



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2024 0011
HEARING DATE: JULY 23, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: July 15, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Ilsa Lund, Planner I *Ilsa Lund*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit to construct a 573 square foot (sq. ft.) accessory apartment in the basement of an existing single-family dwelling in a D10 zoning district.

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- This accessory apartment will be constructed in the basement of an existing single-family dwelling.
- This property is certified nonconforming for setbacks, lot size, and parking (NCC2021 0076).
- Constructing the accessory apartment within the existing single-family dwelling will not aggravate the nonconforming setbacks situations.
- A Parking Waiver has been requested and is recommended for approval.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **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:
 - 49.15.330
 - 49.25.510(k)
 - 49.80

GENERAL INFORMATION	
Property Owner	Hali Duran and Ericka Michelle Lee
Applicant	Hali Duran
Property Address	120 West Ninth Street
Legal Description	GOLDEN BELT ADDITION BL 2 LT D
Parcel Number	1C030F020010
Zoning	D10 (Multi-Family)
Land Use Designation	Medium Density Residential (MDR)
Lot Size	2,869 sq. ft./ 0.0659 acre
Water/Sewer	City & Borough of Juneau
Access	Dixon St./ W. Ninth St.
Existing Land Use	Residential
Associated Applications	PWP2024 0003

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D10)	Residential
South (ROW)	W Ninth Street
East (D10)	Residential
West (D10)	Residential

SITE FEATURES	
Anadromous	None
Flood Zone	Zone X
Hazard	No
Hillside	Yes, slope ~44%
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/ Rural Mining District, Alternative Development Overlay District (ADOD)

BACKGROUND INFORMATION

Project Description – The applicant requests a Conditional Use Permit (CUP) to construct a 573 sq. ft. accessory apartment) within the basement of an existing single-family dwelling in a D10 zoning district (Attachment A).

According to CBJ 49.25.510(k)(2)(G)(ii), efficiency or one-bedroom accessory apartments under 600 sq. ft. are allowed in a multi-family zoning district with a Conditional Use Permit if the primary use of the lot is a single-family dwelling. In conjunction with this permit, the applicant has also applied for a Parking Waiver to waive one (1) required parking space for the accessory apartment (PWP2024 0003).

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

Date	Item	Summary
1913	Plat	Plat 1913-2 shows the original lot dimensions (Attachment B).
1914	Sanborn Map	Date of construction (Attachment C).
1974	As-Built Survey	Shows location of structure on lot 1, prior to subdivision (Attachment D).

ANALYSIS

Project Site – The lot is located in the Chicken Ridge neighborhood at the intersection of Dixon Street and W. Ninth Street. The three-story single-family dwelling was built in 1914 and is listed in the CBJ Historic Structures Database as the Freeburger House. The lot is comprised of a steep slope of approximately 44% grade and the rear lot line abuts properties on Calhoun Avenue and Goldbelt Avenue. Because construction is taking place within the existing structure, a hillside development endorsement is not required. No parking is allowed on the street along this section of W. Ninth Street, but parking is allowed on the street along Dixon Street and the upper section of Goldbelt Avenue.

Project Design – The proposed one bedroom accessory apartment measures approximately 573 sq. ft. and will have one (1) bathroom, a kitchen, bathroom, and living area. Due to the size restraints for accessory apartments in CBJ 49.25.510(k)(2)(A), “dead space” has been included in the site plan to reduce the gross square footage of the accessory apartment. Additionally, the entryway of the accessory apartment will be used for utilities and common storage in accordance with CBJ49.25.510(k)(2)(B). The accessory apartment will be located within the basement of the existing single-family dwelling and will not aggravate the existing nonconforming yard setback situation.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required; the proposed development is anticipated to generate less than 250 Average Daily Trips (ADTs). Additional traffic generated by the accessory apartment is expected to be minimal, and is not expected to be out of character with the existing neighborhood.

Use	Per Unit	Trips Generated	Total Trips
Single-family dwelling	1	9.52	9.52
Accessory Apartment	1	6.65	6.65
Total ADTs:			16.17

Condition: N/A

Vehicle Parking & Circulation – According to CBJ 49.40.210(a), one (1) additional off-street parking space is required for the proposed accessory apartment. The applicants have applied for a parking waiver of one (1) off-street parking space (PWP2024-0003). If the Parking Waiver is not granted, the accessory apartment likely cannot be constructed due to the unavailability of on-site parking. Parking is discussed further in the staff report for PWP2024-0003.

Condition: Prior to issuance of a building permit, the applicants must demonstrate that the parking requirements are met.

Non-motorized Transportation – The lot is within a 1/3 mile walking distance from downtown. The Dixon Street right-of-way is approximately 30 feet wide, with a sidewalk provided on one (1) side of the street. This section of W. Ninth Street has a concrete barrier to protect pedestrians from vehicles navigating around the sharp turns. The downtown area and surrounding neighborhoods are identified as a walkable area with provisions for pedestrians.

Condition: N/A

Proximity to Transit – The two (2) closest bus stops are approximately equidistance within 0.3 mile on Fourth Street and Willoughby Avenue, an approximately seven-minute walk from the property. The 2013 Comprehensive Plan promotes *Transit Oriented Development*, and allows for higher residential densities within a five to ten minute walking distance to public transit service.

Condition: N/A

Noise – Noise is not anticipated to be out of character with the existing residential neighborhood.

Condition: N/A

Lighting - According to CBJ 49.40.230(d), exterior lighting fixtures shall be “full cutoff” design. If new lighting is proposed, design will be verified during the building permit review process; however, no new lighting is proposed.

Condition: N/A

Vegetative Cover & Landscaping – A minimum of 30 percent vegetative cover is required in the D10 zoning district. 2023 GIS Aerial Imagery indicate that this requirement is met, and the accessory apartment will not expand the existing footprint of the single-family dwelling.

Condition: N/A

Habitat - There are no known habitats governed by the Title 49 land use code on the lot.

Condition: N/A

Drainage and Snow Storage – Any proposed grading or changes to drainage will be reviewed through the building permit review process.

Condition: N/A

Hazard Zones - The lot is not located within a mapped hazard area.

Condition: N/A

Public Health, Safety, and Welfare – There is no evidence to suggest that the proposed development, with the appropriate conditions, will materially endanger the public health, safety, and welfare.

Condition: N/A

Property Value or Neighborhood Harmony – There is no evidence to suggest that the proposed development will be out of character with the existing neighborhood, or that it would reduce property values of neighboring properties. The lot is in a D10 multi-family zoning district and is surrounded by residential uses. Compact, in-fill development is generally in character with the higher density residential neighborhood and is encouraged in the 2013 Comprehensive Plan.

Condition: N/A

AGENCY REVIEW

CDD conducted an agency review comment period between June 20, 2024, and July 8, 2024, and received the following responses and can be found in Attachment L:

Agency	Summary
Building Division	No comment submitted.

Agency	Summary
General Engineering	No comment submitted.
Capital City Fire and Rescue	No concerns.

PUBLIC COMMENTS

CDD conducted a public comment period between June 26, 2024, and July 19, 2024. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment M). Public comments submitted at time of writing this staff report can be found in Attachment N.

Name	Summary
Julie Willoughby- 820 Dixon St.	Opposed.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	3	20	Policy 3.2	Promotes compact urban development within the designated urban service area to ensure efficient utilization of land resources and to facilitate cost effective provisions of community services and facilities.
	4	37	Policy 4.2	Facilitates the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.
	11	147	Land Use Designation	Complies with the <i>Medium Density Residential</i> land use designation.
2015 Juneau Economic Development Plan	A-6	118	2	Downtown Juneau generates the highest property tax return per acre.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: No further analysis needed.

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

2. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The application is for an accessory apartment within the basement of an existing, certified nonconforming single-family dwelling. The use is listed at CBJ 49.25.300, Section 1.130 for the D10 zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

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

Analysis: No further analysis needed.

Finding: Yes. With the recommended condition, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover requirements.

4. *Will the proposed development materially endanger the public health, safety, or welfare?*

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that, with the recommended condition, the requested accessory apartment, in a D10 zoning district, will materially endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

Analysis: No further analysis is needed.

Finding: No. There is no evidence to suggest that, with the recommended condition, the requested accessory apartment, in a D10 zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?*

Analysis: Policies in the Comprehensive Plan call for compact, in-fill development within the Urban Service Boundary. Staff finds the proposed development is in general conformity with the land use designation identified in the Comprehensive Plan.

Finding: Yes. The proposed accessory apartment, with the recommended condition, will be in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of an accessory apartment within a certified nonconforming structure in a D10 zoning district.

