



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.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 3050 Fritz Cove Road	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 5A, U.S. Survey 2670	
	Parcel Number(s) 4B2301020061	
	<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 _____	
	LANDOWNER/ LESSEE	
	Property Owner Eric Lindegaard	Contact Person Mark Pusich, RESPEC Engineers
	Mailing Address 3050 Fritz Cove Road, Juneau, AK 99801	Phone Number(s) 907-723-7527
	E-mail Address dock3050@gci.net	
	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.		
L. E. LINDEGAARD Landowner/Lessee (Printed Name) _____ Title (e.g.: Landowner, Lessee) _____ X  _____ May 2 / 23 Landowner/Lessee (Signature) _____ Date _____ _____ Landowner/Lessee (Printed Name) _____ Title (e.g.: Landowner, Lessee) _____ X _____ Landowner/Lessee (Signature) _____ 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 Mark Pusich	
Mailing Address 9109 Mendenhall Mall Rd Ste. 4	Phone Number(s) 907-723-2193	
E-mail Address mark.pusich@respec.com		
X  _____	5-15-23	
Applicant's Signature _____	Date of Application _____	

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials 
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number VAR23-001	Date Received 5-17-23
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VARIANCE 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.
Not to be used for Administrative Variances**

To be completed by Applicant

PROJECT SUMMARY
Please see attached variance request letter.

VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to)
47.25.400, maximum lot coverage, permissible use

Previous Variance Applications? YES NO Date of Filing: 1993 _____
 Previous Case Number(s): not known _____ Building Permit related to YES NO
 this variance?
 Was the Variance Granted? YES NO

UTILITIES AVAILABLE: WATER Public On Site SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED
 Complete application per CBJ 49.65.210
 Narrative including:
 Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure
 Why a variance would be needed for this property regardless of the owner
 What hardship would result if the variance is not granted
 Site Plan

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

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 400 ⁰⁰			
Adjustment	\$ 150 ⁰⁰ - public notice sign			
Total Fee	\$ 550			

ASSOCIATED PERMIT: BLD2023 0055

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Case Number	Date Received
VAR23-002	5-17-23



May 12, 2023

City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, AK 99801

Sent via Email

Attn: Scott Ciambor
Planning Manager

Re: 3050 Fritz Cove Road
Lot 5A US Survey 2670
CBJ Variance Application

Dear Scott,

In accordance with City and Borough of Juneau (CBJ) Municipal Code Section 49.20.250 Variance Standards please consider this our variance request for 3050 Fritz Road for an increase in the maximum lot coverage of 10% per Table 49.25.400. Respec is acting as the agent for the applicant Mr. Eric Lindegaard the property owner of 3050 Fritz Cove Road. The applicant and writer have previously met with CBJ Community Development Department (CDD) staff to discuss the applicant's proposal to construct a garage on the referenced property.

Background Information – The applicant proposes to construct a new 36' x 40' garage on Lot 5A, US Survey 2670, having a physical address of 3050 Fritz Cove Road. The property is located in the D-1 CBJ Zoning District and contains a 57,941 square feet lot which exceeds the minimum 36,000 square feet for D-1 lot size. A CBJ building permit application was submitted for the proposed garage structure on this lot and the applicant was informed that the inclusion of the proposed garage would exceed the maximum allowable lot coverage of 10%.

Lot 5, US Survey 2670, was originally developed and permitted in 1993 with all of the existing structures currently shown on the site plan with the exception that the original lot size was 37,026 SF. The lot coverage of the existing permitted residential structure exceeded the current code requirement of 10% (14.67%) but was granted approval with no issues at that time. In 2020 a subdivision replat was done with the applicant and his adjacent neighbor to the south where the applicant acquired an additional 20,915 square feet of property to create a new lot area of 57,941 SF. The intentions and purpose of gaining this additional land were to allow construction of a detached garage structure for allowing safer disabled wheel chair access from the accessible vehicle to and from the residence.

