022).

## GENERAL INFORMATION

**Applicant:** CBJ Lands & Resources

**Property Owner:** City & Borough of Juneau

**Legal Description:** USS 3809 Lots 2, 3, 4A and 6 TR A;  
Lena Marie LT 3

**Parcel Code No.:** 8-B33-0-101-013-0; 014-0; 14-1; 015-0; 016-0

**Site Size:** 103 acres

**Zoning:** D-3

**Utilities:** CBJ Water, On-Site Waste Water Disposal

**Access:** South Lena Loop Road, NOAA Access Road

**Existing Land Use:** Vacant

**Surrounding Land Use:** North – D3, Single Family Residential (Vacant)  
South - D3, Single Family, Point Lena Loop Rd.  
East - D3, Single Family Residential  
West - D3, Single Family Residential



On September 13, 2005, the Planning Commission approved Preliminary Plat SUB2004-00022 for a 44-lot residential subdivision. A significant feature of this approval was the dedication of over 50 acres for a greenbelt along the Picnic Creek drainage<sup>1</sup>. Along with the residential lots, two tracts of land were also approved to be held in public ownership until such time in the future when they could be sold by the CBJ Lands and Resources Department.

### **ANALYSIS**

49.15.440 FINAL PLAT. After completion of all conditions and commission acceptance of the preliminary plat in accordance with conditional use permit procedures, the final plat shall be submitted for review and approval according to the following:

(1) *Final plat submittal.* The final plat may constitute only that portion of the approved preliminary layout which the developer proposes to record and develop at the time of submittal, so long as such portion itself meets the requirements of this title without reference to possible future stages. The final plat shall be prepared by a professional land surveyor, registered in the state, shall be filed with the department and shall meet the survey, monumentation, and certification requirements established by the commission by regulation under chapter 01.60.

(2) *Approval procedure.* (A) After acceptance of an application and a final plat the director shall schedule the final plat for commission action. (B) If commission action on the final plat is scheduled to occur more than 12 months after approval of the preliminary plat, public notice of impending commission action on the final plat may be required. (C) The director shall make a recommendation to the commission. The recommendation shall include a description of the manner in which all conditions of the preliminary plat have been met.

(3) *Commission action.* The commission shall approve the final plat if the plat substantially conforms to the approved preliminary plat and all applicable conditions have been satisfactorily completed.

(4) *Notes, restrictions and covenants.* The commission may place such conditions upon granting of final plat approval as are necessary to preserve the public welfare in accordance with subdivision regulations. When such a condition of approval entails a restriction upon the use of all or part of the property being subdivided, a note specifying such restrictions shall be placed on the face of the plat. Such note shall constitute a restrictive covenant in favor of the municipality and the public, and shall run with the land, enforceable against all subsequent owners. Any such restrictive covenant may be enforced against the subdivider or any subsequent owner by the municipality by injunction or other appropriate action, in the same manner as a permit or permit condition, pursuant to CBJ 49.10.600--660, or by any specifically affected member of the public.

Per CBJ§49.15.440(1), the final plat has been prepared by a professional, registered land surveyor; the plat meets the survey, monumentation and certification requirements of the regulations. Minor changes to the plat to ensure required survey accuracy standards may be required prior to recording to be determined by the CBJ Regulatory Engineer.

---

<sup>1</sup> "Picnic Creek" is a name used locally and is not officially recognized but is used for convenience in this report.

Per CBJ§49.15.440(2)(A-C) the preliminary plat was approved approximately seven months prior to Commission action on the final plat. Advertising notice for the final plat was provided in the Juneau Empire under “Your Municipality” which ran on April 14<sup>th</sup> and April 24<sup>th</sup>. Further notice was mailed to all property owners of record within 500 feet of the subject property.

**The analysis that follows shows the preliminary plat conditions which needed to be approved by the Planning Commission prior to final plat approval for SUB2004-00022 have been met.**

The Planning Commission approved the Preliminary Plat to be conducted as described in the project description and project drawing submitted with application SUB2004-00022, and with the following conditions:

- 1) Prior to Final Plat recording, the plat shall receive final technical review by the CBJ Engineering Department to ensure conformance with required surveying standards.

*Since this condition is required prior to final plat recording, it will be carried forward as a condition of the final plat.*

- 2) All required subdivision improvements shall be constructed, bonded for construction or CBJ funds dedicated for required projects prior to final plat recording.

*Since this condition is required prior to final plat recording, it will be carried forward as a condition of the final plat.*

- 3) Prior to final plat recording, water service must be extended to all lots in the subdivision.

*Since this condition is required prior to final plat recording, it will be carried forward as a condition of the final plat.*

- 4) The 30-foot wide Utility easement designated on the preliminary plat on Tract B, Lot 3 of Block B shall also include a pedestrian easement.

*On Sheet 3 of 5, the easement has been modified to designate that the easement is for the use of pedestrians as well as utilities. Therefore this requirement has been met.*

- 5) If the preliminary plat is approved with lot lines within 330 feet of an established eagle nest, a variance permit to eagle nest setback standards, established in CBJ 49.70.310, will be required prior to final plat approval.

*Variance 2004-00045 was approved by the Board of Adjustment on September 13, 2005. This variance authorized creation of a subdivision within 330 feet of the two mapped eagle’s nests within the subdivision. Therefore this requirement has been met.*

- 6) The applicant shall utilize Best Management Practices listed below for installation of required subdivision improvements:
  - A. Diverted or construction-related water shall not be directed into receiving waters unless sediment retention structures and water quality control devices are used prior to discharge.
  - B. The duration and area of exposed soil shall be minimized to reduce erosion potential. Re-vegetation shall be completed within one growing season.

- C. Soils or fill shall not be placed near stream banks where it may be transported into the watercourse.
- D. Runoff from the site after project completion shall not contribute to the impairment of water quality.
- E. Erosion and sedimentation control devices shall be installed between construction areas and streams prior to grading and maintained throughout the construction period.
- F. Equipment shall not be serviced or washed within 100 feet from streams.
- G. Spill containment and cleanup supplies shall be stored within a 15-minute transport time to construction sites.
- H. Storage of excavated or fill materials must be placed at least 25 feet from streams.
- I. Sediment traps or stilling basins shall be installed to prevent untreated sediment and runoff from entering streams.
- J. Construction runoff will be filtered through silt fences before reentering streams.

***Since this condition would apply to improvements required to be installed prior to final plat recording, it will be carried forward as a condition of the final plat.***

- 7) Prior to final plat approval, a plat note shall be added to the plat stating:

Ground cover shall be retained for 25 feet bordering Lena Loop Road unless it is demonstrated to Community Development staff that wetlands can be preserved through other means.

***The plat has been modified to include the above requirement as Note 7 in the "General Notes" section. Therefore this requirement has been met.***

- 8) Prior to final plat approval, a plat note shall be added to the plat stating:

Maximum fill in areas of mapped wetlands shall not exceed 12,000 square feet for combined house and drainfield fill pads (exclusive of driveways). Additional fill may be permitted on individual lots if approved by the Planning Commission.

***The plat has been modified to include the above requirement as Note 8 in the "General Notes" section. Therefore this requirement has been met.***

- 9) Prior to final plat approval, a plat note shall be added to the plat stating:

Lots 4, 5, 6 and 7 Block B with frontage along both the upper and lower roads will be allowed access from the upper road only.

***The plat has been modified to include the above requirement as Note 9 in the "General Notes" section. Therefore this requirement has been met.***

- 10) Prior to final plat approval, a plat note shall be added to the plat stating:

The toe of drain field fill for on-lot wastewater treatment systems shall be set back from the nearest down slope property line using the following formula:

Slope shall be measured between the toe of drain field fill and the nearest down slope property line.

Percent of Slope = Setback in Feet

Examples:      15% Slope = 15 foot setback  
                  25% Slope = 25 foot setback  
                  50% Slope = 50 foot setback

*The plat has been modified to include the above requirement as Note 9 in the "General Notes" section. Therefore this requirement has been met.*

### **JCMP REVIEW**

The subdivision underwent extensive review for compliance with the Juneau Coastal Management Plan during the preliminary plat review. VAR2004-00045 was approved to allow this subdivision to be platted within 330 feet of two eagle's nests on public land. In addition, several conditions have been added to the case to minimize impacts to wetlands. These include Notes 6, 7, 8, 9 and 10 listed above. As noted in the analysis, all of these conditions have been met.