The approval is subject to the following conditions:

1. **Prior to issuance of a building permit, the applicants must demonstrate that the parking requirements are met.**

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	<i>Application Packet</i>
Attachment B	<i>Plat 1913-2</i>
Attachment C	<i>1914 Sanborn Map</i>
Attachment D	<i>1974 As-built Survey</i>
Attachment E	<i>1981 Plat 81-43</i>
Attachment F	<i>1988 Building Permit for Deck</i>
Attachment G	<i>1993 As-built Survey</i>
Attachment H	<i>1993 Variance reducing side yard setbacks</i>
Attachment I	<i>2021 Historic Structures Database- Freeburger House</i>
Attachment J	<i>2021 As-built Survey</i>
Attachment K	<i>2021 Nonconforming Certification</i>
Attachment L	<i>Agency Comments</i>
Attachment M	<i>Public Notice Sign Photo and Abutters Notice</i>
Attachment N	<i>Public Comment</i>



ALLOWABLE/CONDITIONAL USE PERMIT 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.

To be completed by Applicant

PROJECT SUMMARY

120 W 9th currently contains a 3-story, single-family dwelling. I would like to convert the basement level of the structure into a 598 square foot accessory apartment.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

Accessory Apartment – Accessory Apartment Application (AAP)

Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 1.130

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

YES – Case # _____

NO

UTILITIES PROPOSED

WATER:

Public

On Site

SEWER:

Public

On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 2,869 square feet

Total Area of Existing Structure(s) 1,504 square feet

Total Area of Proposed Structure(s) 572.76 square feet

EXTERNAL LIGHTING

Existing to remain

No

(EXISTING LIGHTING TO REMAIN)

Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

No

Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

Current use of land or building(s)

Description of project, project site, circulation, traffic etc.

Proposed use of land or building(s)

How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

Notice of Decision and case number

Justification for the modification or extension

Application submitted at least 30 days before expiration date

Plans including:

Site plan

Floor plan(s)

Elevation view of existing and proposed buildings

Proposed vegetative cover

Existing and proposed parking areas and proposed traffic circulation

Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>750</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
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

USE24-011

Date Received

5/21/24



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 120 W 9th St, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Golden Belt Addition, Block 2, Lot D		
	Parcel Number(s) 1C030F020010		
	<input checked="" type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Hali Duran	Contact Person Hali Duran	303-478-2132
	Mailing Address PO Box 21887, Juneau, AK 99802		
	E-mail Address hali.duran00@gmail.com		
	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.			
X _____ Landowner/Lessee Signature		5/21/24 _____ Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Same	Contact Person Same	Same	
Mailing Address Same			
E-mail Address Same			
X _____ Applicant's Signature		5/21/24 _____ Date of Application	

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

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.

Intake Initials 	5/21/24
Case Number USE24-011	Date Received 5/21/24

May 15, 2024
Conditional Use Permit Application – Parcel No: 1C030F020010
Applicant: Hali Duran, Owner
Address: 120 W. 9th ST., Juneau, AK 99801

RE: 120 W. 9th Street
Juneau, AK 99801

Owner of Record: Hali Duran

The Freeburger house on 120 W. 9th St. is zoned D10 Multifamily and is located within the Alternative Development Overlay District (ADOD). The site currently contains a three-story, single-family dwelling and has been issued a Nonconforming Certificate (NCC2021-0076) for lot size, structure setbacks and parking.

The project aims to redesign the interior, non-structural framing to increase the living capacity into a 2-unit dwelling. The existing basement level will be converted into an accessory apartment of 598 square feet, within compliance of CBJ 49.25.510 (k)(2)(G)(ii). This unit will be utilized as an additional residence, occupied by a lessee.

There are no changes to: The existing structure footprint, vegetation, or parking/traffic circulation (there will continue to be no site parking due to terrain constraints).

Regarding utilities, the accessory apartment will be isolated from the 1st and 2nd story and regulated on its own meter. All water utility will accommodate additional residents and comply with city codes. The dwelling will meet all code requirements including fire and sound requirements.

This application is being submitted to request from the commission and City and Borough of Juneau a conditional use for parcel number 1C030F020010 to allow zoning for an accessory apartment.

Best Regards,



Hali Duran
Owner of Record
303-478-2132
Hali.duran00@gmail.com

May 15, 2024
 Conditional Use Permit Application – Parcel No: 1C030F020010
 Applicant: Hali Duran, Owner
 Address: 120 W. 9th ST., Juneau, AK 99801

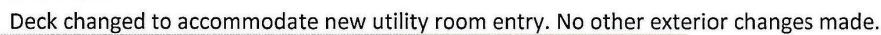
1. Site Specifics

PARCEL	
Tax ID	1C030F020010 (assessor summary)
Owner(s)	Hali M Duran; Ericka Michelle Lee
Previous owner(s)	HALI M DURAN
Site address(es)	120 W Ninth St
Mail address(es)	120 W 9th St - Juneau, AK 99801; 120 W Ninth St - Juneau, AK 99801
Legal description	GOLDEN BELT ADDITION BL 2 LT D
Lot square feet	2,869
Lot acres	0.0659
Zoning	(D10) Multifamily
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	1914
Living area	1504
Assessment year	2024
-- assessed value	\$16,100
-- land value	\$144,100
-- building value	\$372,000
-- exemptions	0
GIS Date	2024/05/15
DBMS Date	2024/05/15



ERICKA MICHELLE LEE		HALI M DURAN	
120 W NINTH ST, JUNEAU AK 99801		120 W 9TH ST, JUNEAU AK 99801	
Parcel #: 1C030F020010	Address: 120 W NINTH ST	Legal Desc. 1: GOLDEN BELT ADDITION BL 2 LT D	Legal Desc. 2:
(Map)		Building PV: \$372000.00	Total PV: \$516100.00
Prev. Owner: HALI M DURAN	Site Value: \$144100.00	Zoning: -Multi-Family-6,000 sq.ft. minimum lot size -10 units per acre	Tax Year: 2024
Use Code: Residential	Exempt: No Data		
No. of Units: 001	Year Built: 1914		Gross Liv. Area: 001504 sqft
Garage: No	Garage Area: 000000	Lot Size: 2869.00	Last Trans: 20220808
City Water: Yes	City Sewer: Yes		
Exempt Land: 0	Exempt Building: 0	Exempt Total: 0	Road/No Road: Roaded

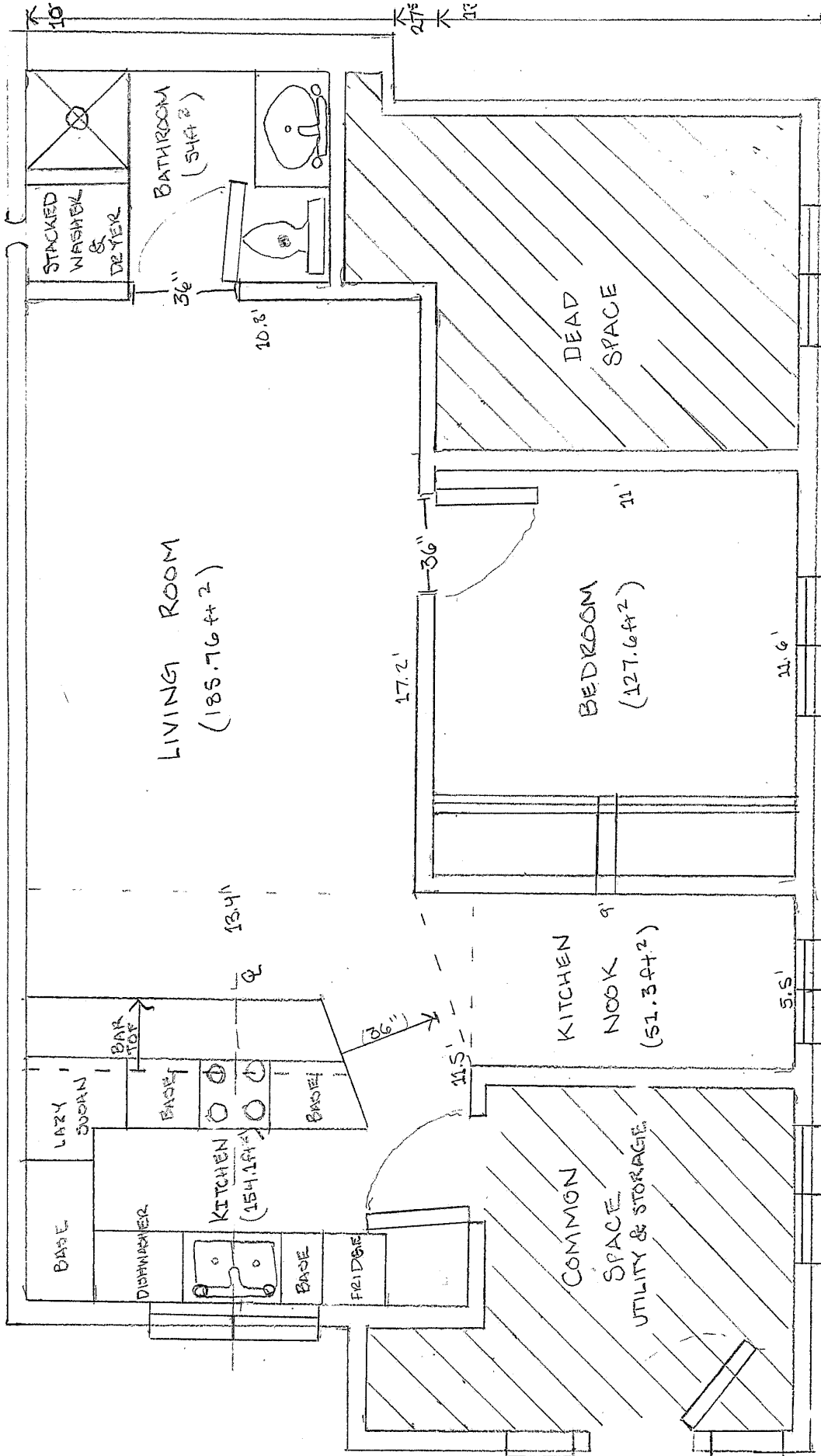
Address: 120 W. 9th ST., Juneau, AK 99801