9109 MENDENHALL MALL RD.
SUITE 4
JUNEAU, AK 99801
907.780.6060



The table below summarizes the existing structures on the property and the existing lot coverage:

DESCRIPTION	SQUARE FOOT
Existing Boat House	1,030
Existing House	3,211
Existing Shed	227
Existing Garage	837
Existing Shed	127

Total Building Square Footage on Existing Lot = 5,432 S.F.
Existing Lot Coverage = 5,432 S.F./57,941 S.F. = 9.4%

Variance Analysis

Per CBJ 49.20.250, Variance Standards, paragraph (b) non- administrative variances we list each variance criteria and our response to support this variance request:

(1) A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the planning commission has determined that:

(A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;

RESPONSE: The applicant's partner is disabled and the garage is necessary for parking their accessible vehicle closer to the residence main entrance to allow for closer wheel chair access. During the winter months the existing conditions are getting very difficult to safely navigate the wheel chair to and from the residence to the vehicle. Denial of this variance will create a hardship for allowing safer accessible access from the disabled vehicle to the primary residence and potential injury to the applicant and his disabled partner.

(B) The unusual or special conditions of the property are not caused by the person seeking the variance;

RESPONSE: As stated in A above the special conditions are resulting from the need to allow safe accessibility for a disabled resident to access the residence at 3050 Fritz Cove Road using a wheel chair.

(C) The grant of the variance is not detrimental to public health, safety, or welfare; and

RESPONSE: The granting of this variance to allow construction of the garage would not create concerns to CBJ Building Official, CBJ Fire Marshal, CBJ Public Works Department or CBJ General Engineering Department as there is no change in use that would create a harm to the public's health, safety, or welfare. It is a simple garage structure which is common in the Fritz Cove neighborhood which will meet all required CBJ building setbacks and required building codes.



(D) The grant of the variance is narrowly tailored to relieve the hardship.

RESPONSE: The applicant is requesting a 1.4% increase in the maximum lot coverage from 10% to 11.4% to accommodate the proposed garage per the attached summary table on the garage site plan drawing. The applicant recently acquired additional property (20,915 square feet) through the CBJ platting process to allow development room for the proposed garage. Taking 10% of the recently acquired property would allow for a garage 2,091 square feet in size if one were to just look at that property on its own merit. The requested garage size of 1,440 square feet is significantly less than that. Please see the attached garage site plan exhibit.

A review was also made up and down the Fritz Cove Road corridor looking at other D-1 zoning districts to get feel for what other developments are with respect to lot area coverage. Attached are exhibits illustrating numerous residential properties that exceed the 10% coverage and that the requested garage structure on Lot 5A is not out of harmony with what currently exists in the D-1 zoning districts along Fritz Cove. In addition, this land parcel is one of the larger D-1 lots along Fritz Cove.

In summary we hope that the variance materials submitted herewith will allow a minor increase to the lot coverage area and allow construction of the garage structure to occur on the subject property for providing safe disability access via wheel chair to the home.

Should you have questions concerning this variance application submittal please do not hesitate to contact us.

Sincerely,
RESPEC

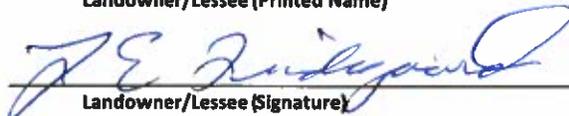
J. Mark Pusich, P.E.
Principal Civil Engineer

Attachments: CBJ Development Permit
CBJ Variance Application
Garage Site Plan
Fritz Cove Lot Coverage Exhibits



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L. E. LINDEGAARD Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X	 Date May 2 / 23	
Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X	Landowner/Lessee (Signature) Date	
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Applicant (Printed Name) same	Contact Person Mark Pusich	
Mailing Address 9109 Mendenhall Mall Rd Ste. 4	Phone Number(s) 907-723-2193	
E-mail Address mark.pusich@respec.com		
X	 Date of Application 5-15-23	

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	Intake Initials
Case Number VAR23-001	Date Received 5/17/23



VARIANCE 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.
Not to be used for Administrative Variances**

