

Agenda

**Planning Commission - Subdivision Review Committee
City and Borough of Juneau
Paul Voelckers, Chairman**

October 16, 2015
City Hall Conference Room 224
5:00 PM

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA**
- III. **AGENDA TOPICS**
 - A. Proposed subdivision in Mountainside Estates
- IV. **COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- V. **ADJOURNMENT**

DEVELOPMENT PERMIT APPLICATION

Project Number: _____ CITY and BUROUGH of JUNEAU Date Received: _____
 Project Name: _____
 City, State or Assessor Name: _____

INFORMATION

Project Description
see Variance application and narrative

PROPERTY LOCATION

Street Address: 1125 Timberline CT City/Zip: Juneau AK 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): Lot 2A Hillside View

Assessor's Parcel Number(s): 7B1001100 220

LANDOWNER/ LESSEE

Property Owner's Name: Andrew Gamble + Joanne Wiita Contact Person: _____ Work Phone: _____
 Mailing Address: PO Box 21985 Juneau AK 99802-1985 Home Phone: _____ Fax Number: _____
 E-mail Address: jwiita@thrha.org Other Contact Phone Number(s): 907 780 3158

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s) or lessee(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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

[Signature] Landowner/Lessee Signature Date: 8-18-15
[Signature] Landowner/Lessee Signature Date: 8-18-15

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name: Same Contact Person: _____ Work Phone: _____
 Mailing Address: _____ Home Phone: _____ Fax Number: _____
 E-mail Address: _____ Other Contact Phone Number(s): _____

X _____ Applicant's Signature Date of Application: _____

PROJECT / APPLICANT

OFFICE USE ONLY BELOW THIS LINE

	Permit Type	SIGN	Date Received	Application Number(s)
<input checked="" type="checkbox"/>	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		<u>8/29/15</u>	<u>Var 15-029</u>
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

Comments: ****Public Notice Sign Form filled out and in the file.

Permit Intake Initials
JKL

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>Var 15-029</i>	Date Received
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TYPE OF VARIANCE REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Variance to the Sign Standard (VSG) | <input checked="" type="checkbox"/> Variance to Dimensional Standards (VDS) |
| <input type="checkbox"/> Variance to Habitat Setbacks (VHB) | <input type="checkbox"/> Variance to Parking Requirements (VPK) |
| <input type="checkbox"/> Variance to Setback Requirements (VSB) | |

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:

30 ft of frontage requirement.
460 (4)(A)(c);
48,40,720

Previous Variance Applications?

YES NO

Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? YES NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

See attached narrative

UTILITIES AVAILABLE:

WATER: Public On Site

SEWER: Public On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?

Access to property as result of lot 2A (Hillsdale subdivision) divided into two stand-alone parcels.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?

No access to property via ROW.

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <i>400⁰²</i>	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Total Fee	\$ <i>400⁰²</i>	<i>09403D</i>	<i>CA 1207 8/29/15</i>	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

Date: August 19, 2015

To: City & Borough of Juneau, Community Development Department

From: Joanne Wiita and Andrew Gamble^{ft}
Property Owners

Subject: 1125 Timberline Ct, Juneau AK request for Variance

Application For: Variance request to allow a subdivision of Lot 2A Hillside View Sub.
Subdivision into two lots with shared ROW access

Legal Description: Lot 2A Block A of Hillside View Subdivision

Parcel Code No: 7B1001100220

Attached are:

1. Completed Variance Application
2. Owner Consent
3. \$400 check payment for Variance Application Fee

Project Description: The variance is requested for alternative to the required 30 ft of ROW as result of .72 acre Lot 2A subdivided into two stand-alone parcels with the two new parcels having shared ROW access.

Plans: See attached drawing on the existing as-built that depicts shared ROW access as result of dividing Lot 2A into two stand-alone parcels.