120 W 9th BASEMENT PLAN

1/4" SCALE

343 1/2" 76 7/8"



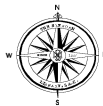
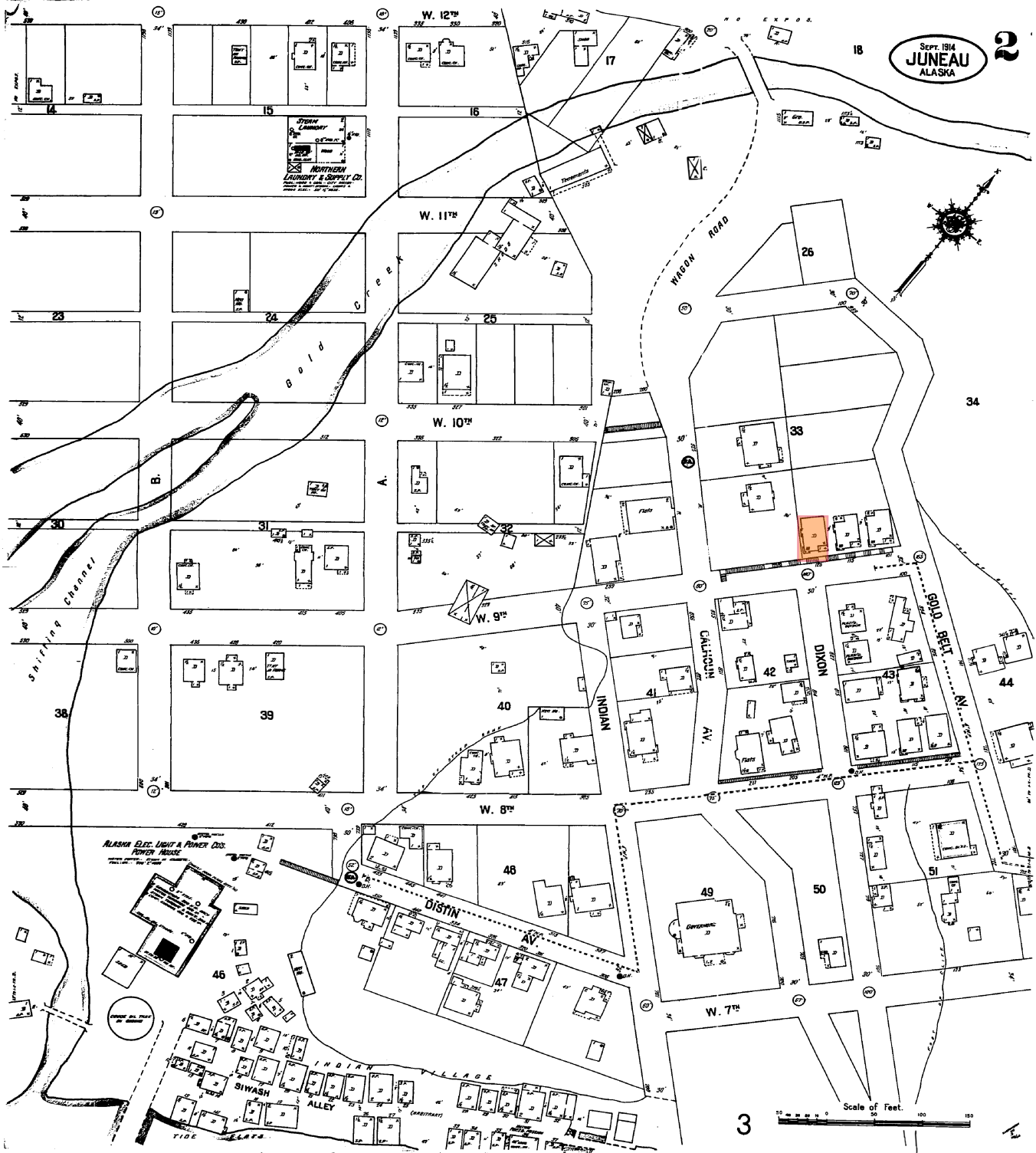
TOTAL APARTMENT SQUARE FOOTAGE: 572.76 ft²
 KITCHEN 154.14 ft² LIVING ROOM 185.76 ft²
 KITCHEN NOOK 51.34 ft² BEDROOM 127.64 ft²
 BATHROOM 54.0 ft²

GOLDEN BELT ADDITION TO JUNEAU ALASKA

Surveyed by Lang Cobb.
1913



1913-2



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by

The Sanborn Library, LLC. Information on this Sanborn® Map

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Year

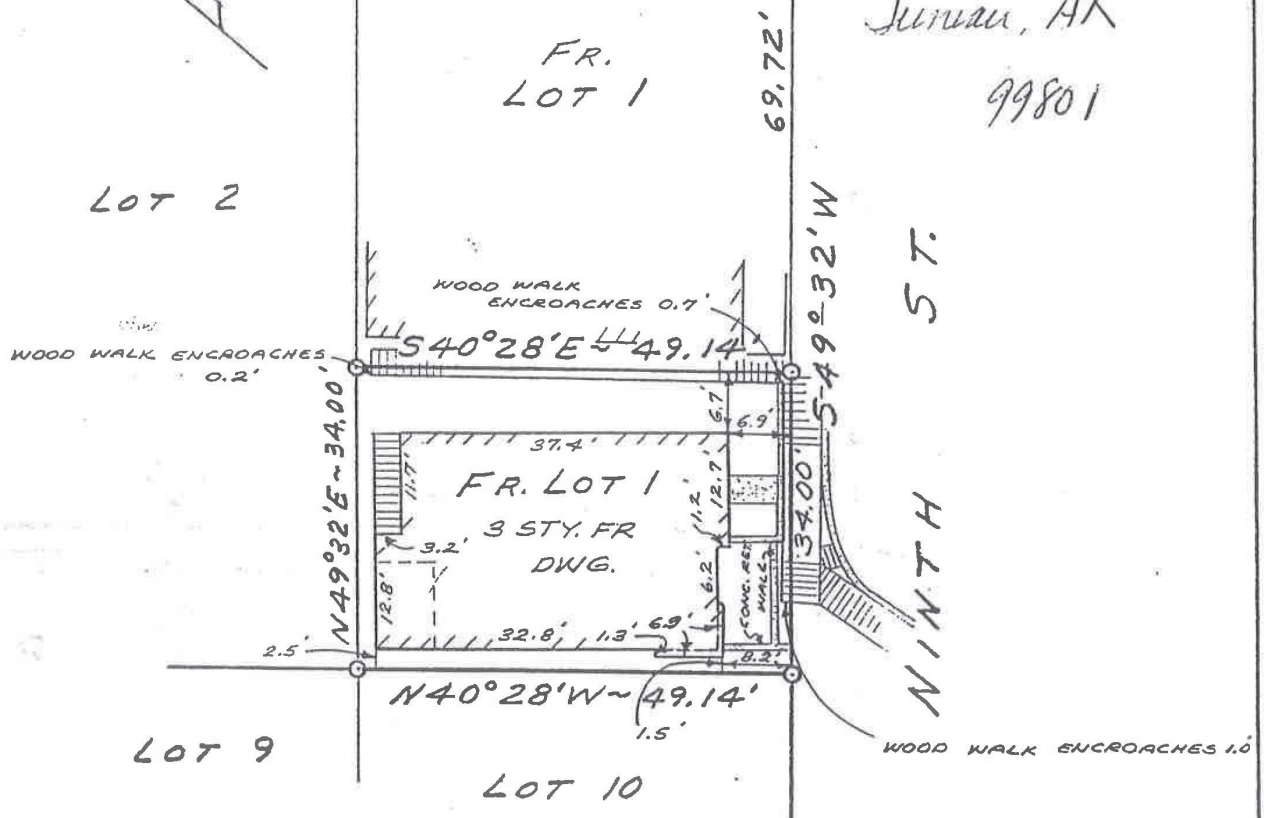
AMV

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Property assessment # 1-C03-0-F02-001
Ave.

