



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 20012 Cohen Dr. Juneau, AK 99801	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 17, Block 3 Tee Harbor	
	Parcel Number(s) 8B3701030010	
	<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 Brent Bitterman	Contact Person Brent Bitterman
	Mailing Address 20012 Cohen Dr. Juneau, AK 99801	Phone Number(s) 480-886-9100
	E-mail Address Captainbrent@live.com	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required for 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.		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">Brent Bitterman</p> <hr/> <p style="text-align: center;">Landowner/ Lessee (Printed Name)</p> </div> <div style="width: 45%;"> <p style="text-align: center;">Landowner</p> <hr/> <p style="text-align: center;">Title (e.g.: Landowner, Lessee)</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>X _____</p> <p style="text-align: center;">Landowner/ Lessee (Signature)</p> </div> <div style="width: 35%;"> <p style="text-align: center;">6/27/2023</p> <hr/> <p style="text-align: center;">Date</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">_____</p> <hr/> <p style="text-align: center;">Landowner/ Lessee (Printed Name)</p> </div> <div style="width: 45%;"> <p style="text-align: center;">_____</p> <hr/> <p style="text-align: center;">Title (e.g.: Landowner, Lessee)</p> </div> </div>		
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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 Brent Bitterman	
Mailing Address 20012 Cohen Dr. Juneau, AK 99801	Phone Number(s)	
E-mail Address Captainbrent@live.com		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>X _____</p> <p style="text-align: center;">Applicant's Signature</p> </div> <div style="width: 35%;"> <p style="text-align: center;">6/27/2023</p> <hr/> <p style="text-align: center;">Date of Application</p> </div> </div>		

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

Intake Initials JLS	
Case Number USE23-011	Date Received 8/3/23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



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
Boat Storage at 20012 Cohen Dr. Lot 17, Block 3 Tee Harbor

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: USE 10.220 and USE 10.300

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 67,518 square feet Total Area of Existing Structure(s) 1200 square feet
 Total Area of Proposed Structure(s) 4080 square feet

EXTERNAL LIGHTING
 Existing to remain No 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

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)

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

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

ALLOWABLE/CONDITIONAL USE FEES		Check No.	Receipt	Date
	Fees			
Application Fees	\$ <u>500.00</u>			
Admn. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>650.00</u>			

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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 <u>USE23-011</u>	Date Received <u>8/3/23</u>
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Site Plan Narrative

Brent Bitterman

06/27/23

I am requesting approval of a 2nd conditional use permit in a D1 zoning district on Lot 17, Block 3 Tee Harbor Sub Juneau, Alaska for boat storage. The physical address is 20012 Cohen Dr.

There is an existing 40' x 30' garage structure. (See attached drawing). We have been working with community development for several months now and we've applied and granted a building permit for a single-family dwelling with an accessory apartment and garage. The building pad has been completed and construction started. We anticipate it will take 12-16 months to complete construction therefore planning on storing our 3 boats outside this winter and then inside the garage after.

Thank you for your consideration,

Brent Bitterman

Edward Quinto

From: Brent Bitterman <brent@alaskaluxurytours.com>
Sent: Wednesday, August 2, 2023 2:36 PM
To: Edward Quinto
Subject: Re: Development and Conditional Use Permit for 20012 Cohen Drive
Attachments: Scan Aug 2, 2023 at 2.18 PM.pdf; CD plans v8-elev 1.pdf; CD plans v8-elev 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Edward,

Please see attached:

Floor plan (which the building dept already has)
Revised Site plan with parking spaces
There is no proposed vegetative cover

In regards to how the proposed project use complies with the Comprehensive plan:

Chapter 2 - Sustainability

Support a stable, diverse, and equitable economy;

Protect the quality of the air, water, land, and other natural resources;

Minimize energy usage and the release of greenhouse gases

Follow principles that encourage the efficient use of, and avoid the waste of, energy, water, raw materials, and resources, with the goal of preventing environmental degradation;

5. Meet human needs for productive, comfortable, and safe lives; and

My business, Alaska Luxury Tours is an economic benefit to CBJ.