The most significant wetland preservation feature of this plat is the designation of a 51.5 acre "Public Greenbelt" within "Block F". The greenbelt includes a significant portion of the Picnic Creek watershed which is an anadromous stream. During the preliminary plat application, this region was designated as "Tract C" but was renamed "Block F" during final plat review to conform with currently accepted property naming conventions.

Considering the required plat notes have been incorporated into the final plat and a 51.5 acre greenbelt will be created when this plat is recorded, the subdivision complies with all applicable aspects of the Juneau Coastal Management Program.

### **FINDINGS**

The director makes the following findings for the South Lena Subdivision final plat based on the preceding analysis.

1. The final plat meets the submittal requirements of CBJ§49.15.440(1).
2. The conditions of the preliminary plat have been satisfactorily met.
3. The final plat substantially conforms to the approved preliminary plat.
4. Conditions required prior to final plat recording will be carried forward under this final plat approval.

### **RECOMMENDATION**

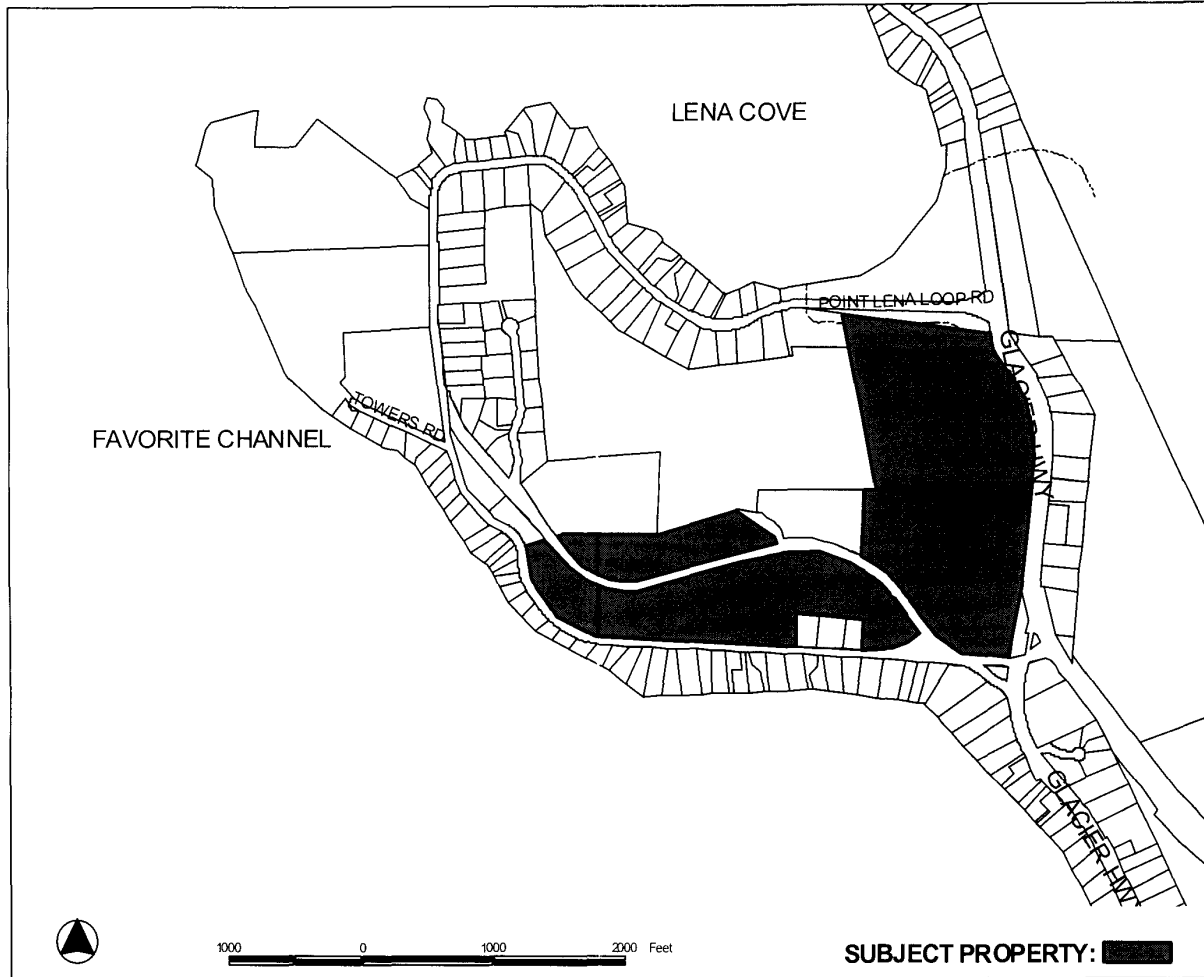
We recommend that the Planning Commission adopt the Director's analysis and findings and grant the requested Final Plat for South Lena Subdivision subject to the following conditions:

- 1) Prior to Final Plat recording, the plat shall receive final technical review by the CBJ Engineering

Department to ensure conformance with required surveying standards.

- 2) All required subdivision improvements shall be constructed, bonded for construction or CBJ funds dedicated for required projects prior to final plat recording.
- 3) Prior to final plat recording, water service must be extended to all lots within Blocks A, B, C and D.
- 4) The applicant shall utilize Best Management Practices listed below for installation of required subdivision improvements:
  - A. Diverted or construction-related water shall not be directed into receiving waters unless sediment retention structures and water quality control devices are used prior to discharge.
  - B. The duration and area of exposed soil shall be minimized to reduce erosion potential. Re-vegetation shall be completed within one growing season.
  - C. Soils or fill shall not be placed near stream banks where it may be transported into the watercourse.
  - D. Runoff from the site after project completion shall not contribute to the impairment of water quality.
  - E. Erosion and sedimentation control devices shall be installed between construction areas and streams prior to grading and maintained throughout the construction period.
  - F. Equipment shall not be serviced or washed within 100 feet from streams.
  - G. Spill containment and cleanup supplies shall be stored within a 15-minute transport time to construction sites.
  - H. Storage of excavated or fill materials must be placed at least 25 feet from streams.
  - I. Sediment traps or stilling basins shall be installed to prevent untreated sediment and runoff from entering streams.
  - K. Construction runoff will be filtered through silt fences before reentering streams.

## NOTICE OF PUBLIC HEARING



**PROPOSAL:** Final Plat for South Lena Subdivision, including 44 residential lots, a 51.5-acre greenbelt and two tracts to be sold at a later date.

<b>FILE NO:</b>	SUB2006-00006	<b>APPLICANT:</b>	CBJ LANDS AND RESOURCES
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	CITY & BOROUGH OF JUNEAU
<b>HEARING DATE:</b>	April 25, 2006	<b>PROPERTY ADDRESS:</b>	POINT LENA LOOP RD
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	8-B33-0-101-013-0
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	<b>SITE SIZE:</b>	Approx. 103 Acres
		<b>ZONING:</b>	D3
		<b>ACCESS:</b>	POINT LENA LOOP RD

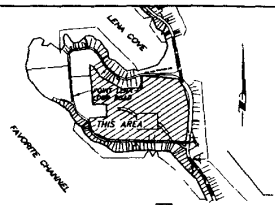
**PROPERTY OWNERS PLEASE NOTE:**

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 Greg Chaney at 586-0761, or e-mail: [Greg\\_Chaney@ci.juneau.ak.us](mailto:Greg_Chaney@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).