GOLDEN BELT

Alan Munro
120 W. 9th St
Juneau, AK
99801



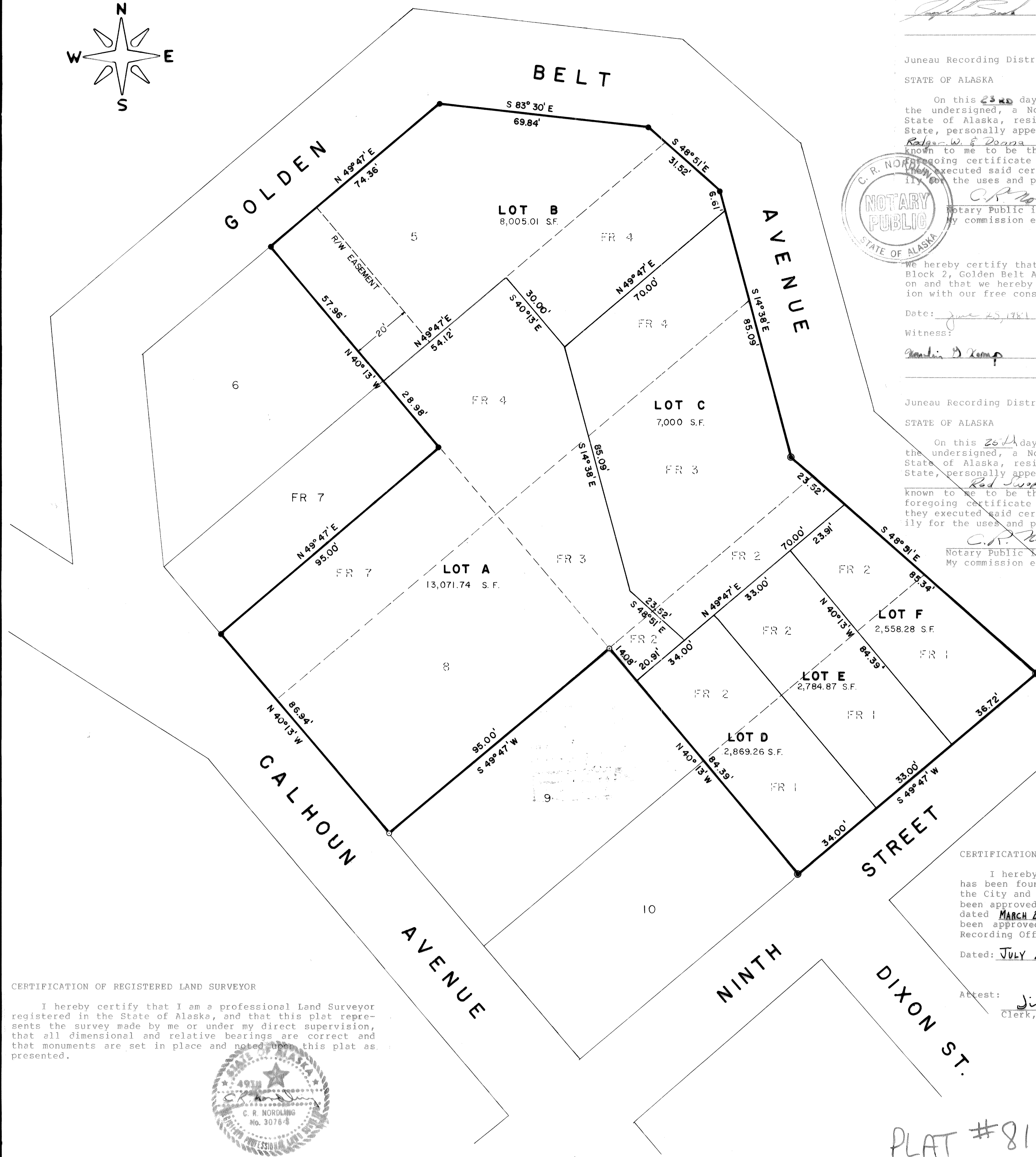
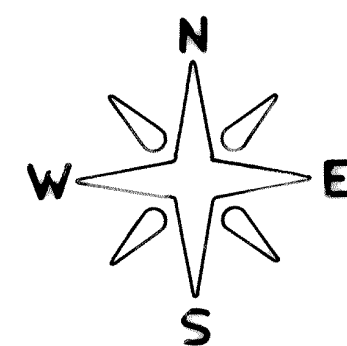
I hereby certify that this is a true and correct plat;
That all walks, roads, easements, and improvements thereon
are as shown and that all overlaps and encroachments are
as shown to the best of my knowledge.

Letter
needed

Explain rules
How the facts about
ordinance

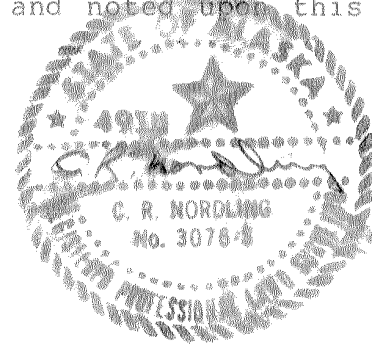


PLAT OF
FR. LOT 1 BLOCK 2
GOLDEN BELT ADDITION
JUNEAU ALASKA
SCALE 1"=20' 7-11-74
TONER & NORDLING REG'T. ENGRS.



CERTIFICATION OF REGISTERED LAND SURVEYOR

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 all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.



We hereby certify that we are the owners of a fraction of Lot 1, Block 2, Golden Belt Addition to Juneau shown hereon and that we hereby adopt this plat of subdivision with our free consent.

Date: June 23, 1981

Witness: [Signatures]

Juneau Recording District)
STATE OF ALASKA) ss

On this 23rd day of June 1980, before me the undersigned, a Notary Public in and for the State of Alaska, residing at Auke Bay in said State, personally appeared

Ralph W. & Donna Reeves
known to me to be the persons that executed the foregoing certificate and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

C. R. Nordling
Notary Public in and for the State of Alaska
My commission expires: Nov. 23, 1984

We hereby certify that we are the owners of Lot 5, Block 2, Golden Belt Addition to Juneau shown hereon and that we hereby adopt this plat of subdivision with our free consent.

Date: June 23, 1981

Witness: [Signatures]

Juneau Recording District)
STATE OF ALASKA) ss

On this 23rd day of June 1980, before me the undersigned, a Notary Public in and for the State of Alaska, residing at Auke Bay in said State, personally appeared

Ralph W. & Donna Reeves
known to me to be the persons that executed the foregoing certificate and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

C. R. Nordling
Notary Public in and for the State of Alaska
My commission expires: Nov. 23, 1984

We hereby certify that we are the owners of a fraction of Lot 1, Block 2, Golden Belt Addition to Juneau shown hereon and that we hereby adopt this plat of subdivision with our free consent.

Date: June 24, 1981

Witness: [Signatures]

Juneau Recording District)
STATE OF ALASKA) ss

On this 24th day of June 1980, before me the undersigned, a Notary Public in and for the State of Alaska, residing at Auke Bay in said State, personally appeared

A. K. & Constantine Murawski
known to me to be the persons that executed the foregoing certificate and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

C. R. Nordling
Notary Public in and for the State of Alaska
My commission expires: Nov. 23, 1984

We hereby certify that we are the owners of a fraction of Lot 1, Block 2, Golden Belt Addition to Juneau shown hereon and that we hereby adopt this plat of subdivision with our free consent.