To be completed by Applicant	PROJECT SUMMARY				
	VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to)				
	Previous Variance Applications?		YES	NO	Date of Filing: _____
	Previous Case Number(s): _____		Building Permit related to this variance? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Was the Variance Granted?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
UTILITIES AVAILABLE:					
WATER		<input checked="" type="checkbox"/> Public	<input type="checkbox"/> On Site	SEWER:	
				<input type="checkbox"/> Public	<input checked="" type="checkbox"/> On Site
ALL REQUIRED MATERIALS ATTACHED					
<p>Complete application per CBJ 49.65.210</p> <p>Narrative including:</p> <p>Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure</p> <p>Why a variance would be needed for this property regardless of the owner</p> <p>What hardship would result if the variance is not granted</p> <p>Site Plan</p>					

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

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

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Case Number	Date Received
VAR	

Variance Application Instructions

Variances are outlined in CBJ 49.20 article II

Application: An application for a Variance will not be accepted by the Community Development Department (CDD) until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Variance Application and Development Permit Application forms.
2. **Fees:** The fee for a Variance Application is \$400.00. If the application is in conjunction with a major development permit, the Variance fee will be reduced by 20 percent. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Description:** A detailed letter or narrative describing the hardship that is the result of an unusual situation or physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**
4. **Plans:** A site plan showing the following information:
 - A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - B. The location of existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Community Development Department at (907) 586-0715 or via email at Permits@juneau.org.

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Variance process, all requests must be given proper public notice as outlined in 49.20.230 which consists of the following:

Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is required to be posted on the site by the Applicant and the Community Development Department will create the sign to be posted.

Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined that the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

CBJ 49.20.250(b) Non-administrative variances. *(1)A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the board of adjustment has determined that:*

- (A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;*
- (B) The unusual or special conditions of the property are not caused by the person seeking the variance;*
- (C) The grant of the variance is not detrimental to public health, safety, or welfare; and*
- (D) The grant of the variance is narrowly tailored to relieve the hardship.*

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ 49.20.200), a variance may be granted to provide an applicant relief from the requirements of Title 49, the Land Use Code. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

SITE PLAN NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N17°31'00"E AS CALCULATED FROM PLAT NO. 97-8, J.R.D., DATED JANUARY 20, 1997, BETWEEN THE RECOVERED BLM MONUMENT LOCATED SOUTH OF THE SOUTHERN BOUNDARY LINE OF LOT 6B, AND THE RECOVERED BLM MONUMENT WHICH MARKS THE NORTHEASTERLY CORNER OF LOT 6A, AS SHOWN ON THIS PLAT.
- THE BASIS OF COORDINATES IS ASSUMED IN A LOCAL COORDINATE SYSTEM.
- ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
- THIS ASBUILT SURVEY WAS PERFORMED UTILIZING ON-THE-GROUND CONVENTIONAL TRIMBLE S-7 ROBOTICS TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNIQUES AND TRIMBLE R8-2 GNSS RTK.
- FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
- THE FIELD SURVEY WAS PERFORMED ON FEBRUARY 14 & 16, 2018.
- RECORD INFORMATION UTILIZED FOR THIS SURVEY WAS DERIVED FROM THE OFFICIAL PLATS AND DOCUMENTS OF RECORD:
 - U.S.S. 2670, DATED APRIL 8, 1946
 - PLAT No. 97-8, J.R.D., DATED JANUARY 20, 1997
 - PLAT No. 2016-16, J.R.D., DATED MAY 3, 2016
 - PLAT No. 2020-10, J.R.D., DATED MARCH 6, 2020
- UTILITIES, SHOWN HEREON, WERE DERIVED FROM CBJ RECORD UTILITY INFORMATION, FIELD LOCATIONS, AND OBSERVABLE EVIDENCE.
- PROPERTY IS LOCATED IN CBJ D-1 ZONING DISTRICT. CBJ D-1 BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT YARD = 25'
 - SIDE YARD = 15'
 - REAR YARD = 25'
- SEE ARCHITECTURAL AND STRUCTURAL FOR GARAGE PLANS.