Private Yachting and Small Cruise Ship Tourism

Private yachting and small cruise ship visitors are another primarily summer market. The economic benefits come in the form of the use of air service, food service and overnight lodging as well as support services throughout town. As a major marine town along the Inside Passage, capital city, retail center and airline connection, these visitors find Juneau to be a coveted port to visit. These visitors' time in the developed areas of Juneau generally ranges from overnight to multi-week stays. These modes of transportation also allow many of their guests to spend time in the community twice, as both a starting and ending location for their itinerary. These guests tend to be higher dollar-spent-per-person-per-day

additions to the economy than day visitors; their longer stays also allow them to attend and participate in community events not typically frequented by cruise passengers, supporting local performing arts and other organizations that do not usually receive financial support from non-residents

All of the SOP's below apply to this proposal as well.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

Standard Operating Procedures 5.18 - SOP1 Deliver programs designed to teach entrepreneurial skills to Juneau's youth.

5.18 - SOP2 Work with the JEDC, federal and state agencies, and local service industries to support small business startups. 5.18 - SOP3 Establish policies to create a supportive environment for entrepreneurial activity and innovation to flourish.

5.18 - SOP4 Encourage a supportive culture for business risk taking.

5.18 – SOP5 Encourage the Juneau School District and the University of Alaska Southeast to graduate workers prepared for the creative/innovation economy.

5.18 – SOP6 Encourage home-based businesses, especially during the start-up phase.

The builder's last project just received a 6 star energy rating and this building was designed with the same specifications to meet or exceed 6 Stars.

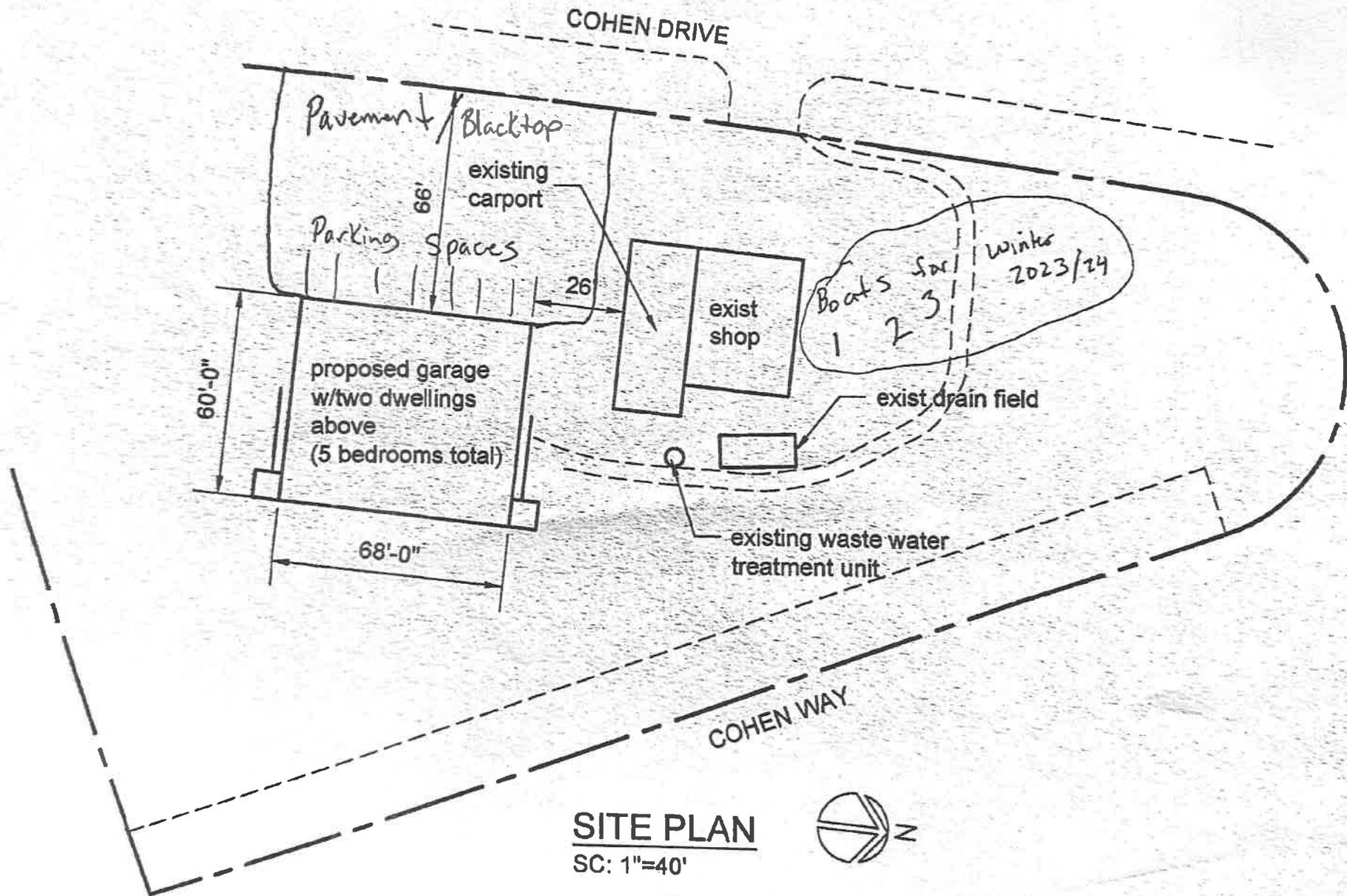
POLICY 6.10. TO ENCOURAGE COST EFFECTIVE ENERGY EFFICIENT BUILDING AND REMODELING PRACTICES.