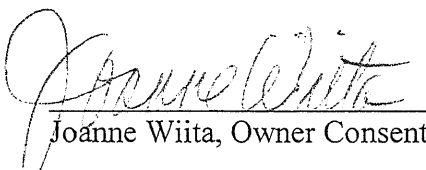
Project Narrative

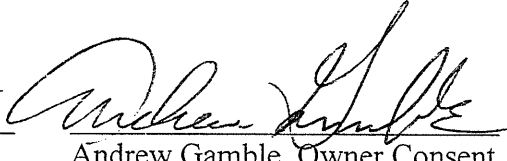
- 1) Access for the proposed division of Lot 2A into two stand-alone parcels will require shared access to ROW via existing driveway for both of the two new stand-alone parcels. Relaxation applied to ROW access to Timberline Ct will give substantial relief for the existing residential building (1125 Timberline CT) as result of lot 2A divided into two parcels. This variance request will accommodate the need for the relaxed ROW access via shared access that will be established per final recording of LOT 2A sub-divided. As precedence, reference residences 1121 and 1121B Timberline Ct as example of shared driveway access to Timberline Ct. ROW i.e. the residential lot does not touch the public right of way.
- 2) The public safety and welfare is preserved through the existing access that is currently shared by four residential dwellings. There are no negative impacts caused by this proposal including the new lot that will not require on-site septic systems as CBJ Water and Sewer will service the proposed new lot for a new residential building.
- 3) The variance will not injure nearby property. The proposed new stand-alone lot as result of Lot 2A divided into two parcels will entail a driveway installed to the new stand-alone lot that will utilize a culvert to cross a ditch in order to access the new stand-alone lot where a small single family residential home will be built.

