



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 <u>12275 Glacier Highway</u>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>VSS 687 FR</u>		
	Parcel Number(s) <u>4B2301070010</u>		
	<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 <u>Diane Barrans + Kelly Kirkpatrick</u>	Contact Person <u>Diane Barrans</u>	
	Mailing Address <u>PO Box 210471, Anchorage, AK 99821</u>	Phone Number(s) <u>907 321 2113 DMC Cell</u> <u>907 723 9399 Kelly Cell</u> <u>907 789 4926 Residence</u>	
	E-mail Address <u>Kirkbar@Alaska.net</u>		
	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.			
<u>Diane Barrans</u> Landowner/Lessee (Printed Name) <u>Landowner</u> Title (e.g.: Landowner, Lessee) X <u>Diane Barrans</u> Landowner/Lessee (Signature) <u>3/14/2025</u> Date			
<u>Kelly Kirkpatrick</u> Landowner/Lessee (Printed Name) <u>Landowner</u> Title (e.g.: Landowner, Lessee) X <u>Kelly Kirkpatrick</u> Landowner/Lessee (Signature) <u>3/16/2025</u> 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) <u>SAME</u>		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X <u>Diane Barrans</u> Applicant's Signature		Date of Application	

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number <u>VAR25-01</u>	Intake Initials <u>Jo 3/17</u>
	Date Received <u>3/17/2025</u>



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

Application for a variance to build a garage/workshop partially within the front yard setback.

VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to)

CBJ: 49.25.430(4)(H); 49.25.400; and 49.20.200

Previous Variance Applications?

☐ YES

☒ NO

Date of Filing: _____

Previous Case Number(s): _____

Building Permit related to this variance? ☐ YES ☐ NO

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 Sign Fee	\$ 50.00			
Sign Deposit	\$ 100.00			
Total Fee	\$ 550.00	pd DS		3/17/25

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

Case Number	Date Received
VAR25-01	3/17/2025

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.

Project Narrative for Barrans/Kirkpatrick Variance Application
RE: 12275 Glacier Highway, residential Parcel 4B2301070010

Submitted by: Diane Barrans and Kelly Kirkpatrick, homeowners
Date: March 17, 2025

Variance Requested is to CBJ: 49.25.430(4)(H); 49.25.0400; and, 49.20.200

My husband and I are requesting a variance not to exceed 10' within the front property line setback to accommodate construction of a 32' x 26' two-car garage/shop with office/storage space above. Placement of the structure is substantially limited by lot topography and proximity to the anadromous stream (Waydelich Creek) along our western property line.

Included in these application materials is the required site plan (as built dated 2/25/25) showing the proposed structure's footprint. The as built also shows the very steep grade of the land along the creek and the no build setback from the stream.

Given these constraints we have proposed this garage/shop placement to achieve a minimum of 9' to 12' distance from the top of bank. That specific area of the bank is supported by bedrock (seen at the creek level) so should minimize the need for bank stabilization/erosion mitigation for this project.

Shifting the structure south, with its current orientation, would result in both a reduction in safe exterior access to the structure for construction and maintenance and place it in an area of the creekbank that has been gradually sloughing over time.

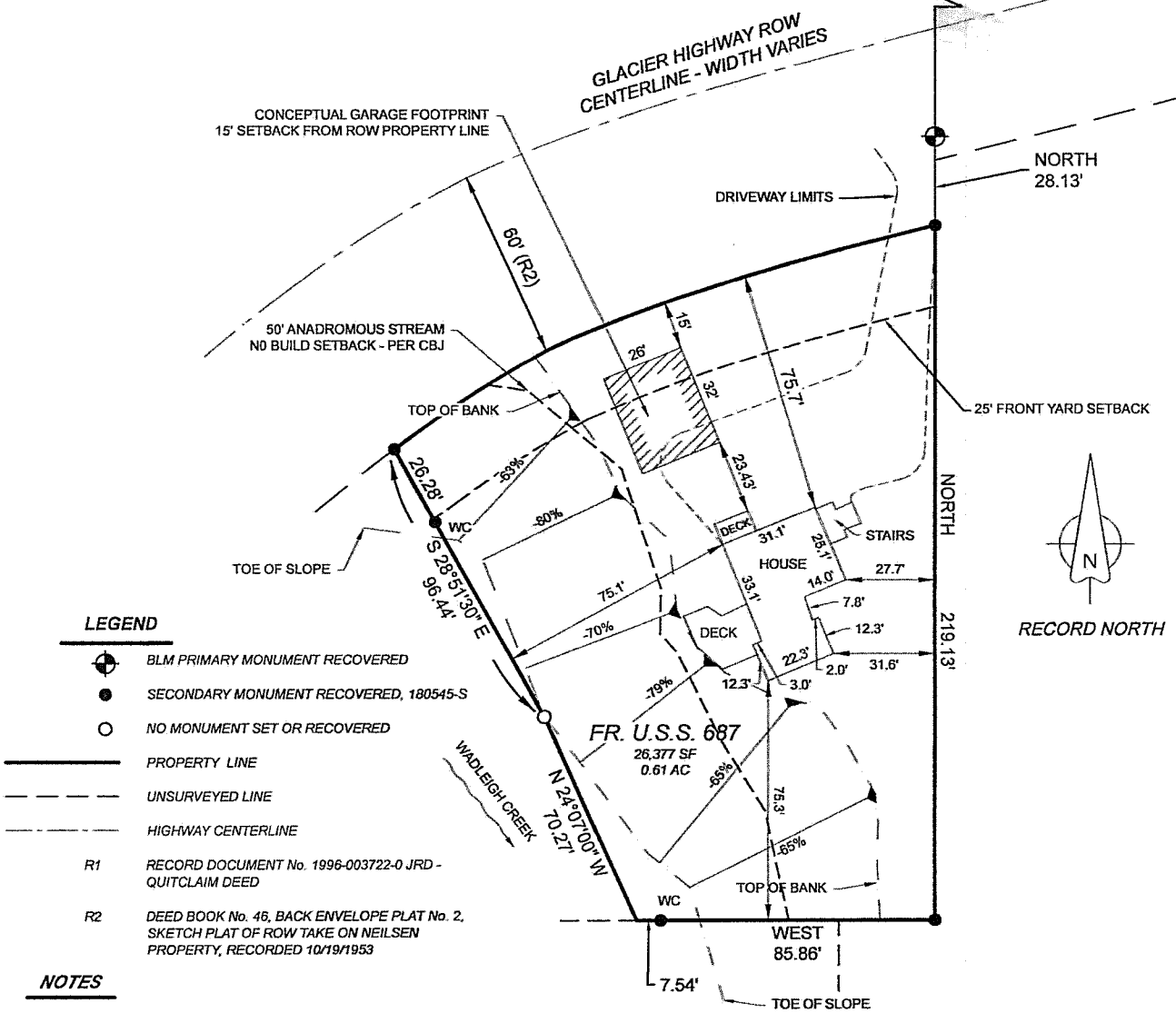
Another issue with moving the structure closer to our home's northern entrance is that would block access to the area of our property that allows us to manage accumulated snow in high snowfall years.