Implementing Actions 6.10 – IA1 Encourage the installation of energy-efficient heating systems in new construction.

All the best,

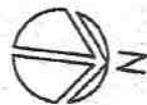
Brent Bitterman | President / COO
Alaska Luxury Tours
o. 971.770.2675 | m. 480.886.9100 |
w. www.alaskaluxurytours.com
Luxury is the difference.





SITE PLAN

SC: 1"=40'





FRONT ELEVATION

SC: $\frac{1}{8}'' = 1'-0''$

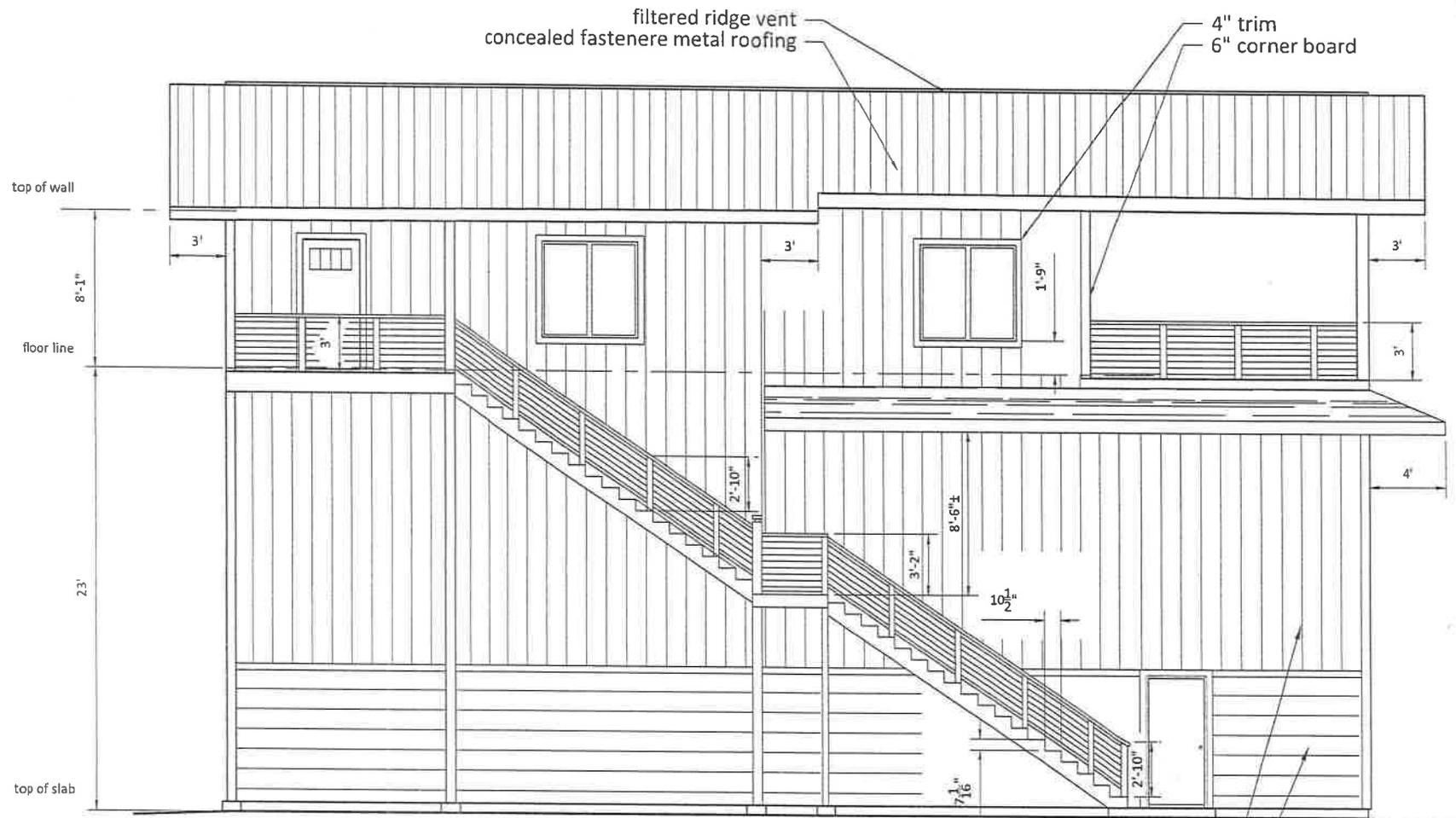


Interline Design
 6095 Thana Road, Juneau AK
 907-209-4970

FRONT ELEVATION
 proposed new residence for:
 Brent Bitterman
 Lot 17, Block 3 Tee Harbor Subdv
 Juneau Alaska



DATE: 1/22/23
 DRAWN: R/G
 JOB NO: 22-07
 SHEET NO:
 A-4
 5 of 8



filtered ridge vent
concealed fasteners metal roofing

4" trim
6" corner board

top of wall

floor line

top of slab

LEFT ELEVATION
SC: 3/16"=1'-0"