Date notice was printed: April 14, 2006



**VICINITY MAP**  
SOURCE: C.B.J. PROPERTY MAP  
SCALE: 1"=2,000 (1" = 2,083')

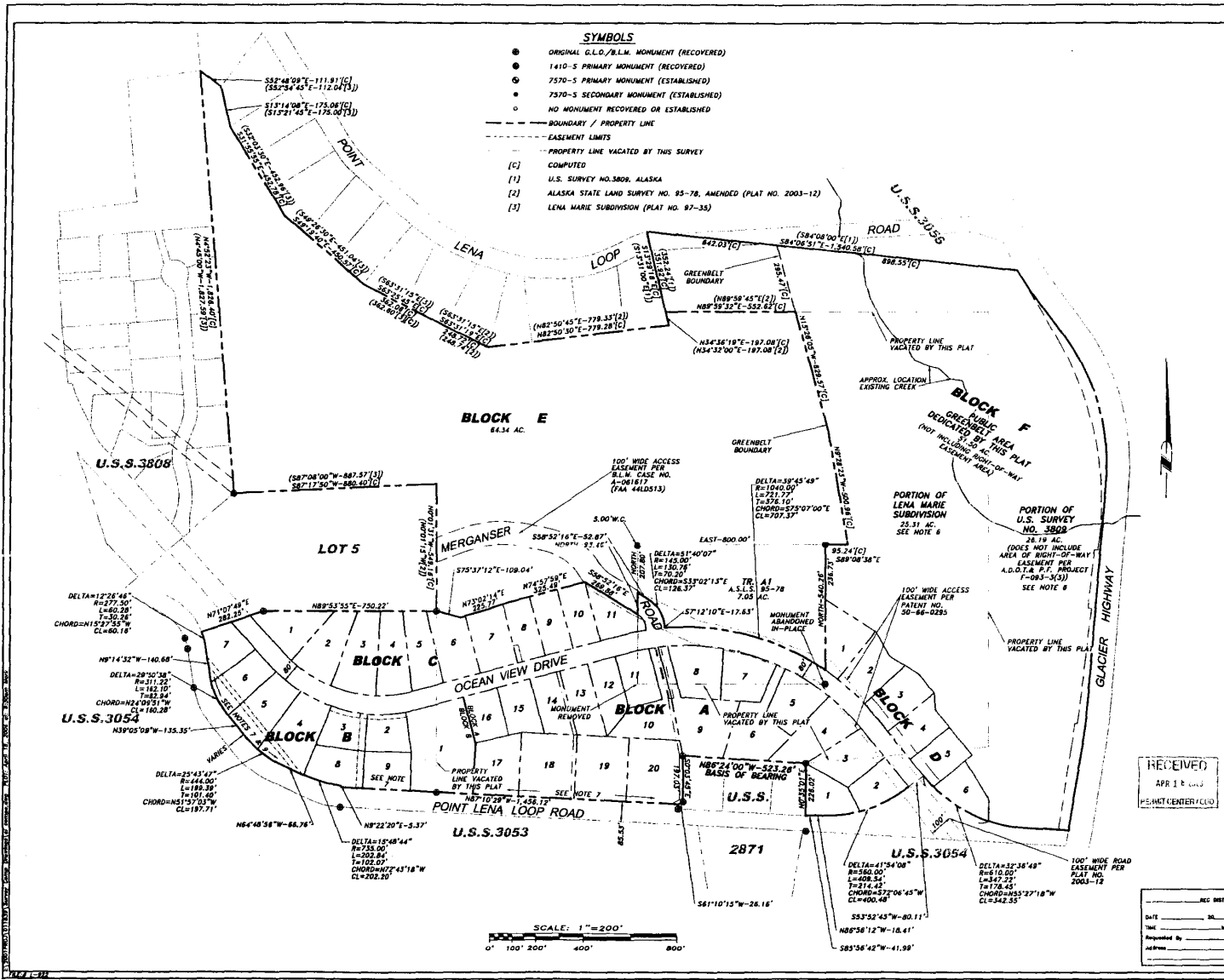
**GENERAL NOTES**

- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED C.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3808 HAVING A RECORD BEARING OF N88°24'00"W.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
- 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
- 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
- 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SURROUNDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
- 6.) WITH THE RECORDING OF THIS PLAT, BLOCK "F", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3808, ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PACIFIC CREEK" EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3808 DESCRIBED AS BEGINNING AT THE MOST NORTHEASTLY CORNER OF U.S. SURVEY 3808, THENCE S84°05'17"E-442.03'; THENCE S15°26'55"E-283.47'; THENCE S89°58'32"E-352.62'; THENCE N15°29'18"W-331.82'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCK E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
- 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
- 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT POA-1988-19-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
- 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
- 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED FROM THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.  
PERCENT OF SLOPE = SETBACK IN FEET  
EXAMPLES: 15% SLOPE = 15 FOOT SETBACK  
25% SLOPE = 25 FOOT SETBACK  
50% SLOPE = 50 FOOT SETBACK

**JUNEAU RECORDING DISTRICT**  
**SOUTH LENA SUBDIVISION**  
A SUBDIVISION OF  
TRACT "A", U.S.S. 95-78;  
**LOT 5, LENA MARIE SUBDIVISION**  
AND  
**LOTS 2, 3 & 4, U.S. SURVEY NO. 3809**  
WITHIN THE  
**CITY & BOROUGH OF JUNEAU, ALASKA**  
68200  
Prepared by: R&M ENGINEERING, INC.  
155 S. SEWARD ST. 8305 GLACIER HIGHWAY  
JUNEAU, ALASKA 99901  
DATE: APR 16, 2006 SHEET 1 OF 5 PLAN NO. 06-21182

**SYMBOLS**

- ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
- 1410-S PRIMARY MONUMENT (RECOVERED)
- 7570-S PRIMARY MONUMENT (ESTABLISHED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE
- EASEMENT LIMITS
- PROPERTY LINE VACATED BY THIS SURVEY
- (C) COMPUTED
- (1) U.S. SURVEY NO. 3808, ALASKA
- (2) ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003-12)
- (3) LENA MARIE SUBDIVISION (PLAT NO. 97-35)



**CERTIFICATE OF OWNERSHIP**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE \_\_\_\_\_, 20\_\_\_\_  
 WITNESS \_\_\_\_\_ OWNER \_\_\_\_\_  
 WITNESS \_\_\_\_\_ OWNER \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

UNITED STATES OF AMERICA }  
 STATE OF ALASKA }  
 THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.  
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, MARTY RUTHERFORD, HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE STATE OF ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND THAT THE ALASKA MENTAL HEALTH TRUST IS THE OWNER OF THE PROPERTY SHOWN HEREON, PURSUANT TO AS 38.05.B(1), AND THE REGULATIONS PROMULGATED THEREUNDER. I HEREBY DEDICATE A ROADWAY RIGHT-OF-WAY AS SHOWN HEREON.

BY: \_\_\_\_\_  
 MARTY RUTHERFORD  
 EXECUTIVE DIRECTOR,  
 MENTAL HEALTH TRUST LAND OFFICE

**NOTARY ACKNOWLEDGMENT**

UNITED STATES OF AMERICA }  
 STATE OF ALASKA }  
 THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED MARTY RUTHERFORD, KNOWN TO ME TO BE THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THIS CERTIFICATE OF OWNERSHIP AND DEDICATION AS AGENT FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY PURSUANT TO AS 37.14.008(a)(2), FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF PLAT APPROVAL**

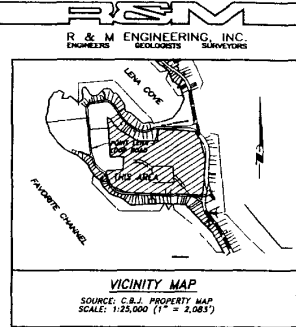
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA, DATED: \_\_\_\_\_, 20\_\_\_\_.

ATTEST:  
 \_\_\_\_\_  
 CHAIRMAN  
 CITY AND BOROUGH OF JUNEAU  
 PLANNING COMMISSION

CLERK CITY AND BOROUGH OF JUNEAU  
 PLANNING COMMISSION

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



VICINITY MAP  
 SOURCE: C.B.J. PROPERTY MAP  
 SCALE: 1:25,000 (1" = 2,083')

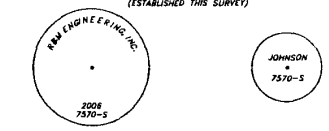
**GENERAL NOTES**

- 1.) THE BASIS OF BEARINGS UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N08°24'00"W.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSES IS SHOWN IN PARENTHESES AND THE FIELD MEASURED AND/OR COMPUTED COURSES IS SHOWN WITHOUT PARENTHESES.
- 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
- 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
- 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
- 6.) WITH THE RECORDING OF THIS PLAT, BLOCK "J", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809, ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PHOENIX CREEK" EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809 AND THENCE S84°05'51"E-842.03'; THENCE S15°26'05"E-295.47'; THENCE S89°59'32"E-358.82'; THENCE N13°29'78"W-351.92'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCKS E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACTMENT.
- 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
- 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 10,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT POA-1986-19-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
- 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
- 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.  
 PERCENT OF SLOPE = SETBACK IN FEET  
 EXAMPLES: 15% SLOPE = 15 FOOT SETBACK  
 25% SLOPE = 25 FOOT SETBACK  
 50% SLOPE = 50 FOOT SETBACK