Other factors in orienting the structure as proposed were: 1) reducing the loss of trees currently in the front property line berm which help to damper highway noise (as proposed, we take advantage of an existing gap); and 2) allowing us to retain southern exposure for gardening and landscaping which includes an extensive collection of plant specimens (approximately 200 trees and shrubs).

In addition to desiring enclosed heated space for two vehicles and workshop activity, we are trying to reduce our use of offsite storage rental. For several years we have rented two units (10'x20' and 10'x30') and the related costs have become increasingly onerous. Additional space in the garage, including in an upstairs office/gym should allow us to eliminate and/or downsize one or both offsite units.

Thank you in advance for your consideration of this application.

BASIS OF BEARING: NORTH - MEASURED 535.42'
RECORD 534.02' - OFFICIAL PLAT OF U.S. SURVEY No. 3812



LEGEND

- BLM PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED, 180545-S
- NO MONUMENT SET OR RECOVERED
- PROPERTY LINE
- UNSURVEYED LINE
- HIGHWAY CENTERLINE
- R1 RECORD DOCUMENT No. 1996-003722-0 JRD - QUITCLAIM DEED
- R2 DEED BOOK No. 46, BACK ENVELOPE PLAT No. 2, SKETCH PLAT OF ROW TAKE ON NEILSEN PROPERTY, RECORDED 10/19/1953

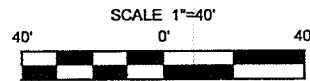
NOTES

- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS LOCATION SURVEY IS A REPRESENTATION OF THE CONDITIONS FOUND AT THE TIME THE SURVEY WAS PERFORMED. THIS DOCUMENT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS SUBJECT TO ANY INNACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION CONTAINED IN THIS DRAWING SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.
- THIS DOCUMENT WAS PERFORMED IN ACCORDANCE WITH THE ASPLS LOCATION SURVEY STANDARDS.
- THIS LOCATION SURVEY WAS PREPARED FOR THE BARRANS-KIRKPATRICK FAMILY. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT EXPRESS CONSENT OF THE SURVEYOR IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT OF THE PREPARER SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS PRODUCT.
- THE RIGHT-OF-WAY BOUNDARY FOR THIS PARCEL IS A LINE OFFSET 60' FROM THE ROAD CENTERLINE, AS SHOWN ON AK DOT&PF ROW MAP F-093-2(6), PHASE 1, SHEET No. 11 OF 12.
- THIS LOCATION SURVEY PLAT WAS PREPARED CONCURRENTLY WITH A RECORD OF SURVEY PLAT, WHICH IS ON FILE AT THE STATE RECORDER'S OFFICE IN ANCHORAGE, FILED WITHIN THE JUNEAU RECORDING DISTRICT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I HAVE SURVEYED THE IMPROVEMENTS AS DESCRIBED ON THIS MAP AND THAT, TO THE BEST OF MY KNOWLEDGE, NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

DATE: FEBRUARY 26, 2025



THIS DOCUMENT PRINTS TO SCALE ON 11X17 PAPER

A LOCATION SURVEY OF FRACTION OF U.S. SURVEY 687 RECORD DOCUMENT No. 1996-003722-0, QUITCLAIM DEED JUNEAU RECORDING DISTRICT LOCATED WITHIN: U.S. SURVEY 687, SEC. 22, T 40 S, R 65 E, C.R.M., AUKE BAY, ALASKA	
CLIENT DIANE BARRANS AND KELLY KIRKPATRICK PO BOX 210471 AUKE BAY, AK 99821	LAST FRONTIER SURVEYING AND ENGINEERING LLC PO BOX 32346 JUNEAU, AK 99803 (907) 388-1099
DRAWN BY: AMV DATE: 02/26/2025	PROJECT: BARRANS/KIRKPATRICK-2023