vertical metal siding
horizontal metal siding

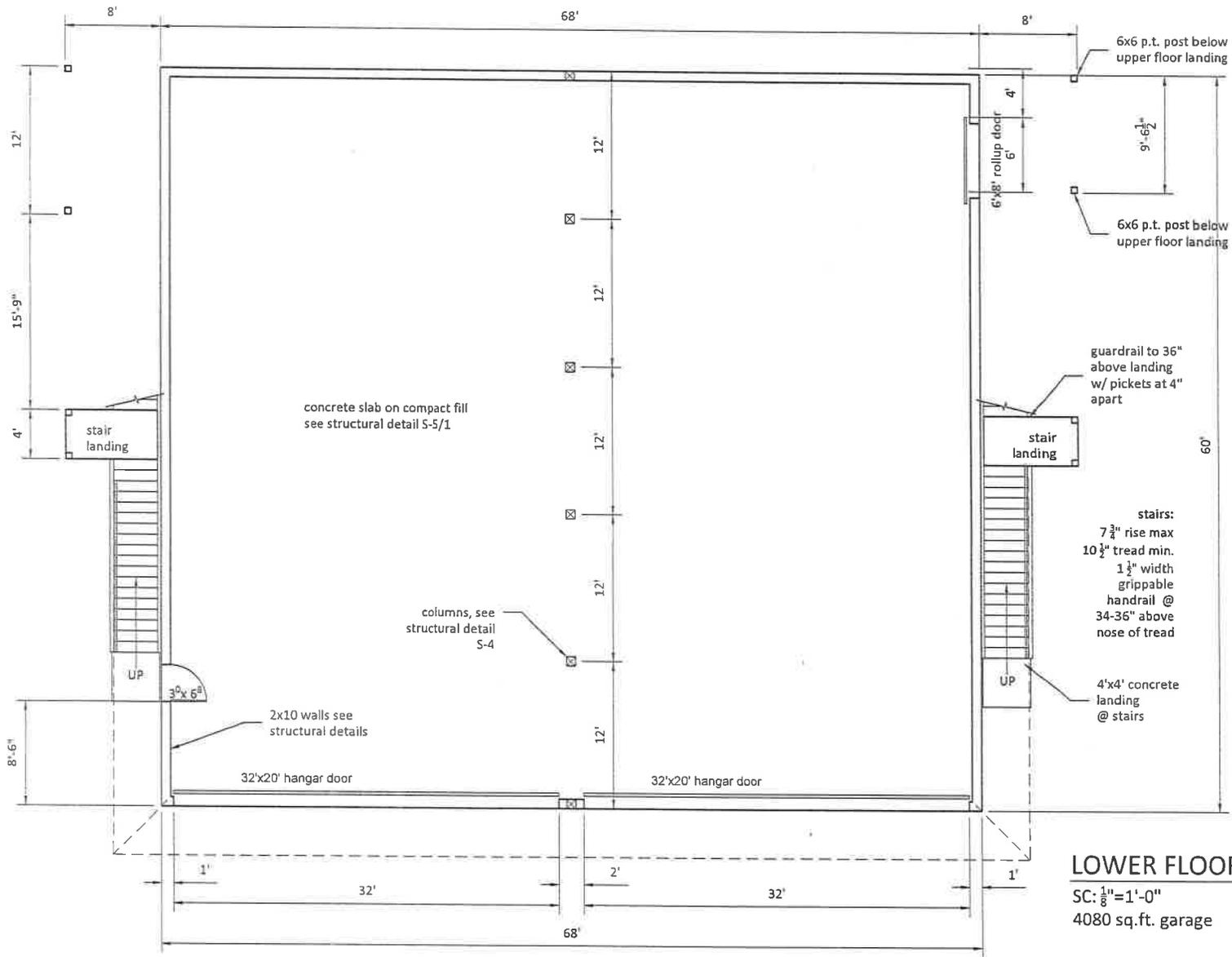


Interline Design
6000 Thule Road, Juneau, AK
907-209-4970

LEFT ELEVATION
proposed new residence for:
Brent Bitterman
Lot 17, Block 3 Tee Harbor Subdy
Juneau, Alaska