**SYMBOLS**

- ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
- 1410-S PRIMARY MONUMENT (RECOVERED)
- 7570-S PRIMARY MONUMENT (ESTABLISHED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE
- - - EASEMENT LIMITS
- - - PROPERTY LINE VACATED BY THIS SURVEY
- (C) COMPUTED
- [1] U.S. SURVEY NO.3809, ALASKA
- [2] ALASKA STATE LAND SURVEY NO. 85-78, AMENDED (PLAT NO. 2003.12)
- [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

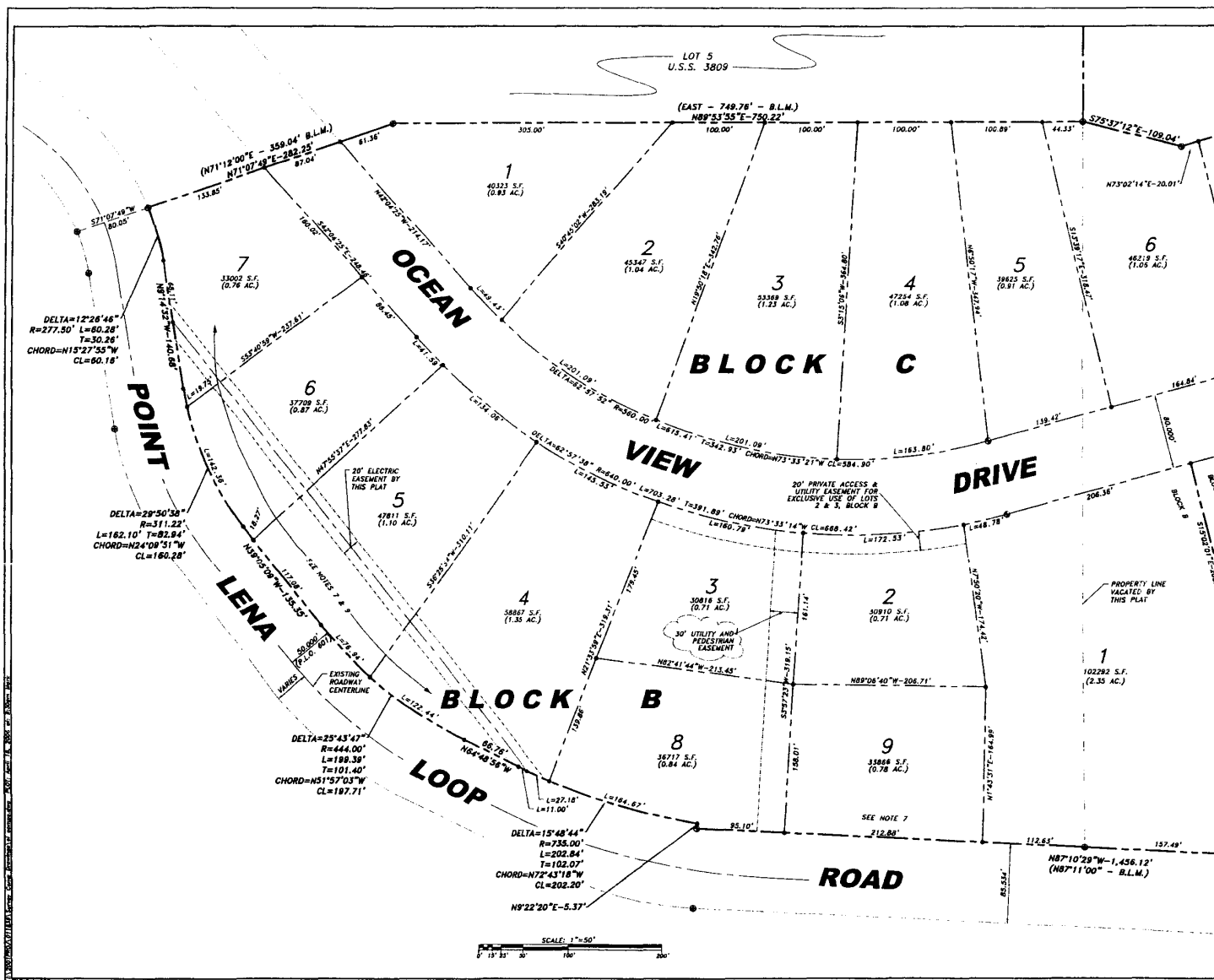
**TYPICAL MONUMENTS**  
 (ESTABLISHED THIS SURVEY)



PRIMARY MONUMENT  
 3" DIA. ALUMINUM BERNSTEIN FEDERAL A-1 MAGNETIZED CAP ON 2-1/2" DIA. SHANK SET 24" IN GROUND

SECONDARY MONUMENT  
 1-1/4" DIA. YELLOW PLASTIC SURV-CAP ON 5/8" DIA. X 36" IRON PIN EXPOSED 2"

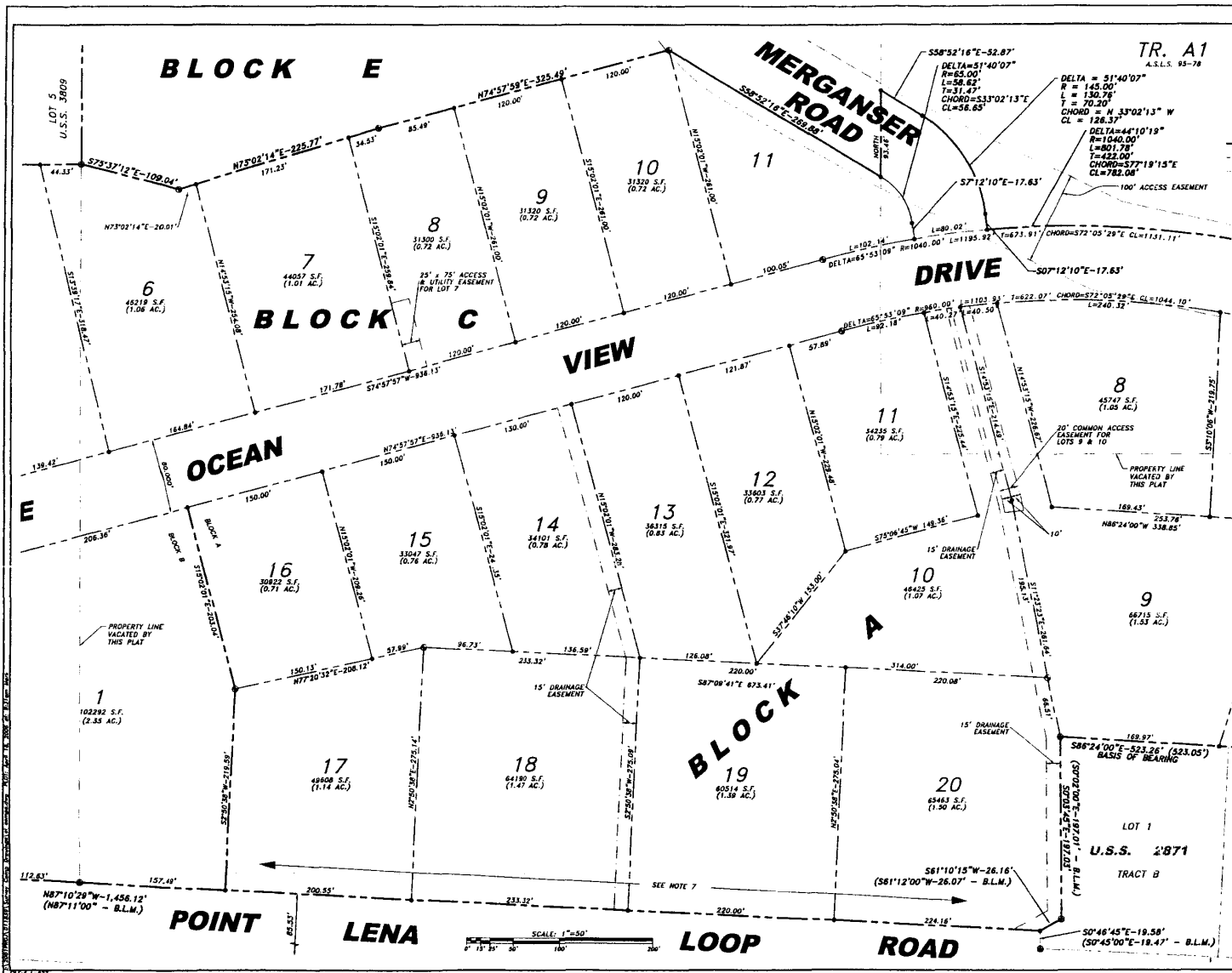
JUNEAU RECORDING DISTRICT  
**SOUTH LENA SUBDIVISION**  
 A SUBDIVISION OF  
 A.S.L.S. 95-78;  
 LOT 3, LENA MARIE SUBDIVISION  
 AND  
 LOTS 2, 3 & 4A, U.S. SURVEY NO.3809  
 WITHIN THE  
 CITY & BOROUGH OF JUNEAU, ALASKA  
 PLAT OF  
 JUNEAU, ALASKA 19801  
 SHEET 2 OF 5  
 DATE: APRIL 16, 2008  
 PLAN NO. 061649