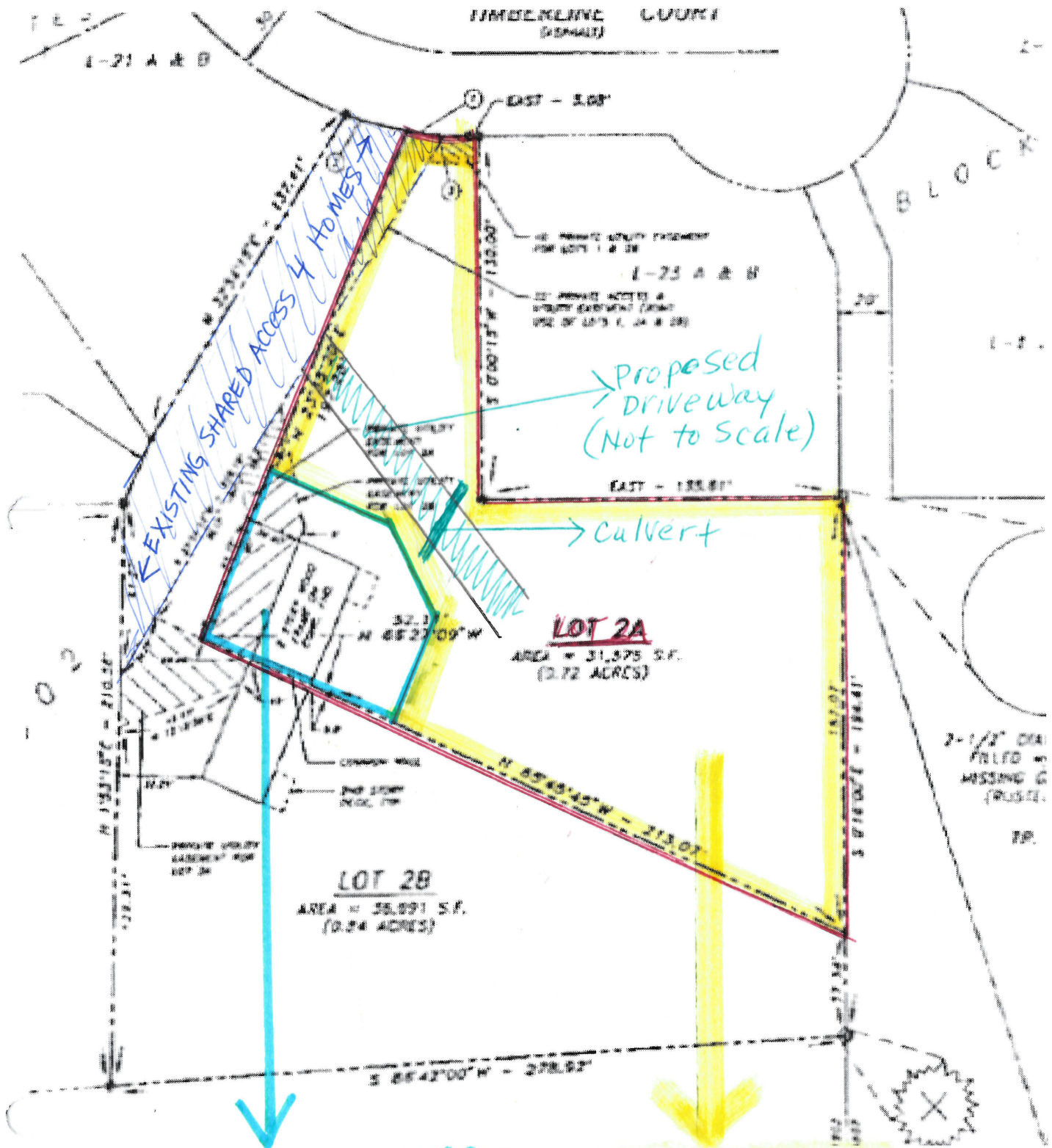
- 4) The proposed variance is in compliance with all uses allowed in the Hillside View Subdivision, Juneau, Alaska.
- 5) The variance proposed for compliance with the existing standards:
 - a. Each owner for the proposed two stand-alone lots, as result of existing Lot 2A divided, will allow each of the two owners to utilize their property for permissible principal use. The shared access to each individual property upon subdivision will be in place and properly recorded with the State of Alaska.
 - b. The existing structure on the existing property will continue, as is, with exception of the existing residential structure that will reside on a lot NO smaller than 7,000 square feet and CBJ dimension requirements. As result of Lot 2A divided into two parcels, the second stand-alone lot that currently has no structure will result in land available for a new residential structure to be built that is consistent in scale, amenities, appearance and features with the existing neighborhood.
 - c. The physical features of the proposed new stand-alone lot will comply with the standards that are not unreasonably expensive. The proposed stand-alone lot has adequate features and space to construct a residential home that will have driveway access to include a ditch a culvert. A grading plan will be presented to the CBJ to demonstrate that CBJ water/sewer and power will be adequately installed within one year of subdivision recorded.
 - d. There are no preexisting non-conforming conditions on Lot 2A Hillside View Subdivision that will result in a net decrease in overall compliance with the CBJ land use codes nor will the proposed variance result in any nonconforming conditions.
- 6) The grant of this variance will result in more benefits than deterrents to the neighborhood and the overall community of Juneau. Housing supply in Juneau is limited, the grant of this variance will increase housing in Juneau on existing land that otherwise would sit vacant and unused for housing. Access to the property is currently denied due to access on the East side of the lot not in place as indicated per CBJ plat with access slated between 1129 Timber line Ct. and 1133 Timberline Ct.

In conclusion, we appreciate the City and Borough of Juneau's favorable decision to allow a shared 30 ft. of ROW access. Upon CBJ granting this variance, we will proceed with surveying of the property to meet the CBJ granted variance through R&M Engineering for final property subdivision. Thereafter, all CBJ and State of Alaska permits that are required to install the driveway as well as CBJ building permits will be acquired before any construction begins.

This memorandum and narrative herein serves as owner consent and acknowledgement by the following signatures of authorization.

 8-19-15
Joanne Wiita, Owner Consent Date

 8-19-15
Andrew Gamble, Owner Consent Date



EXISTING RESIDENCE
STAND ALONE LOT

VACANT
STAND ALONE LOT