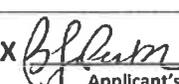




DEVELOPMENT PERMIT APPLICATION

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.

PROPERTY LOCATION	
Physical Address 312 6th Street	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Juneau Townsite BL 27 LT 2 FR	
Parcel Number(s) 1C040A270020	
<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 N/A	
LANDOWNER/ LESSEE	
Property Owner Bridget LaPenter; Jake LaPenter	Contact Person Bridget LaPenter
Mailing Address 320 W 8th St, Juneau, AK 99801	Phone Number(s) (907) 500-4170 Bridget (907) 500-4148 Jake
E-mail Address bridget.lapenter@gmail.com ; modernalaskabuilders@gmail.com	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Bridget LaPenter <u>Landowner</u> Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
X 	12-25-22 Date
Jake LaPenter <u>Landowner</u> Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
X _____	_____ 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.	
APPLICANT If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) SAME	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	
X 	1-10-23 Date of Application

To be completed by Applicant

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

Intake Initials
JLS

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number PWP23-002	Date Received 3-20-23
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PARKING WAIVER 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 Addition of a one bedroom, one bath apartment under 600 sq ft to the basement of an existing house located at 312 6th Street in Downtown, Juneau

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT Parking Waiver Departmental Review (PWD) MAJOR DEVELOPMENT Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

Existing Proposed – Related Case Number: PAC2022 0060

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

For Residential Uses: 1 spaces For Non-Residential Uses: _____ spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

For Residential Uses: 0 spaces For Non-Residential Uses: 0 spaces

ALL REQUIRED MATERIALS ATTACHED

Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)

Narrative including:

Why the parking waiver is being requested?

How the requested waiver meets items 1-4 on page 2

DEPARTMENT USE ONLY BELOW THIS LINE

PARKING WAIVER FEES			
Residential Spaces	<u>1</u>	Non-Residential Spaces	_____
Residential Fee	\$ <u>320.00</u>	Non-Residential Fee	\$ _____
Total Residential	\$ <u>320.00</u>	Total Non-Residential	\$ _____
Total Fee		\$ <u>320.00</u>	* reduced, major dev. ^{CUP =}

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
<u>PWP23-002</u>	<u>3-20-23</u>

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

- (1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
 - (2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
 - (3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
 - (4) The waiver will not materially endanger public health, safety, or welfare.
- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of \$400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
 - The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Parking Waiver Application - Narrative

Address: 312 6th Street, Juneau, AK 99801

Parcel No.: 1C040A270020

Related Case No.: PAC2022 0060

This parking waiver is requested because the house located at 312 6th Street is located above a CBJ retaining wall with no reasonable means of adding a parking space on the property. In addition, the property is located just outside the "Town Center Parking Area" boundary where no parking would be required for an accessory apartment.

Granting of this waiver would result in more benefits than detriments to the community, as identified by the comprehensive plan, by providing one additional housing unit within proximity to the downtown core.

The development is located outside of the Town Center Parking Area.

Granting the waiver will not result in adverse impacts to property in the neighboring area; and the waiver will not materially endanger public health, safety, or welfare.

Submitted 3/20/23