- SYMBOLS**
- ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
  - 1410-S PRIMARY MONUMENT (RECOVERED)
  - 7370-S PRIMARY MONUMENT (ESTABLISHED)
  - 7370-S SECONDARY MONUMENT (ESTABLISHED)
  - NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE  
 - - - EASEMENT LIMITS  
 --- PROPERTY LINE VACATED BY THIS SURVEY
- (C) COMPUTED  
 [1] U.S. SURVEY NO. 3809, ALASKA  
 [2] ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003.12)  
 [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

- GENERAL NOTES**
- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N87°20'00"W.
  - 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESES AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
  - 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-502 TOTAL STATION AND RANGING POLE.
  - 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
  - 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
  - 6.) WITH THE RECORDING OF THIS PLAT, PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809 ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "MICHAD CREEK", EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809; THENCE S84°08'51"E-642.03'; THENCE S13°28'05"E-285.47'; THENCE S89°39'32"E-353.82'; THENCE N13°29'18"W-351.92'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCK E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
  - 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
  - 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS EXCLUSIVE OF DRIVEWAYS. ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT POA-1998-19-W MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
  - 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
  - 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.  
 PERCENT OF SLOPE = SETBACK IN FEET  
 EXAMPLES: 15% SLOPE = 15 FOOT SETBACK  
 25% SLOPE = 25 FOOT SETBACK  
 50% SLOPE = 50 FOOT SETBACK

JUNEAU RECORDING DISTRICT  
 PLAT OF  
**SOUTH LENA SUBDIVISION**  
 A SUBDIVISION OF  
 TRACT A, A.S.L.S. 95-78;  
 LOT 3, LENA MARIE SUBDIVISION  
 LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809  
 WITHIN THE  
 CITY & BOROUGH OF JUNEAU, ALASKA  
 DIVISION  
 CITY & BOROUGH OF JUNEAU  
 145 S. SEWARD ST.  
 JUNEAU, ALASKA 99801  
 DATE: APRIL 18, 2006 SHEET 3 OF 5 R&M PROJ. NO. 011843



- TR. A1**  
 A.S.L.S. 95-78
- SYMBOLS**
- ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
  - 1410-S PRIMARY MONUMENT (RECOVERED)
  - 7570-S PRIMARY MONUMENT (ESTABLISHED)
  - 7570-S SECONDARY MONUMENT (ESTABLISHED)
  - NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE  
 - - - EASEMENT LIMITS  
 - - - PROPERTY LINE VACATED BY THIS SURVEY
- [C] COMPUTED  
 [1] U.S. SURVEY NO. 3809, ALASKA  
 [2] ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003.12)  
 [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

- GENERAL NOTES**
- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 18 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N88°24'00"W.
  - 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSES IS SHOWN IN PARENTHESES AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
  - 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
  - 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
  - 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
  - 6.) WITH THE RECORDING OF THIS PLAT, BLOCK "C", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809, ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PHINIC CREEK", EXCEPTING THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809; THENCE S84°05'17"E-642.01'; THENCE S17°28'05"E-295.47'; THENCE S88°59'31"E-532.82'; THENCE N13°28'18"W-381.92'. THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU RESERVATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCK E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
  - 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
  - 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT FOA-1896-18-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
  - 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE ONLY WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
  - 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.  
 PERCENT OF SLOPE = SETBACK IN FEET  
 EXAMPLES: 15% SLOPE = 15 FOOT SETBACK  
 25% SLOPE = 25 FOOT SETBACK  
 50% SLOPE = 50 FOOT SETBACK

LOT 1  
 U.S.S. 2871  
 TRACT B

JUNEAU RECORDING DISTRICT  
 PLAT OF  
**SOUTH LENA SUBDIVISION**  
 A SUBDIVISION OF  
 TRACT A, A.S.L.S. 95-78;  
 LOT 3, LENA MARIE SUBDIVISION

LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809  
 WITHIN THE  
 CITY & BOROUGH OF JUNEAU, ALASKA

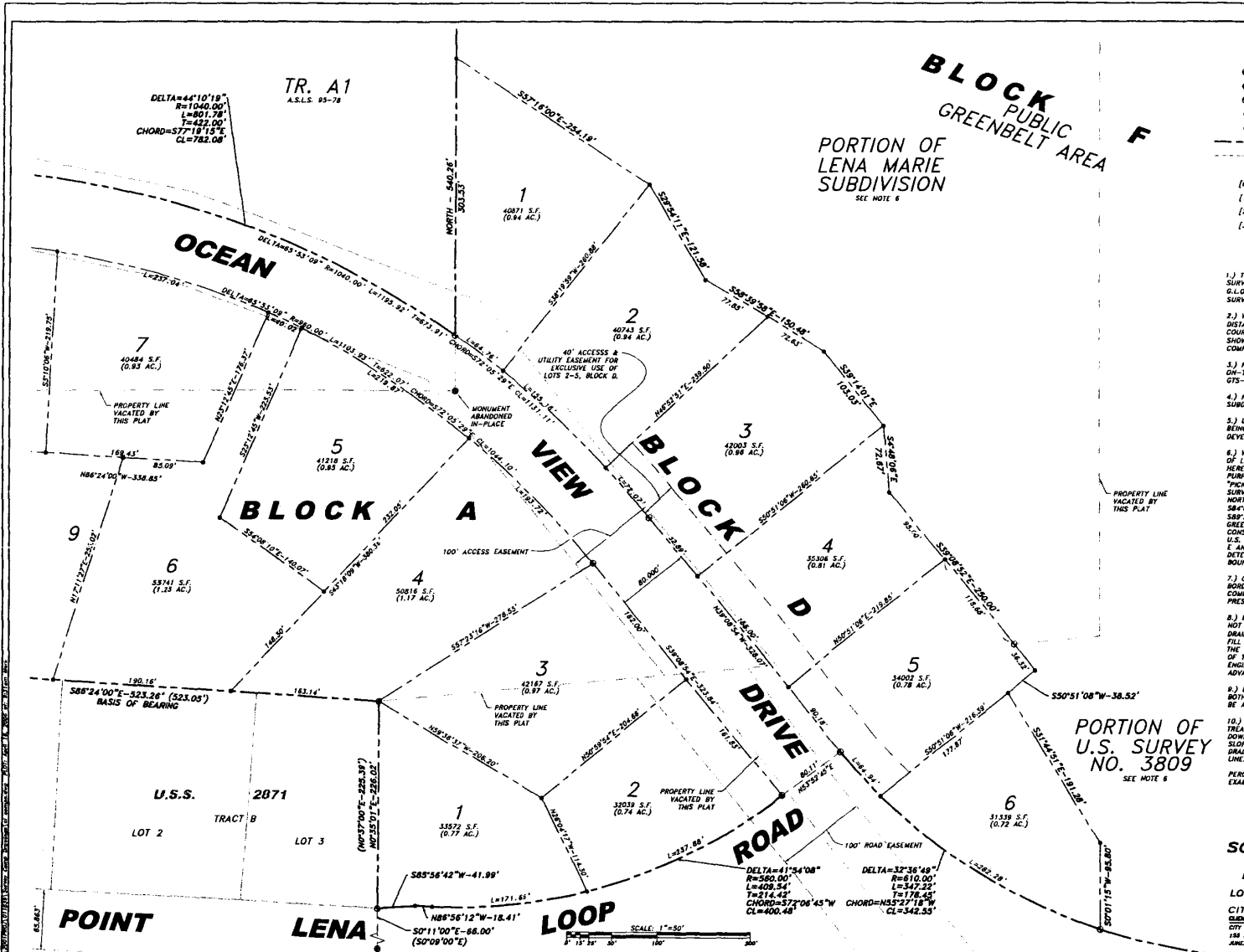
CITY & BOROUGH OF JUNEAU  
 138 S. BROAD ST.  
 JUNEAU, ALASKA 99901