DATE: 1/11/23
DRAWN: R/G
JOB NO: 22-07
SHEET NO:
A-5
6 of 8

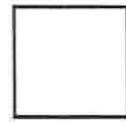


LOWER FLOOR PLAN
 SC: 1/8"=1'-0"
 4080 sq.ft. garage

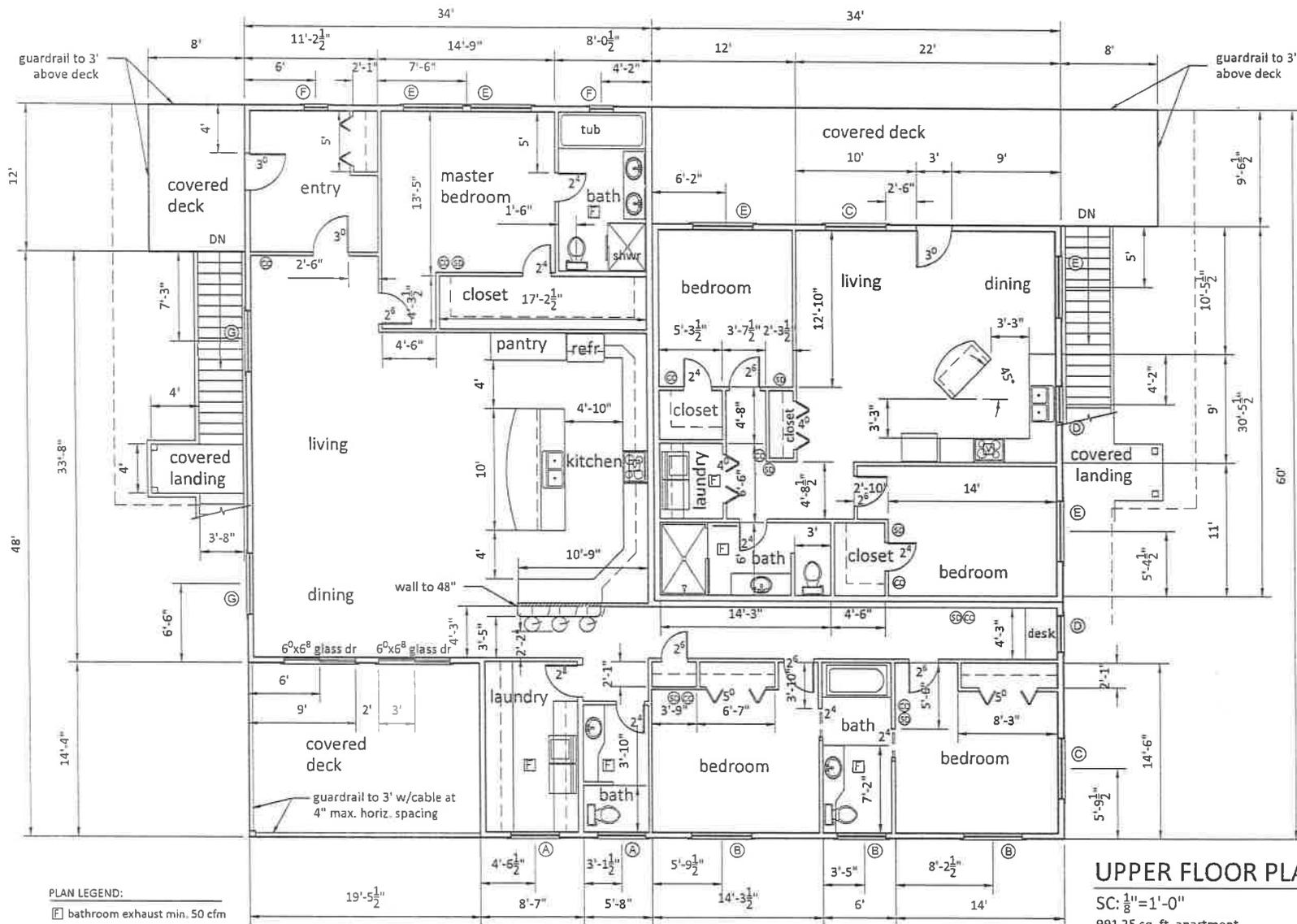


Interline Design
 6095 Thoma Road, Juneau AK
 907-208-4970

LOWER FLOOR PLAN
 proposed new residence for:
 Brent Bitterman
 Lot 17, Block 3 Tee Harbor Subdv
 Juneau, Alaska



DATE: 1/11/23
 DRAWN: R/G
 JOB NO: 22-07
 SHEET NO:
 A-2
 3 of 8



- PLAN LEGEND:**
- ☐ bathroom exhaust min. 50 cfm
 - ☑ kitchen exhaust min. 100 cfm
 - ⊕ carbon monoxide detector
 - ⊙ smoke detector

