



## Planning Commission

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[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

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

Date: December 15, 2023

File No.: USE2023 0012

Douglas & Cherry Eckland  
215 5<sup>th</sup> Street  
Douglas, AK 99824

Proposal: Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in D5 zoning district.

Property Address: 5<sup>th</sup> Street

Legal Description: DOUGLAS TOWNSITE BL 48 LT 52

Parcel Code No.: 2D040T480452

Hearing Date: December 12, 2023.

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 1, 2023, and APPROVED the Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot to be conducted as described in the project description and project drawings submitted with the application, and as amended at the hearing:

1. Zoning requirements table: Proposed side yard setbacks should be five (5) feet not zero (0) feet.

Attachments: December 1, 2023, memorandum from Emily Suarez, Community Development, to the CBJ Planning Commission regarding USE2023 0012.

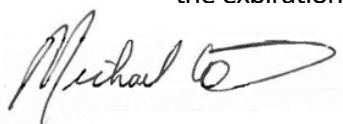
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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, December 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or June 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

December 17, 2023

Date



December 18, 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.