Date: 6-29-81

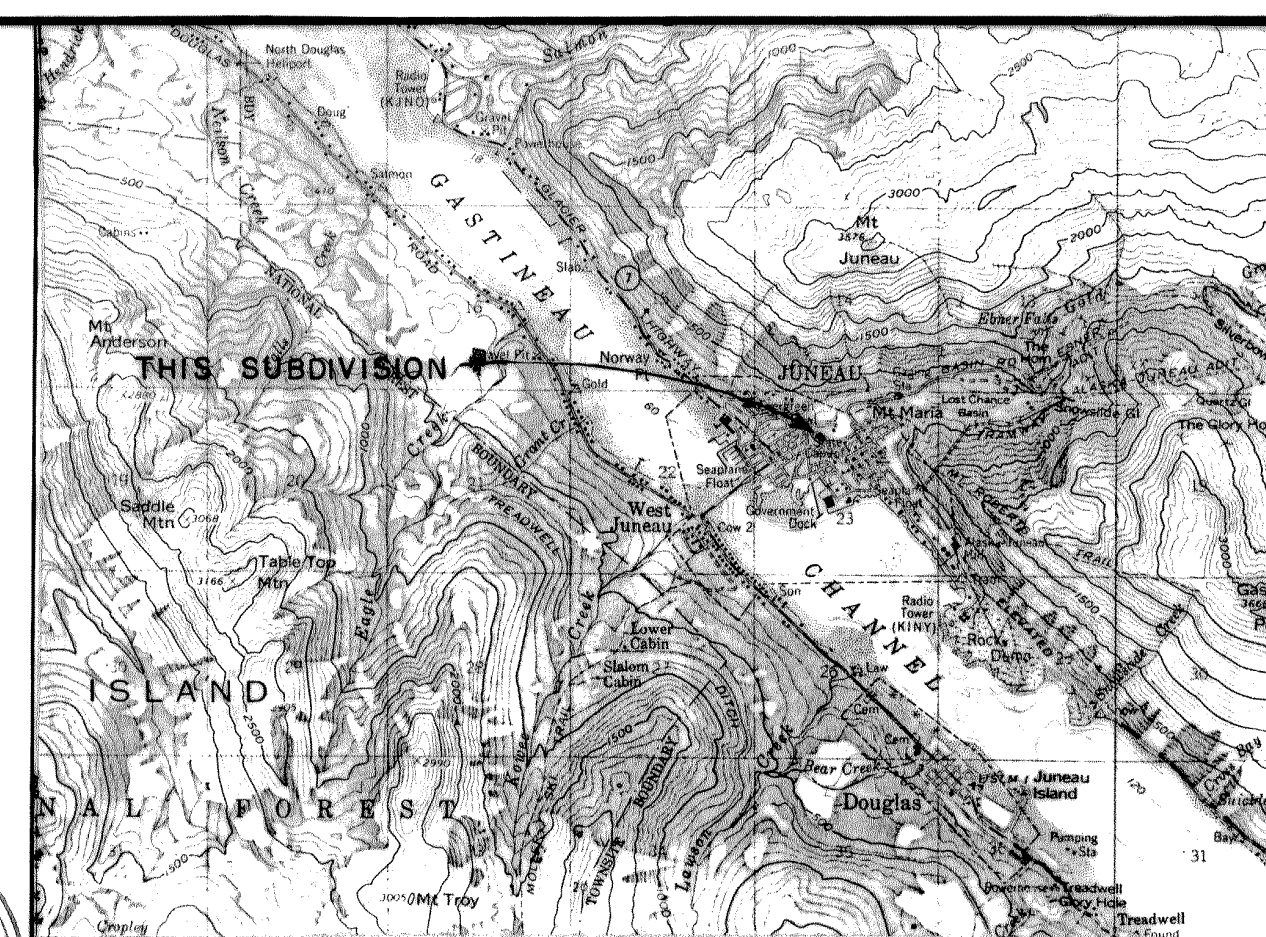
Witness: [Signatures]

Juneau Recording District)
STATE OF ALASKA) ss

On this 29th day of June 1980, before me the undersigned, a Notary Public in and for the State of Alaska, residing at Auke Bay in said State, personally appeared

Contra Price
known to me to be the persons that executed the foregoing certificate and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

C. R. Nordling
Notary Public in and for the State of Alaska
My commission expires: Nov. 23, 1984



VICINITY MAP
1" = 1 MILE

We hereby certify that we are the owners of Lots 2, 3, 4, 8 & SE 1/2 Lot 7, Block 2, Golden Belt Addition to Juneau shown hereon and that we hereby adopt this plat of subdivision with our free consent.

Date: 6-22-81

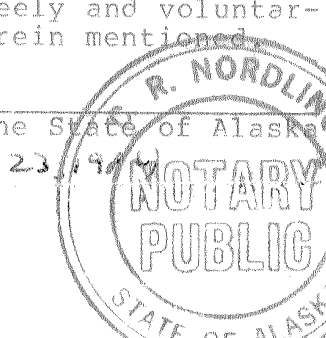
Witness: [Signatures]

Juneau Recording District)
STATE OF ALASKA) ss

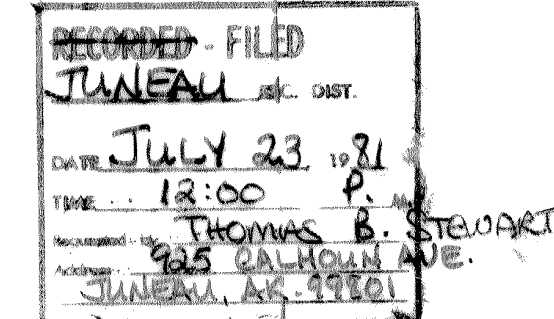
On this 22nd day of June 1980, before me the undersigned, a Notary Public in and for the State of Alaska, residing at Auke Bay in said State, personally appeared

Thomas B. & Jane Stewart
known to me to be the persons that executed the foregoing certificate and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

C. R. Nordling
Notary Public in and for the State of Alaska
My commission expires: Nov. 23, 1984



81-43 10.00



LEGEND

- BRASS CAP MONUMENT (T&N)
- REBAR W/ YELLOW PLASTIC CAP (T&N)
- CROSS ON ROCK

RESUBDIVISION OF
LOTS 1, 2, 3, 4, 5, 8 & SE 1/2 LOT 7
BLOCK 2
GOLDEN BELT ADDITION
TO
TOWNSITE OF JUNEAU

SCALE: 1" = 20'

APRIL 1980

TONER & NORDLING, REGISTERED ENGINEERS, JUNEAU, AK.

PLAT #81-43

81-43

J-88

#81-43

CITY AND BOROUGH OF JUNEAU, ALASKA

PLANNING COMMISSION

Platting Resolution, Serial NO. 799
Thomas & Jane Stewart, ~~Roddy J. Swope,~~
Alan & Constance Munro, Cintra Price, and
Roger & Donna Pegues

WHEREAS,

(Applicant(s))

has applied to the City and Borough Planning Commission for an alteration, amendment and/or change to the subdivision described as follows:

RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 8, AND S.E. $\frac{1}{2}$ OF
LOT 7, BLOCK 2, GOLDEN BELT ADDITION

WHEREAS, the Commission finds that the proposed alteration, amendment and/or change to the subdivision complies with the subdivision regulations of the City and Borough of Juneau, Alaska,

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

That the said application for alteration, amendment and/or change to above described property is hereby granted.

Dated March 24, 1981

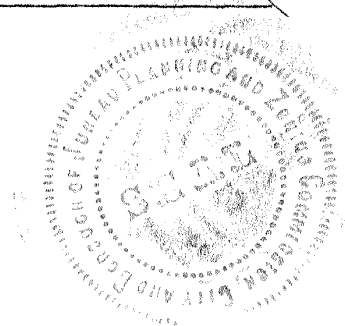
CITY & BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

By

Kathleen H. Schuler
Chairman

Attest:

Jim Taglietta
Clerk



#81-43

BEFORE THE CITY AND BOROUGH OF JUNEAU, ALASKA

PLANNING COMMISSION AND PLATTING BOARD

In the Matter of a Petition for)
the Re-Subdivision of Lots 1 - 5,)
the S.E. 1/2 of Lot 7, and Lot 8)
of Block 2, Golden Belt Addition)
to the Townsite of Juneau, Alaska)
_____)

ORDER OF RE-SUBDIVISION

The petition of Alan R. and Constance L. Munro,
Rodger W. and Donna S. Pegues, Cintra K. Price, Thomas B.
and S. Jane Stewart, and Roddy J. Swope for re-subdivision
of the land area described as follows:

Lots 1, 2, 3, 4, 5, the Southeast 1/2 of Lot 7,
and Lot 8, of Block 2, Golden Belt Addition to
the Townsite of Juneau, Alaska,

was considered by the Planning Commission and Platting Board
of the City and Borough of Juneau at a public hearing on
March 24, 1981. Upon conclusion of the hearing, it was found
and determined that the relief requested of re-subdivision of
the described land area should be granted. Accordingly it is

ORDERED that Lots 1, 2, 3, 4, 5, the Southeast 1/2 of Lot
7, and Lot 8, of Block 2, Golden Belt Addition to the Townsite
of Juneau, Alaska, are re-subdivided as shown on the approved
plat (prepared by Toner & Nordling, Registered Engineers, Juneau,
Alaska, and dated April, 1980) accompanying this Order; and it
is further

ORDERED that upon filing of this Order and the accompanying

#81-43

plat in the office of the Recorder, at Juneau, Alaska, the
plat of re-subdivision shall be the lawful plat of the land
area affected.

Dated: July 20, 1981, at Juneau, Alaska.

81-5332

2700

FILED

JUNEAU REC.

RICT

JUL 23 12 00 PM '81

RECEIVED BY T. STEWART

ADDRESS JUNE

City and Borough of Juneau
Planning Commission and
Platting Board

Kathleen H. Diebels
Chairman

STATE OF ALASKA)
) ss
First Judicial District)

Jim Triplette
Clerk

KATHLEEN DIEBELS, Chairperson, and JIM TRIPLETTE
Clerk, of the City and Borough of Juneau Planning Commission
and Platting Board, do hereby certify that the foregoing Order
of Vacation was duly approved and adopted by the City and Bor-
ough of Juneau Planning Commission and Platting Board in
Juneau, Alaska, on the 24 day of MARCH, 1981, at 7:30
o'clock p.m.

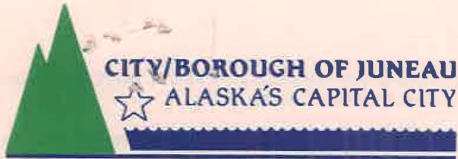
DATED this 20th day of JULY, 1981.

Kathleen H. Diebels
Chairperson, City and Borough of
Borough Planning Commission and
Platting Board

ATTEST:

Jim Triplette
Clerk





BUILDING PERMIT

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 provisions of said ordinances.