Windows in bathrooms to be tempered unless greater than 5' from edge of tub/shower or greater than 5' above standing surface.
 Windows adjacent to stairs to be tempered unless greater than 3' above walking surface

UPPER FLOOR PLAN

SC: 1/8"=1'-0"
 991.25 sq. ft. apartment
 2305 sq. ft. main dwelling
 774 sq. ft. decks

Interline Design
 6095 Thorne Road, Juneau AK
 907-209-4970

UPPER FLOOR PLAN
 proposed new residence for
 Brent Bitterman
 Lot 17, Block 3 Tee Harbor Subdv
 Juneau, Alaska

DATE: 1/11/23
 DRAWN: R/C
 JOB NO: 22-07
 SHEET NO:

A-3
 4 of 8



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

Bitterman Commercial Boat Storage

Case Number: PAC2023-0026
 Applicant: Brent Bitterman
 Property Owner: Brent Bitterman
 Property Address: 20012 Cohen Drive
 Parcel Code Number: 8B3701030010
 Site Size: 67,518 square feet
 Zoning: D1 (Single-Family & Duplex Residential)
 Existing Land Use: Residential

Conference Date: July 19, 2023

Report Issued: July 25, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Brent Bitterman	Applicant	brent@alaskaluxurytours.com
Jennifer Shields	Planning	Jennifer.Shields@juneau.gov
Sydney Hawkins	Permits	Sydney.Hawkins@juneau.gov

Conference Summary

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Background

The property is located within a D1 Single-Family & Duplex Residential zoning district. A 30' x 40' detached accessory structure (shop/garage) was built on the property in 1983 (BLD-15820). Since 2019, the following development activities have occurred:

❖ 5th Wheel Trailer:

A Conditional Use Permit (USE19-02) was approved on March 12, 2019, to allow the use of a 5th wheel trailer as a dwelling unit on the lot, subject to the following conditions:

- The applicant shall receive a Building Permit for the placement of the fifth wheel on the subject parcel.
 - *met – Building Permit BLD19-108*
- The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
 - *met – Plan Tracking No. 28093*
- The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
 - *met – Utility Permit UTL19-03*
- Note: Under the federal Fair Housing Act (FHA), placing a mobile home on a lot will no longer require a Conditional Use Permit, unless it is a mobile home subdivision or mobile home park development. Title 49 has not yet been updated to reflect the FHA, and in this instance, it trumps the land use code.

❖ Single-Family Dwelling with an Accessory Apartment:

A Building Permit was issued on May 4, 2023, for a new single-family dwelling with an accessory apartment (BLD23-119), subject to the following conditions:

- **The 5th wheel trailer being used as the primary dwelling unit per USE19-02 must be removed from the property prior to issuance of a Temporary Certificate of Occupancy (TCO) for the new single-family dwelling since the lot does not meet the minimum lot size required for two single-family dwelling units.**
- The maximum permitted height of the structure is 35 feet per CBJ 49.25.420.
- Per CBJ 49.25.510(k)(2)(E)(b), the accessory apartment may not exceed 1,000 square feet.
- The structure's upper floor plan shows a 401.10 square foot covered deck that has exterior stairway access. In order to not count towards the total square footage of the accessory apartment, this area must be a common space accessible to both dwelling units on the lot.

❖ Carport:

A carport was built over the 5th wheel trailer without a building permit. An after-the-fact Building Permit for the carport was issued on May 4, 2023 (BLD23-354).

❖ Enforcement Case:

Case ENF20-63 was opened on September 16, 2020, after complaints were received that the property owner was conducting commercial activities on the property for their business Alaska Luxury Tours.

Current Request:

The applicant is proposing to use the property for exterior storage of 3 commercial boats and 6 commercial vans, until such time as construction of the new single-family structure, which will include approximately 4,080 square feet of interior garage storage, is completed.