R & M ENGINEERING, INC.  
 1200 GLACIER HIGHWAY  
 JUNEAU, ALASKA 99901

SHEET 4 OF 5  
 DATE: APRIL 18, 2006

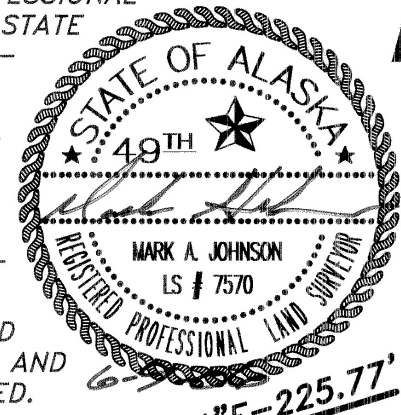
- SYMBOLS**
- ORIGINAL C.L.O./B.L.M. MONUMENT (RECOVERED)
  - 1410-S PRIMARY MONUMENT (RECOVERED)
  - 7570-S PRIMARY MONUMENT (ESTABLISHED)
  - 7570-S SECONDARY MONUMENT (ESTABLISHED)
  - NO MONUMENT RECOVERED OR ESTABLISHED
- BOUNDARY / PROPERTY LINE  
 - - - - - EASEMENT LIMITS  
 - - - - - PROPERTY LINE VACATED BY THIS SURVEY
- [C] COMPUTED  
 [1] U.S. SURVEY NO. 3809, ALASKA  
 [2] ALASKA STATE LAND SURVEY NO. 95-78, AMENDED (PLAT NO. 2003.12)  
 [3] LENA MARIE SUBDIVISION (PLAT NO. 97-35)

- GENERAL NOTES**
- 1.) THE BASIS OF BEARING USED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17, U.S. SURVEY 3809 HAVING A RECORD BEARING OF N82°40'00"W.
  - 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN IN PARENTHESES AND THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
  - 3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-502 TOTAL STATION AND RANGING POBOL.
  - 4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED, EXCEPT AS NOTED.
  - 5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED, THE LOT MAY BE SUBDIVIDED AND DEVELOPED WITH UP TO FOUR (4) LOTS.
  - 6.) WITH THE RECORDING OF THIS PLAT, BLOCK "F", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809 ARE HEREBY DEDICATED AS A GREENBELT FOR THE PRIMARY PURPOSE OF PROTECTING THE WETLANDS ASSOCIATED WITH "PICNIC CREEK", EXCEPT THEREFROM A FRACTION OF U.S. SURVEY 3809 DESCRIBED AS BEGINNING AT THE MOST NORTHERLY CORNER OF U.S. SURVEY 3809; THENCE S84°08'51"E-642.03'; THENCE S15°28'05"E-288.47'; THENCE S85°59'52"E-552.82'; THENCE N15°28'18"W-351.92'; THIS GREENBELT AREA SHALL NOT BE VACATED WITHOUT WRITTEN CONSENT BY THE JUNEAU REGULATORY FIELD OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE BOUNDARIES OF BLOCKS E AND F ARE COMPUTED AS SHOWN FOR THE PURPOSE OF DETERMINING AREAS ONLY AND DO NOT REPRESENT A BOUNDARY RETRACEMENT.
  - 7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD UNLESS IT IS DEMONSTRATED TO COMMUNITY DEVELOPMENT STAFF THAT WETLANDS CAN BE PRESERVED THROUGH OTHER MEANS.
  - 8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET FOR COMBINED HOUSE AND DRAINFIELD FILL PADS (EXCLUSIVE OF DRIVEWAYS). ADDITIONAL FILL MAY BE PERMITTED ON INDIVIDUAL LOTS IF APPROVED BY THE PLANNING COMMISSION. ANY FILL ON ANY LOT IN EXCESS OF THAT AMOUNT ALLOWED BY U.S. ARMY CORPS OF ENGINEERS PERMIT P04-1988-19-M MUST BE APPROVED IN ADVANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
  - 9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS FROM OCEAN VIEW DRIVE ONLY.
  - 10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE USING THE FOLLOWING FORMULA: SLOPE SHALL BE MEASURED BETWEEN THE TOE OF THE DRAINFIELD FILL AND THE NEAREST DOWN SLOPE PROPERTY LINE.  
 PERCENT OF SLOPE = SETBACK IN FEET  
 EXAMPLES: 15% SLOPE = 15 FOOT SETBACK  
 25% SLOPE = 25 FOOT SETBACK  
 50% SLOPE = 50 FOOT SETBACK



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION...



BLOCK E

BLOCK C

BLOCK A

BLOCK B

MERGANSER ROAD

OCEAN VIEW DRIVE

POINT LENA LOOP ROAD

TR. A1 A.S.L.S. 95-78 (CREATED THIS PLAT)

R & M ENGINEERING, INC. ENGINEERS GEOLOGISTS SURVEYORS

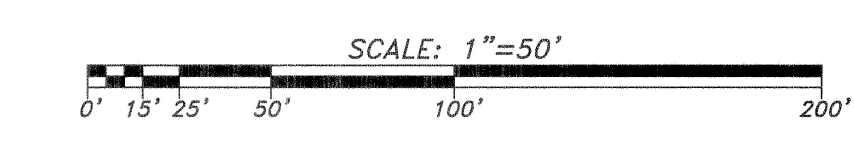
SYMBOLS

- Original G.L.O./B.L.M. Monument (Recovered)
1410-S Primary Monument (Recovered)
7570-S Primary Monument (Established)
7570-S Secondary Monument (Established)
No Monument Recovered or Established
Boundary / Property Line
Easement Limits
Property Line Vacated by this Survey
Easement Vacated by this Survey
Computed
U.S. Survey No. 3809, Alaska
Alaska State Land Survey No. 95-78, Amended (Plat No. 2003-12)
Lena Marie Subdivision (Plat No. 97-35)

