



Planning Commission

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www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: September 13, 2023

File No.: USE2023 0011

Brent Bitterman
20012 Cohen Drive
Juneau, AK 99801

Proposal: Conditional Use Permit for commercial storage and parking in a D1 zoning district.

Property Address: 20012 Cohen Drive

Legal Description: TEE HARBOR ALASKA BL 3 LT 17

Parcel Code No.: 8B3701030010

Hearing Date: September 12, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 6, 2023, and APPROVED the Conditional Use Permit for commercial storage and parking in a D1 zoning district to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Exterior storage of commercial boats shall be temporary, for a period not to exceed eighteen (18) months from the date of issuance of the Conditional Use Permit.
2. No exterior storage of commercial vans / boats shall be permitted.
3. Exterior lighting shall be designed and located to minimize off-site glare.
4. Employees and customers of the tourist company shall not report to the site for commercial purposes, other than to transport boats to or from the property.

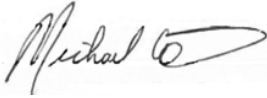
Attachments: September 6, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2022 0011.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, September 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or March 12, 2025, 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.



Michael Levine, Chair
Planning Commission

September 22, 2023

Date



September 22, 2023

Filed With City Clerk

Date

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 (800) 949-4232, or fax (360) 438-3208.