The applicant was advised of the permissibility of potentially related uses listed in CBJ 49.25.300 – Table of Permissible Uses (emphasis added):

USE	Use Description	Permissible in D1?
9.450	<u>BOAT</u> repairs and maintenance	No
10.100	<u>AUTOMOBILE</u> parking <u>GARAGES</u> or <u>PARKING LOTS</u> not related to a principal use on the lot	No
10.210	Storage and handling of <u>GOODS</u> not related to sale or use of those goods on the same lot on which they are stored: All storage <u>WITHIN</u> completely enclosed structures	CUP required
10.220	Storage and handling of <u>GOODS</u> not related to sale or use of those goods on the same lot on which they are stored: General storage <u>INSIDE OR OUTSIDE</u> enclosed structures	CUP required
10.300	Parking of <u>VEHICLES</u> or storage of <u>EQUIPMENT OUTSIDE</u> enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot.	CUP required

Planning Division

- Zoning** – The property is zoned D1 (Single-Family & Duplex Residential). The lot size is 67,518 square feet, thereby exceeding the minimum lot size requirement of 36,000 square feet for ONE single-family dwelling in the D1 zoning district. However, the lot does not meet the minimum lot size of 72,000 square feet required to have TWO single-family dwellings in the D1 zoning district.

The following standards apply for properties within this zoning district.

- Subdivision** – N/A
- Setbacks** – Front 25 feet (west), Street Side 17 feet (north), Street Side 17 feet (east), and Side 15 feet (south).
- Height** – 35 feet for primary structures and 25 feet for accessory structures.
- Access** – Cohen Drive.

6. **Parking & Circulation**– Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required.

Use	Parking Standard	Spaces Required
Single-Family Dwelling	2 spaces	2
Accessory Apartment	1 space	1
Commercial uses involving storage	1 per 1,000 square feet of gross floor area	TBD through CUP process

7. **Lot Coverage** – The maximum lot coverage allowed is 10% for permissible uses or 20% for conditional uses. The lot is 67,518 square feet. Approximate lot coverage is as follows:

Use	Square Footage	% of Lot
Detached shop/garage	1,200	1.78%
Carport over 5 th wheel trailer	800	1.18%
Single-Family with Apt. (foundation)	4,080	6.04%
Total		9.00%

8. **Vegetative Coverage** – Minimum 20% on the lot is required.
9. **Lighting** – N/A
10. **Noise** – Noise generated by the proposed development shall not be out of character with the existing rural residential neighborhood and meet the following:
- CBJ 42.20.095, “*Disturbing the Peace*”, regulates the time, place, and manner of unreasonable noise and is typically enforced by the CBJ Police Department.
 - CBJ 49.15.330(g)(11) governs Conditional Use Permits: “*Sound. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.*”
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
13. **Wetlands** – If wetlands are to be impacted, contact the USACOE Juneau Field Office at (907) 753-2689 for permitting requirements.
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact future development.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A

Building Division

18. **Building** – N/A
19. **Outstanding Permits** –
- BLD20230119 – “New single-family dwelling with garage and accessory apartment”
 - BLD20230354 – “After the fact permit for addition of attached carport”

General Engineering/Public Works

- 20. **Engineering** – N/A
- 21. **Drainage** – N/A
- 22. **Utilities** – N/A

Fire Marshal

- 23. **Fire Items/Access** – N/A

Other Applicable Agency Review

- 24. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Development Permit Application
- 2. Conditional Use Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined not to be applicable or not required, given the specifics of the development proposal, are listed below. These items will not be required in order for the application to be reviewed.

- 1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

- 1. Development Permit Application – N/A
- 2. Conditional Use Permit Application: ~~\$350~~ \$500
- 3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

For informational handouts with submittal requirements for development applications, please visit our website at <https://juneau.org/community-development>.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: <https://juneau.org/community-development>

Attachments

49.15.330 – Conditional Use Permit
49.25.300 – Table of Permissible Uses
Development Permit Application
Conditional Use Permit Application