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.

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.

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.

Inspections can be arranged by telephoning 586-1703 or by written notification. Work shall not proceed until the inspector has approved the various stages of construction.

JOB ADDRESS 135 W. 9TH ST	RECEIPT # 3308	DATE 08/22/88	PROJECT # BLS-0307201
USE OF PERMIT BUILD 1 LEVEL BRIMWOOD DECK			

OWNER STEVE/CONSTANCE MINRO		
ADDRESS 135 W. 9TH ST		
CITY JUNEAU	ST AZ	ZIP 99801-0860
APPLICANT STEVE MINRO		
CONTRACTOR Cousins Builders		
ADDRESS		
CITY	ST	ZIP
PH	STATE LIC.	CITY LIC.
ARCH/ENGINEER		
ADDRESS		
CITY	ST	ZIP

TRACT # 2	LOT # D	APN 1-1792-6-001-001		
TRACT NAME COLDWELL		MODULE #	CENSUS TRACT	
ZONE	SETBACKS FRONT	LEFT	RIGHT	REAR
1 thru 4 Family Res. 0000000515 33.55				
COUNTER APPROVAL [Signature]		PAYMENT FORM	TOTAL FEE	

COMPLETED

PROJECT PERMIT

Estimated Construction Valuations

Permit Type	Sq Feet	Rate	Valuation
1 thru 4 Family Res.			1700.00

PROJECT CONDITIONS/HOLDS

Conditional Frost depth not required/deck Shows

Date Received:8/22/88

Process #

BUILDING PERMIT APPLICATION

CITY and BOROUGH of JUNEAU, ALASKA

Date Issued:8/22/88

Permit #3072-01

Project Address1120 W 9TH ST.

City/Zip2JUNEAU 99801

Subdivision/USS (If known)3GOLD BELT

Block/Tract (If known)42

Lot (If known)5D

APN/File # (If known)61-C03-0-F02-001-0

Dwelling Units7

Bldgs8

OWNER/S9ALAN/CONSTANCE MUNRO

Contact Person:10Alan MUNRO

Mailing Address11120 W. 9TH ST. Zip99801

Home Phone No.12586 3694

Work Phone No.13(SAME)

CONTRACTOR (If known)14(OWNER)

Contact Person:15

Mailing Address16(SAME) Zip

Phone No.17

License No.18

ARCHITECT (If applicable)19N/A

Contact Person:20

Mailing Address21Zip

Phone No.22

License No.23

ENGINEER (If applicable)24N/A

Contact Person:25

Mailing Address26Zip

Phone No.27

License No.28

29CLASS OF WORK:☐ New☒ Addition☐ Remodel/Repair☐ Demolition☐ Other

30BUILDING TYPE:☒ Residential☐ Commercial☐ Other

31Is there a separate application for real property tax exemption☐ Yes☒ No Located in flood plain area?☐ Yes☒ No

Is the proposed work to be done on land which has been previously filled or is proposed to be filled?☐ Yes☒ No

32REMARKS/EXPLANATION OF WORK:
SPLIT level / REDWOOD DECK / NO ROOF
FOR RECREATION. / NO SIDES

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.

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

Signature of Owner, Contractor, or Authorized Agent:33X [Signature] Date:8/22/88

BUILDINGS

Occupancy ClassType of Construction:

FCC Code:434Permit Classification:SF

Occup.	Sq. Ft.	@ Rate	= Valuation
			\$1,700
No. of Stories:	No. of Bedrooms:		

OFFICE USE ONLY BELOW THIS LINE

Zoning

Engineering/Public Works

Authorizations (Init. & Date)

Zone:

City Water:

Size:

Yoke Recd. Metered:

Fire Line:

City Sewer:

Driveway Bond:

On-site Water:

ADEC Approval:

On-Site Sewer:

ADEC Approval:

Arch./S

Mech./Pl:

Elec:

Fire:

Zoning:

Eng:

Other:

Approved for Issuance:

Signature

8.22.88

Date

BUILDING PERMIT FEES

Est. Plan Review:\$

Check No:Receipt No:

Building Permit Fee\$33.50

Actual Plan Review:\$NA

Grading Fee:\$

Total Building Permit Fee:\$

Radio Fire Alarm Fee:\$

ENGINEERING FEES:

Water Fee\$

Inspection Fee\$

Sewer Assessment\$

Permit Fee\$

Bond\$

TOTAL RECEIVED\$33.50

Check No.1697Receipt No.04783

REMARKS:Shoof depth not required Deck

Attachment F - 1988 Building Permit for Deck

INSPECTION REQUEST

E

Inspect On: 09/19/88 Time: 9:00 Called in On: 09/19/88 Inspector: SHOWS

Project Number	Job Address	Cross Street
3072.01	120 W 9TH ST	1-C03-0-F02-001-0

Inspection: SF-99 Final # of Previous Inspections: None

Dispatch Comment:

Result: A Inspected by: JS Date: 9-19-88

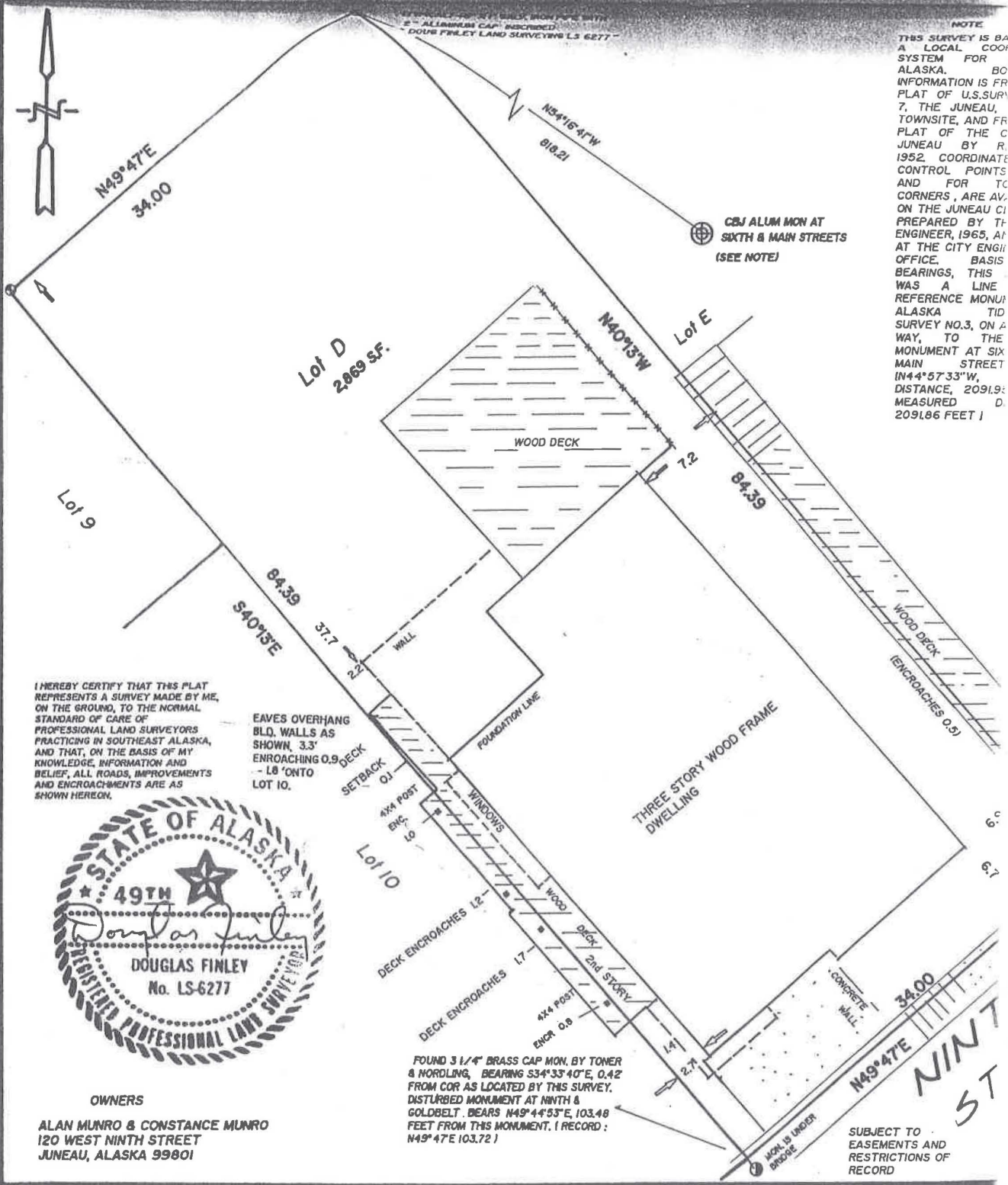
Comment: Instal handrail at steps the OK for final

PROJECT CONDITION/HOLDS

Source: Shows Status: Conditional
Description: Frost depth not required/deck

PROJECT INSPECTION STATUS for Project # 3072.01

SF-99 Final	Not Insp. <i>A</i>	F - 1 Activity Final	Not Insp. <i>A</i>
-------------	--------------------	----------------------	--------------------



Attachment G - 1993 As-built Survey



155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

4

**PLANNING COMMISSION
NOTICE OF DECISION**
Date: February 9, 1994

File No.: VR-52-93

Alan R. & Constance L. Munro
C/O Clarke L. Young
227 7th Street
Juneau, Alaska 99801

Application For: Zoning Variance
Legal Description: Lot D, Block 2, Golden Belt Addition
Parcel Code No.: 1-C03-0-F02-001-0
Hearing Date: February 8, 1994

The Planning Commission, at its February 8, 1994, regular public meeting, **approved** your application for a variance. The variance reduces the side yard setback from five feet to zero feet to allow a deck structure to project to the west property line subject to the following condition:

1. The applicant shall apply for a building permit and modify the subject deck to meet building and fire code requirements.