EXISTING LOT COVERAGE SUMMARY

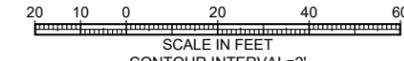
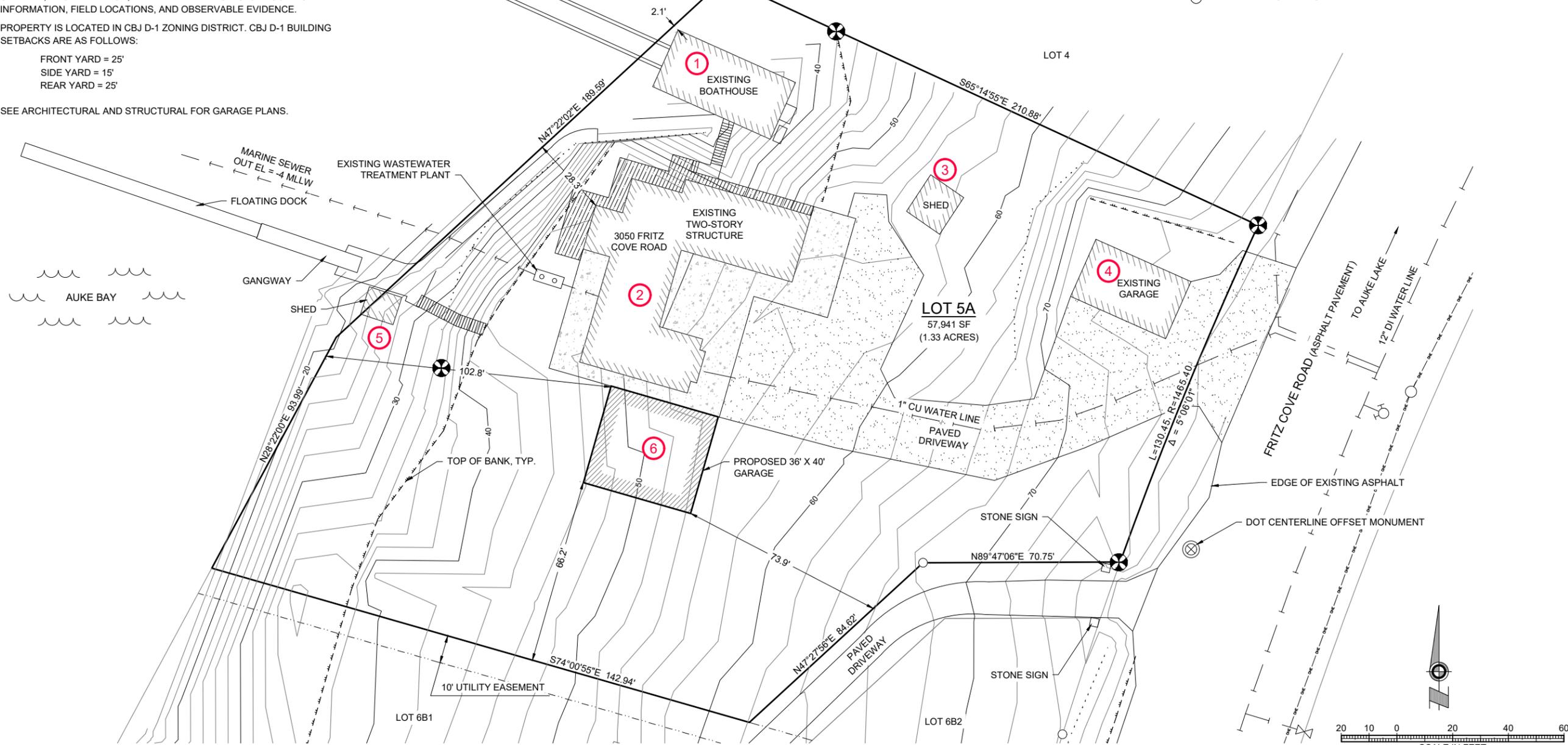
- ① EXISTING BOATHOUSE = 1,030 SF
 - ② EXISTING TWO-STORY STRUCTURE = 3,211 SF
 - ③ EXISTING SHED = 227 SF
 - ④ EXISTING GARAGE = 837 SF
 - ⑤ EXISTING SHED = 127 SF
- TOTAL EXISTING STRUCTURE AREA ON LOT = 5,432 SF
 EXISTING LOT COVERAGE = 5,432 / 57,941 = 9.4%