GENERAL NOTES

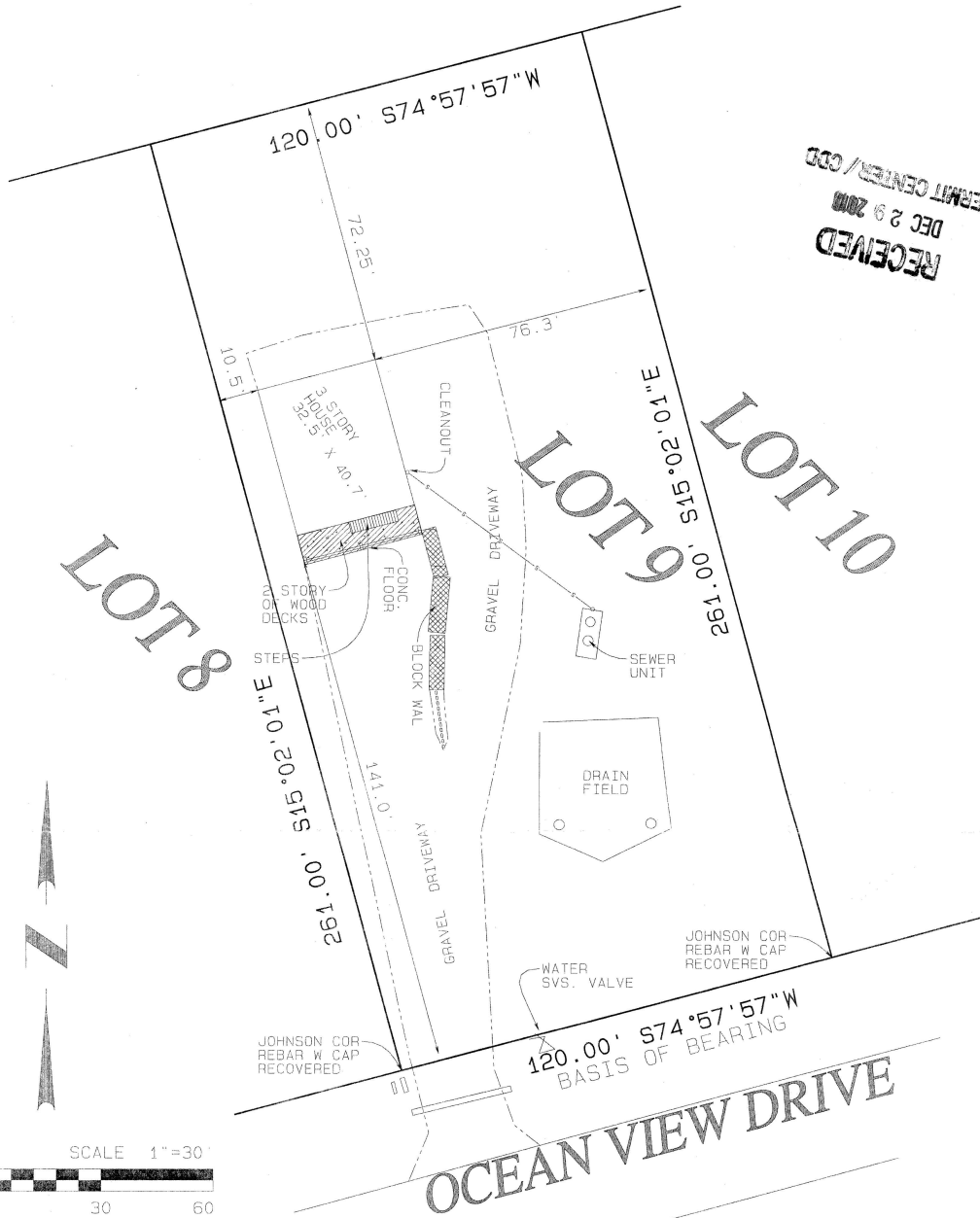
- 1.) THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNERS 16 AND 17...
2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY...
3.) FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS...
4.) NO LOT WITHIN BLOCKS A, B, C, OR D MAY BE FURTHER SUBDIVIDED...
5.) UPON THE EXISTING EAGLE NEST WITHIN LOT 1, BLOCK B BEING ABANDONED...
6.) WITH THE RECORDING OF THIS PLAT, BLOCK "F", PORTIONS OF LENA MARIE SUBDIVISION AND U.S. SURVEY 3809, ARE HEREBY DEDICATED AS A GREENBELT...
7.) GROUND COVER SHALL BE RETAINED FOR 25' (FEET) BORDERING LENA LOOP ROAD...
8.) MAXIMUM FILL IN AREAS OF MAPPED WETLANDS SHALL NOT EXCEED 12,000 SQUARE FEET...
9.) LOTS 4, 5, 6 AND 7, BLOCK B WITH FRONTAGE ALONG BOTH POINT LENA LOOP ROAD AND OCEAN VIEW DRIVE WILL BE ALLOWED ACCESS...
10.) THE TOE OF DRAINFIELD FILL FOR ON-LOT WASTEWATER TREATMENT SYSTEMS SHALL BE SET BACK FROM THE NEAREST DOWN SLOPE PROPERTY LINE...

CBJ FILE COPY
The official recorded copy of this document is on file at the Juneau Recording District as:
Plat No. 2003-49
Recorded on: 8/31/06
Case No. SUB 2003-49

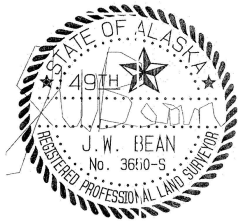


A PLAT OF SOUTH LENA SUBDIVISION A RE-PLAT OF TRACT A, A.S.L.S. 95-78; LOT 3, LENA MARIE SUBDIVISION AND LOTS 2, 3 & 4A, U.S. SURVEY NO. 3809 JUNEAU RECORDING DISTRICT CITY & BOROUGH OF JUNEAU, ALASKA CLIENT: CITY & BOROUGH OF JUNEAU SURVEYOR: MARK A. JOHNSON, P.L.S. R&M ENGINEERING, INC. 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801 SHEET 4 OF 5 DATE: JUNE 9, 2006 SCALE: 1"=50' R&M PROJ. NO. 011839

RECEIVED  
 DEC 29 2010  
 PERMIT CENTER/CDD



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



**J.W. BEAN**  
 PROFESSIONAL SURVEYOR  
 TDS 11517  
 F.B. \_\_\_\_\_

JOB No. 13033  
 SCALE AS-SHOWN  
 DATE 9-08-10

AS-BUILT SURVEY  
 LOT 9, BLOCK C  
 SOUTH LENA SUBDIVISION  
 WITHIN U.S.S. 3809

***City & Borough of Juneau, Alaska***  
***Temporary Certificate of Occupancy***  
***for***

New single family dwelling.

Date of Issue: November 2, 2010

Building Permit No: BLD2009-00309

*This is to certify that the building described below is approved for occupancy until the expiration date. Conditions of this approval and additional items to be completed prior to a Certificate of Occupancy are designated in the following:*

For C.O.: Complete all conditions/holds;

Call for final grading/driveway inspections;

Submit As-Built Survey showing on-site treatment system dimensions;

Submit As-Built Survey.

Legal Description of Building Lot: SOUTH LENA BL C LT 9

Parcel No: 8-B33-0-106-009-0

Occupancy Group: R-3\* / U

Building Address: 16470 OCEAN VIEW DR

Owner of Building: ERIK KANTOLA

This certificate expires: January 2, 2011



Building Official: Charlie Ford, BO

***This certificate must be posted in a conspicuous place until a Certificate of Occupancy is issued.***

CHECKLIST FOR

CERTIFICATE OF OCCUPANCY  
 TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 11/2/10

Requested By (Inspector/Staff) Charlie Ford

Building Permit : BLD2009-00309

Project Name: KANTOLA GRADING

Site Address: 16470 OCEAN VIEW DR

APN: 8B3301060090

Owner's Name: ERIK K KANTOLA

Project Description: New single family dwelling.

**Buildings:** Date: 11/2/10 Initials: CRF Comments:

Good to Renew TCO

**Engineering:** Date: 11/2/10 Initials: arl Comments:

AS BUILT APPROVED FOR FORM BY ENGINEERING Date: \_\_\_\_\_ Initials: \_\_\_\_\_

OKAY FOR TCO

FOR CO:- Call for final Grading inspection & driveway inspection.

- Submit AS built showing DIMENSIONS of on site TREATMENT SYSTEM.

**Zoning:** Date: 11/2/10 Initials: BSF Comments:

Good for T.C.O. Only



Attachment F – Contour Map

Dear CBJ Planning and Development Committee,

Thank you for the invitation to comment on Case No. VAR2025 0007 regarding the request to reduce the front yard setback from 25 feet to 15 feet to build a boat condo with overhead living space at 16470 Ocean View Drive in a D3 zone.

It is difficult for us to assess the real impact of this project due to several unknowns. The requested setback encroachment of “about 10 feet” highlights development uncertainty and the building height/design was not provided. Both variables could negatively affect our property and/or neighborhood character. The project narrative was vague and did not describe why a variance would be needed for the property regardless of the owner and what hardship would result if the variance is not granted. The proposed building is a ~1,750sf (footprint) second dwelling, not a “garage” as labelled in the project narrative. The referenced precedent in the project narrative was for a small ( $\leq 600$ sf?) garage. The proposed project is a two-story dwelling.

Further, this situation is not caused by natural topography. A large amount of fill (~800 cubic yards for driveway and parking area) and drain field placement during development of this property caused this inconvenience.

Sincerely,

Philip and Aimee Richards

16450 Ocean View Drive

Juneau, AK 99801

Lot 10, block C, South Lena Subdivision

# Additional Materials

## Regular Planning Commission Meeting

Assembly Chambers  
6:00pm  
Meeting Date: March 24, 2026

---

**1. VAR2026 0006:**

- a. Public comment: Eric Salter, received 3/16/2026.
- b. Letter of Support: Neighborhood, received 3/20/2026.

**2. Public Comment on Non-Agenda Items:**

- a. Public comment: Adrian Slater, received 3/9/2026.
- b. Public comment: Tom Brice, received 3/9/2026.

---

-----Original Message-----

From: Eric Salter <eric.salter3@gmail.com>

Sent: Monday, March 16, 2026 11:02 AM

To: PC\_Comments <pc\_comments@juneau.gov>; Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

Subject: Variance No. VAR2025 0006

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi, my name is Eric Cody Salter my wife Tracey and I live at 2770 Fritz Cove Road almost directly across the road from parcel number 4B180106-0060 I've lived here for probably most of my life at least 50 or 60 years. My parents bought a lot. I live on now in 1963. There was a house built on the lot question years ago and it burned down in my opinion, giving the people that bought a lot now a variance of a 5 foot front setback is an excellent idea. I have no problem at all. The lot is very difficult to build on. It has a very small platform at the base of a cliff, giving them the ability to stay away from the cliff so rocks don't fall in their house is a great idea once again. I have no problem at all and I think it's a good idea to give them that variance.