Effective Date: March 2, 1994
Expiration Date: August 8, 1995, unless a building permit has been issued and substantial progress has been made.

Project Planner:

Cristi Herren
Cristi Herren
Planner

RECEIVED BY CITY CLERK

Patty Ann Polley
2-9-94

cc: Alan and Constance Munro
Debra J. Purves, CDD
Building File



Historic Structures Database

[← Go back](#)

Freeburger House

Location: 120 W. Ninth Street
AHRS#: JUN-231
CBJ#: E-25
Parcel#: 1C030F020010
Year Built: [Circa 1915](#)
Architectural Style: [Late 19th and Early 20th Century American](#)
Movements/Bungalow/Craftsman
Architect/Contractor: [Unknown](#)

Historic Name: Freeburger House
Historic Period: [Territorial Gov't/Beginning Mining Era 1912-1920](#)
Historic Integrity: Preserved/Contributing
Neighborhood: [Chicken Ridge](#)
Date of Local Designation: 09/01/1992
Date of National Register Designation: 10/12/1995



Additional Information

Historical Information

The earliest known resident was George Freeburger and family who lived in the house from 1920 to 1944. Freeburger served on the city council and a term as mayor.

Historic Use

Residence

Source

36; 10C

Search Options

[Historic Neighborhoods](#)

[Historic Name List](#)

[Historic Evergreen Cemetery](#)

In addition to these methods, you can also click on linked information in the individual entries to access listings of similar properties. There is also a search bar at the bottom of the results in the Historic Name List.

Community Development

Contact Information:

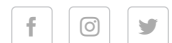
Mailing Address: 155 S. Seward St. Juneau, AK 99801
 Physical Address: 230 S. Franklin Street, Juneau, AK 99801

Permit Center: 907.586.0770
 Permit Center Email: permits@juneau.org

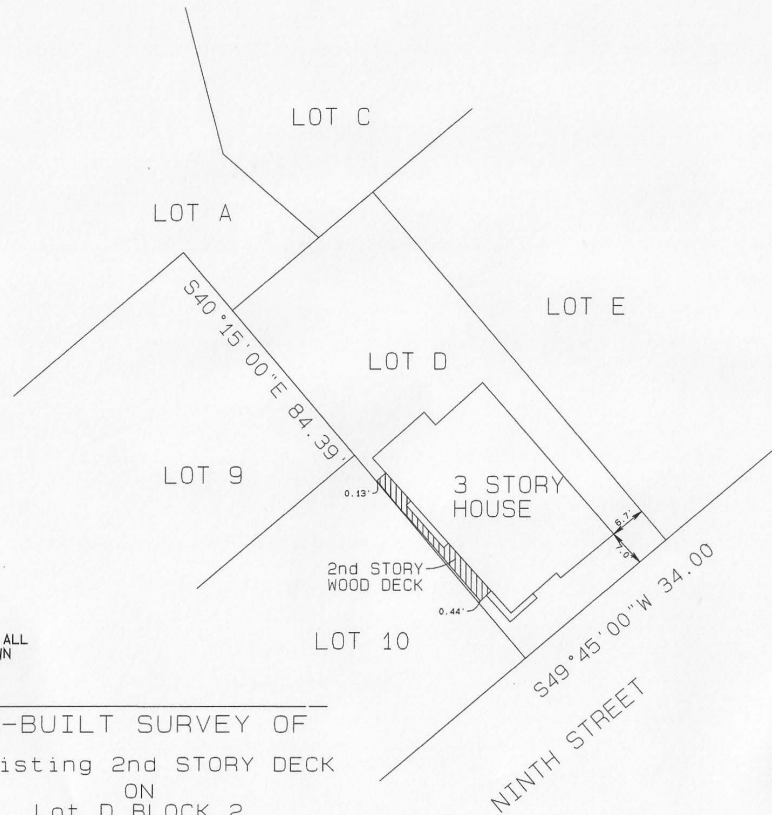
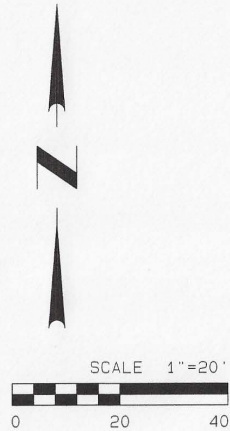
Planning & Zoning: 907.586.0715
 Permit Center Email: CDD_Admin@juneau.org

Quick Links

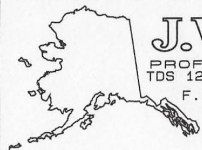
[Apply for a Permit](#)
[Parcel Viewer](#)
[Request an Inspection](#)
[How are we doing?](#)







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 125 JUNEAU TOWN

F.B. ——— JOB No. 12824
SCALE AS-SHOWN
DATE 10-20-2021

AS-BUILT SURVEY OF
Existing 2nd STORY DECK
ON
Lot D BLOCK 2
GOLDEN BELT ADDITION





(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: October 20, 2021

File No.: NCC2021 0076

Joann Birt
3031 Clinton Drive, Suite 100
Juneau, AK 99801

Proposal: A Nonconforming Situation Review for structures, lots, and off-street parking

Property Address: 120 W. Ninth Street
Property Legal Description: Golden Belt Addition Block 2 Lot D
Property Parcel Code No.: 1C030F020010

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated October 20, 2021, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Structures (49.30.250):
 - Front yard setback of 6.7 feet
 - Side yard setback (SW) of 2.2 feet for structure
 - Side yard setback (NE) of 4 feet for deck
- Nonconforming Lots (49.30.260):
 - Lot size of 2,869 square feet
 - Lot width of 34 feet
- Nonconforming Parking (49.30.270):
 - Zero off-street parking spaces

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

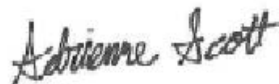
CBJ 49.30.215: Accidental damage or destruction. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.

File No.: NCC2021 0076
October 20, 2021
Page 2 of 2

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:



Adrienne Scott, Planner I
Community Development Department



Alexandra Pierce for Jill Maclean, Director, AICP
Community Development Department

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.

Ilsa Lund

From: Theresa Ross
Sent: Friday, June 21, 2024 7:46 AM
To: Ilsa Lund
Subject: RE: Agency Comment- Conditional Use and Parking Waiver

Follow Up Flag: Follow up
Flag Status: Flagged

No concerns for fire.

Have a great weekend.

Theresa Ross, Fire Marshal
Capital City Fire Rescue
820 Glacier Avenue
Juneau AK 99801
907-586-5322 ext. 4323
<https://www.juneau.org/fire>



From: Ilsa Lund <Ilsa.Lund@juneau.gov>
Sent: Thursday, June 20, 2024 4:13 PM
To: CDD Building Division <CDD.Bldg@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; General Engineering <General_Engineering@juneau.gov>
Subject: Agency Comment- Conditional Use and Parking Waiver

Hello CBJ Team,

We have received applications from the resident of 120 W Ninth St. to build an accessory apartment in the basement of the existing single-family dwelling (USE2024 0011), and to waive the minimum required parking for the addition of the accessory dwelling (PWP2024 0003). As part of the review process, we are circulating the application amongst CBJ departments for input that will be provided to the Planning Commission for review.

Attached are the applications. Later this week, you can also find information at the short-term planning web site: <https://juneau.org/community-development/short-term-projects>

We have the case scheduled for the Planning Commission meeting on July 23rd. If you could provide feedback by **July 8, 2024**, that would be very helpful. I've attached an Agency Comment Form for your use.

Warm regards,

Ilsa Lund | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, Marine View Building

Contact or visit the Permit Center on the 4th floor for an in-person meeting. 907-568-0715

Office: 907.586.0753 ext. 4128



Fostering excellence in development for this generation and the next.

Ilsa Lund

From: Thomas Young-Bayer <thom.h.young@gmail.com>
Sent: Friday, June 28, 2024 4:47 PM
To: PC_Comments; Ilsa Lund
Subject: PWP 2024 0003

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

To Whom It May Concern,

Regarding the request for a parking spot waiver for an accessory apartment in a D10 Zone:

My family lives at 839 Dixon St, across from the house in question. We own a single small vehicle for our household and often have a hard time finding parking available along Dixon or GoldBelt. Our neighbors regularly park in prohibited spaces due to the lack of parking in our neighborhood.