LOT COVERAGE SUMMARY W/ NEW GARAGE

- ① EXISTING BOATHOUSE = 1,030 SF
 - ② EXISTING TWO-STORY STRUCTURE = 3,211 SF
 - ③ EXISTING SHED = 227 SF
 - ④ EXISTING GARAGE = 837 SF
 - ⑤ EXISTING SHED = 127 SF
 - ⑥ NEW GARAGE = 1,440 SF
- TOTAL STRUCTURES AREA ON LOT = 6,872 SF
 LOT COVERAGE = 6,872 / 57,941 = 11.9%

LEGEND

- PRIMARY MONUMENT
- CENTERLINE MONUMENT
- SECONDARY MONUMENT
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- EASEMENT LINE
- TOP OF BANK
- TOE OF SLOPE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF ASPHALT
- CONTOUR LINES
- BUILDING
- PAVED SURFACE
- CONCRETE SURFACE
- EASEMENT LINE
- WOODEN DECK
- WATER VALVE
- FIRE HYDRANT
- POWER POLE



No.	Date	Item
REVISIONS		

OWNER:
 ERIC LINDEGAARD
 3050 FRITZ COVE ROAD
 JUNEAU, AK 99801

Juneau, AK
 9109 Mendenhall Rd. Ste. 4
 Juneau, AK 99801
 Phone: 907.586.0080
 Fax: 907.586.3771
 AEC163270



PROJECT:
 LOT 5A, U.S. SURVEY No. 2670
 3050 FRITZ COVE ROAD
 JUNEAU, ALASKA 99801

SHEET TITLE:
 GARAGE SITE PLAN

DESIGN: JMP
 DRAWN: JMK
 CHECKED: JMK
 DATE: 05/12/2023

PROJECT No.
10499.23001
 SHEET NUMBER

PROPERTY LINE, TYP.

AREA OF RED BOX = 1380 SF

3200 FRITZ COVE ROAD
LOT SF = 13,804

FRITZ COVE ROAD

3170 FRITZ COVE ROAD
LOT SF = 19,602

AREA OF RED BOX = 1960 SF

~~~~~  
~~~~~ AUKE BAY ~~~~~  
~~~~~

FRITZ COVE ROAD  
MAXIMUM LOT COVERAGE  
05/12/2023



3140 FRITZ COVE ROAD  
LOT SF = 18,556

AREA OF RED BOX = 1850 SF

PROPERTY LINE, TYP.

FRITZ COVE ROAD

AUKE BAY

FRITZ COVE ROAD  
MAXIMUM LOT COVERAGE  
05/12/2023

~~~~~  
~~~~~ AUKE BAY ~~~~~  
~~~~~

PROPERTY LINE, TYP.

AREA OF RED BOX = 1300 SF

2900 FRITZ COVE ROAD
LOT SF = 13,068

2880 FRITZ COVE ROAD
LOT SF = 9,408

AREA OF RED BOX = 940 SF

FRITZ COVE ROAD

FRITZ COVE ROAD
MAXIMUM LOT COVERAGE
05/12/2023

10477 FOX FARM TRAIL
LOT SF = 33,780

AREA OF RED BOX = 3,400 SF

FOX FARM TRAIL

PROPERTY LINE, TYP.

AREA OF RED BOX = 2,800 SF

AREA OF RED BOX = 2,500 SF

1040 FRITZ COVE ROAD
LOT SF = 20,293

1010 OTTER RUN
LOT SF = 28,362

995 OTTER RUN
LOT SF = 24,612

AREA OF RED BOX = 2,050 SF

1010 FRITZ COVE ROAD
LOT SF = 4,081
AREA OF RED BOX = 400 SF

SMUGGLERS COVE

FRITZ COVE ROAD
MAXIMUM LOT COVERAGE
05/12/2023

~~~~~  
~~~~~ AUKE BAY ~~~~~  
~~~~~

10518 FOX FARM TRAIL  
LOT SF = 43,759  
AREA OF RED BOX = 4,380 SF

1101 REISCHL WAY  
LOT SF = 36,000  
AREA OF RED BOX = 3,600 SF

FOX FARM TRAIL

REISCHL WAY

FRITZ COVE ROAD  
MAXIMUM LOT COVERAGE  
05/12/2023