Sent from my iPad

Re: Planning Commission Hearing – March 24, 2026  
 Property Address: 2765 Fritz Cove Rd  
 Requested Variance: Front Yard Setback Adjustment

To the Juneau Planning Commission:

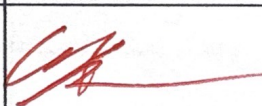
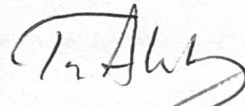
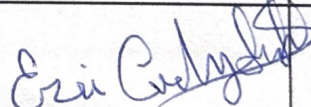
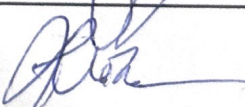
We, the undersigned residents and property owners of the immediate neighborhood, are writing to formally express our support for the front yard setback variance requested for the property located at 2765 Fritz Cove Rd, Juneau AK, 99801.

We have reviewed the proposed site plan and understand that the unique topography and significant slope of this lot create a practical hardship for standard building setbacks. We believe the proposed placement of the home is the most responsible and safe use of the land.


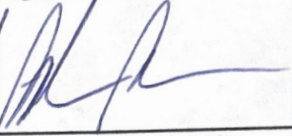
Our support is based on the following:

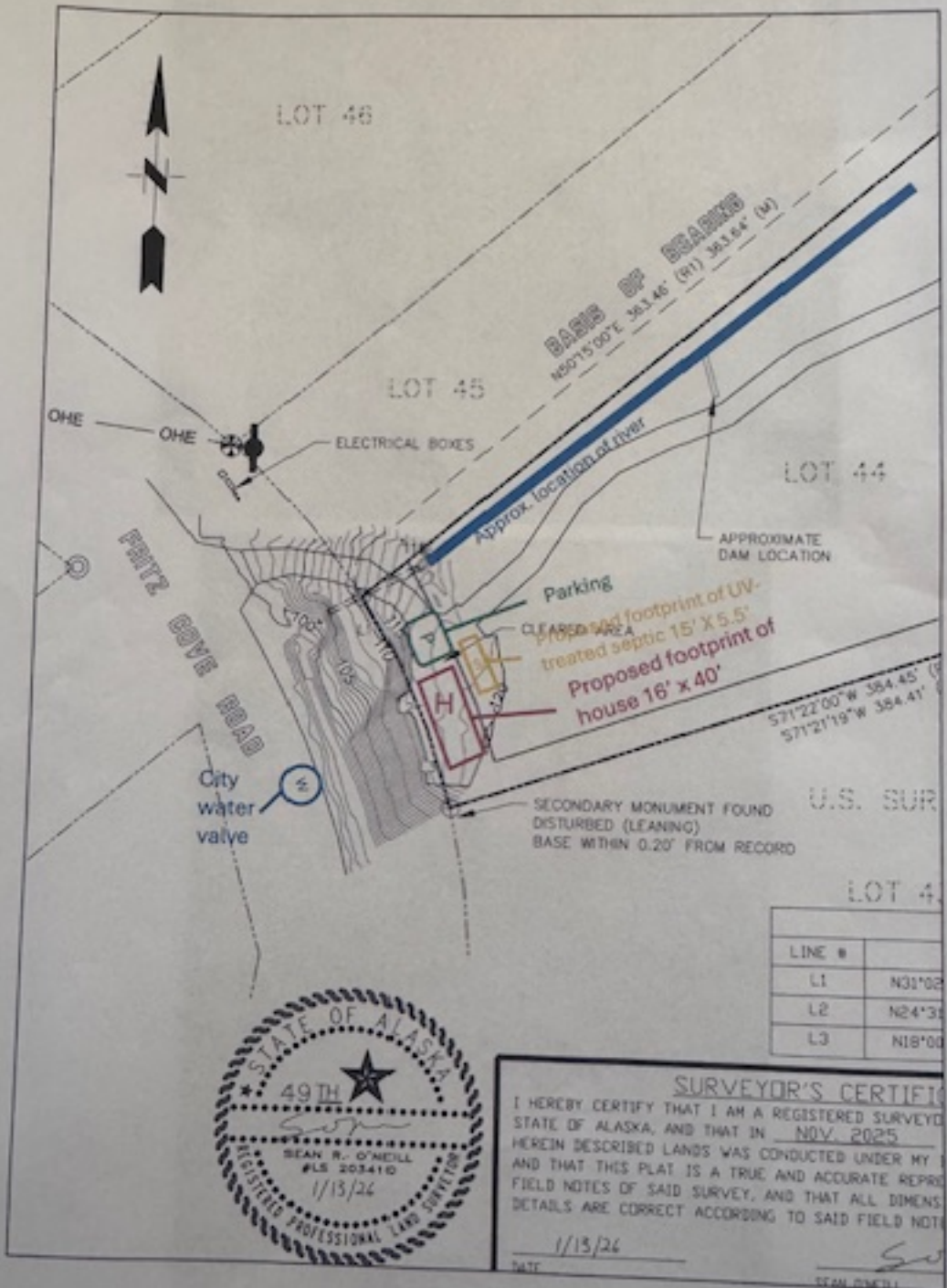
- **Topographical Suitability:** The steep terrain necessitates placing the structure toward the front of the lot as it is the only functional building site.
- **Neighborhood Balance:** We believe the proposed design and placement are consistent with the character of our street and will not negatively impact the privacy, light, or views of the surrounding properties and roadway.

We respectfully request that the Planning Commission approve this variance at the upcoming hearing, as we believe the project will be a positive and high-quality addition to our community.

Name (Printed)	Property Address	Signature	Date
Eric Torgerson	Lot 42 and 43		3/19/26
Tara Key	lot 42 & 43		3-15-2026
Eric Satter	2770 Fritz Cove Road		3/19/26
TRACY Satter	2770 FRITZ COVE ROAD		3/19/26
Ryan + Lauren Beason	2780 Fritz Cove Rd		3/19/26

Re: Planning Commission Hearing – March 24, 2026  
Property Address: 2765 Fritz Cove Rd  
Requested Variance: Front Yard Setback Adjustment

Name (Printed)	Property Address	Signature	Date
BRYAN OLSON	2710 Fritz Cove Rd		19 Mar 2006
Adam Brown	2730 FRITZ Cove Rd		3/19/26



LINE #	
L1	N31°02'
L2	N24°33'
L3	N18°00'



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ALASKA, AND THAT IN NOV. 2025 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 1/13/24 SIGNATURE SO  
SEAN O'NEILL



**From:** [Adrian Slater](#)  
**To:** [PC Comments](#)  
**Subject:** Echo Ranch application to erect a structure on the site of the old gym  
**Date:** Monday, March 9, 2026 5:05:51 PM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear commissioners,

I'm writing to express my support for the application by Echo Ranch to erect a structure on the site of the damaged gym. Echo Ranch has been a wonderful resource for the youth of Juneau and Southeast Alaska for many, many years. Their influence upon the youth has resulted in changed lives and many citizens who have grown up to make vital contributions to our communities.

I request the planning commission to use every avenue to enable Echo Ranch to erect a structure in order that their program for this summer can proceed without delay or hindrance. I am not able to attend the planning meeting in person, but I nevertheless request that you hear my petition on behalf of Echo Ranch.

Yours sincerely,  
Adrian Slater,  
3140 Pioneer Avenue, Juneau  
Elder of Chapel by the Lake Church.

**From:** [brice2@acsalaska.net](mailto:brice2@acsalaska.net)  
**To:** [PC Comments](#)  
**Subject:** Echo Ranch  
**Date:** Monday, March 9, 2026 11:53:17 AM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

I appreciate the financial situation CBJ finds itself in and the accompanying issues that follow along. Echo Ranch has been a significant part of the Juneau Community for decades. The recent snow storms have caused a tremendous amount of damage to their facilities. It is my understanding that they are facing some difficult timelines in getting things repaired and ready for the upcoming camper season. I hope the commission will do whatever is in its powers to meet a two fold challenge – 1) have the camp ready for when campers arrive and the season begins; & 2) the camp be safe for the kids and staff.

There are some corners that are easily cut, others can have tragic consequences. Please cut the former and not the latter.

Tom Brice  
8891 Birch Lane  
907 321 5358