We are concerned that the addition of a multi-family dwelling without requiring any additional parking spaces will unduly stress the availability of very limited parking resources in our neighborhood.

Please contact me with any questions.

Thank you for your time.

Sincerely
Thomas Young-Bayer

I live and work on Lingít Aaní (Lingít Land).

From: Roman Motyka <romanjmotyka@gmail.com>
Sent: Tuesday, July 2, 2024 10:20 AM
To: Ilsa Lund; PC_Comments
Subject: Comments Re case No: PWP2024 0003 & USE2024 0011

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

Comments Re case No: PWP2024 0003 & USE2024 0011

Conditional Use Permit and Parking Waiver for an Accessory Apartment at 120 W. Ninth St.

From: Roman Motyka, owner and resident at 835 Dixon St.

Absolutely No, No, No parking waiver!! I live at 835 Dixon St., a couple of doors away from 120 W. Ninth. This neighborhood is already way over-congested and lacks sufficient parking spaces for the current residents. Parking is so bad that I often see autos and trucks parking in the "no-parking" zone on Dixon at the corner of Dixon with Ninth St.

The two properties above 120 Ninth already have basement apartments, which has added to parking congestion. And there is now an AirBnB apartment across the street from me in the brown house at 816 Dixon. How did that AirBnB sneak into our neighborhood!

Sincerely,

Roman J Motyka
835 Dixon St.
Juneau, AK 99801
907-723-0761

From: julie willoughby <jlwilloughbylaw@gmail.com>
Sent: Sunday, July 7, 2024 2:10 PM
To: Ilsa Lund
Subject: Objection to 120 W. 9th Variance application

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

Members of the Juneau Planning Commission and Ms. Lund: My name is Julie Willoughby and I have lived at 820 Dixon for 24 years. During these decades I have received countless Notices of Waiver requests in the mail. I always read them but I have never objected or responded to any of them as the requests seemed reasonable and I wanted to be neighborly. This request is not reasonable for our neighborhood. Thus, I object to both the accessory apartment and parking waiver sought by the non-resident/investment owner of 120 W. 9th street.

This property is at the top of Dixon street and a stones throw from our home. There is no legal street parking in front of, or immediately adjacent to, 120 W. 9th street. Historically the vehicles associated with that property (former owners Alan and Connie Munro) park on "upper" Dixon Street (between W. 8th and W. 9th streets). Parking is allowed on only one side of the entirety of Dixon street. "Upper Dixon" has 8 single family homes (including 120 W. 9th, but not the other 2 homes uphill from it) and only 9 legal parking spots (6 street spots, our single vehicle driveway, and a 2-car driveway at 808 Dixon). Parking on "Lower" Dixon is also tight as many Calhoun residents and downtown commuters park there. There are additional dwellings on the W. 8th stairs above and below Dixon without street parking and those occupants also frequently park on Dixon St. Parking is always extremely tight as many of the homes on Dixon, including mine, have at least two vehicles. In the winter parking gets even more difficult as snow berms take up parking spaces and the snow and ice force people to leave more space between cars so they can get their car out without sliding into the car downhill from them. Parking on Dixon is certainly comparable to and perhaps worse than parking on Starr Hill .

Additional vehicles would only exacerbate the space problem and potentially cause a safety problem, because no legal parking leads to illegal parking in the tempting but very tight corner at W 9th and Dixon. This creates a situation where fire trucks and emergency vehicles potentially can't get to our homes.

If the parking waiver is permitted and the accessory apartment is approved then realistically at least two more vehicles will be added to this already bursting-at-the-seams mix. Indeed, 120 W. 9th, a building with no dedicated parking, could realistically use 4 parking spots (2 for main home 2 for apartment).

Furthermore, it is possible/likely that both the 120 W. 9th main home and the proposed apartment will be turned into short-term rentals that does nothing to address Juneau's housing shortage. Moreover, our neighborhood gets none of the benefit of the waiver

and all of the negative externalities of this request. This has already happened at 816 Dixon (next door to our house) where investors bought a condemned home with an apartment, left the primary home derelict and vacant, but split the apartment below into two units (questionably legal/permitted) that are now short-term rentals.

I thank you for your consideration and your volunteer service to our community.

Julie Willoughby
820 Dixon
Juneau, AK.99801
jlwilloughbylaw@gmail.com

Ilsa Lund

From: rscohen@alaska.net
Sent: Monday, July 8, 2024 10:50 AM
To: Ilsa Lund
Subject: Comments 120 W. 9th St

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

Regarding applications for 120 W. 9th St:

We reside at 112 W. 9th St., directly next door to 120 W. 9th St. The residence involved has always been a single family home that, at least for the last 30 years, had 2 residents each with their own car. This was easily accommodated with street parking. Now with the addition of an accessory apartment, the number of vehicles on the already crowded parking situation on Dixon St and Gold Belt Ave could potentially be increased by 5 additional cars. With state workers using Dixon St and Gold Belt Ave during working hours, it creates a very tight parking situation for residents who own and live in homes in this neighborhood. In the winter, parking is even more crowded with the lower part of Gold Belt Ave closed off, snow berms and decreased spaces due to snow accumulations on the streets.

We feel that the reality of the parking situation should have been considered before work on the accessory apartment began. The hillside has already been dug out, a new entryway has been created and windows installed.

To our knowledge, the original building permit was to create a bathroom on the first floor and increase living space. The entire house has been gutted and the accessory apartment work began 3 years ago. A new roof is being discussed as well as digging out the hillside between the houses which could put our foundation at risk.

There have been numerous contractors and construction workers over the 3 years (so far) of this project. During this time, W. 9th Street has had upwards of 5 construction vehicles at a time parked in front of our house and along the retaining wall preventing our mail from being delivered, garbage trucks from getting through and near collisions coming uphill on Dixon St around the blind corner onto W. 9th. If there were a fire or other emergency, who knows how emergency vehicles would get through. We have asked the workers repeatedly not to park in illegal parking spots and have been responded to with attitude, cursing and refusal to move. We have recently resorted to calling the police and the community officer has been responsive in keeping the street clear and safe.

There has been no one on site to oversee the workers or monitor their behavior. We have had to erect additional fencing and put up a gate to keep the workers off our deck on our own property. For these reasons, we oppose giving a parking waiver or a conditional use permit for work that has already begun.

Robert and Shawn Hatt Cohen



Attachment N - Public Comments



Attachment N - Public Comments

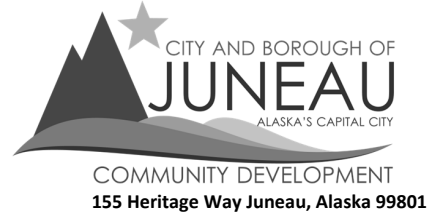
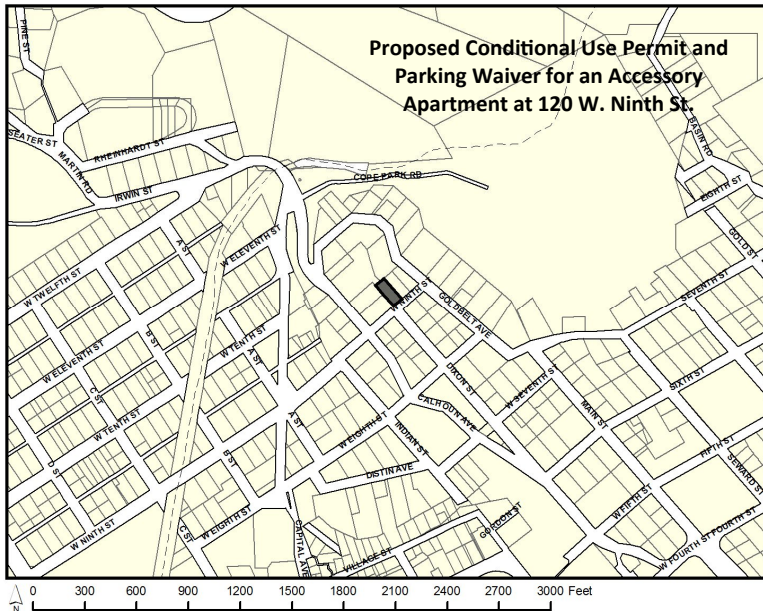


Attachment N - Public Comments

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

Conditional Use Permit & Parking Waiver applications have been submitted for consideration and public hearing by the Planning Commission for **an Accessory Apartment at 120 W. Ninth St.** in a **D10 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 **July 15, 2024**, at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through July 8

Comments received during this period will be sent to the Planner, **Ilsa Lund** to be included as an attachment in the staff report.

July 9 — noon, July 19

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, July 23, 2024

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82652961046> and use the Webinar ID: 826 5296 1046 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.

July 24

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4128

Email: pc_comments@juneau.gov or ilsa.lund@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

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Case No.: PWP2024 0003 & USE2024 0011

Parcel No.: 1C030F020010

CBJ Parcel Viewer: <http://epv.juneau.org>