

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>616 Alta Court</u>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>LINELLEN HEIGHTS 2 LT 19</u>		
	Parcel Number(s) <u>2 D030 L01 019 0</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>Christine Niemi</u>	Contact Person <u>Sarah Mills 360-927-3379</u>	
	Mailing Address <u>616 Alta Ct. Douglas, AK 99824</u>	Phone Number(s) <u>360-927-0517</u>	
	E-mail Address <u>sarahmaureen@outlook.com</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>Christine Niemi</u> Landowner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee) x <u>Christine Niemi</u> <u>4-2-25</u> 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) <u>Same</u>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
x <u>Christine Niemi</u>	<u>4-2-25</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

VAR25-02

Intake Initials

JM

Date Received

4/23/2025



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 We want to add a 600 Sq.Ft. A.D.U. on my irregular shaped lot.

VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to) We would like a variance to CBJ 49.25.400.

Previous Variance Applications?

☐ YES

☒ NO

Date of Filing: _____

Previous Case Number(s): _____

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	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ 400.00			

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Case Number	Date Received
VAR 25-02	4/23/25

Christine Niemi
616 Alta CT
Douglas, AK 99824
Cmniemi@gmail.com 360-927-0517
4/2/2025

To: CBJ Planning Department
230 S. Franklin ST
Juneau, AK 99801

Request for Setback Variance at 616 Alta CT

Dear CBJ Planning Department,

I am writing to formally request a variance from the CBJ zoning ordinance regarding the required front and side setbacks for my property located at 616 Alta Court, (Parcel ID: 2D030L010190).

An ADU on my property will provide multigenerational residence for myself, my daughter and my grandson. As a senior citizen, I would like my daughter and grandson to be able to live next door to me to provide care now and in the coming years. The importance of family support was made evident when I broke my wrist after a recent fall. To repair my wrist, the surgery required 11 screws, 2 alloy plates as you can imagine, this hindered my ability to drive, wash my own hair, shower, cook and do various other chores around my house. My daughter helped take care of my health and my property during my healing and she continues to do so. In turn, I would be able to watch my 6-year-old grandson and be and play a much-needed role in his life. An ADU on my property would not only help alleviate Juneau's current housing crisis for my daughter and grandson (longtime Juneauites) but also allow me to age in place.

In addition, the shape of my lot is quite irregular. Not only is it sloped, it forms an L shape and has a drainage easement that goes right through the middle of the property. Unlike most of my neighbors who have more square shaped lots, if I am to build an ADU, I need to get a little more creative, and request this variance. I am looking to build a very small home, 600sq foot home that will not interfere with the drainage easement, or existing trees. As you can see on the plat map my builder has provided, the setback variance is for the front and side of the property that border the cul-de-sac and road. These setbacks would have little to no impact on neighboring properties.

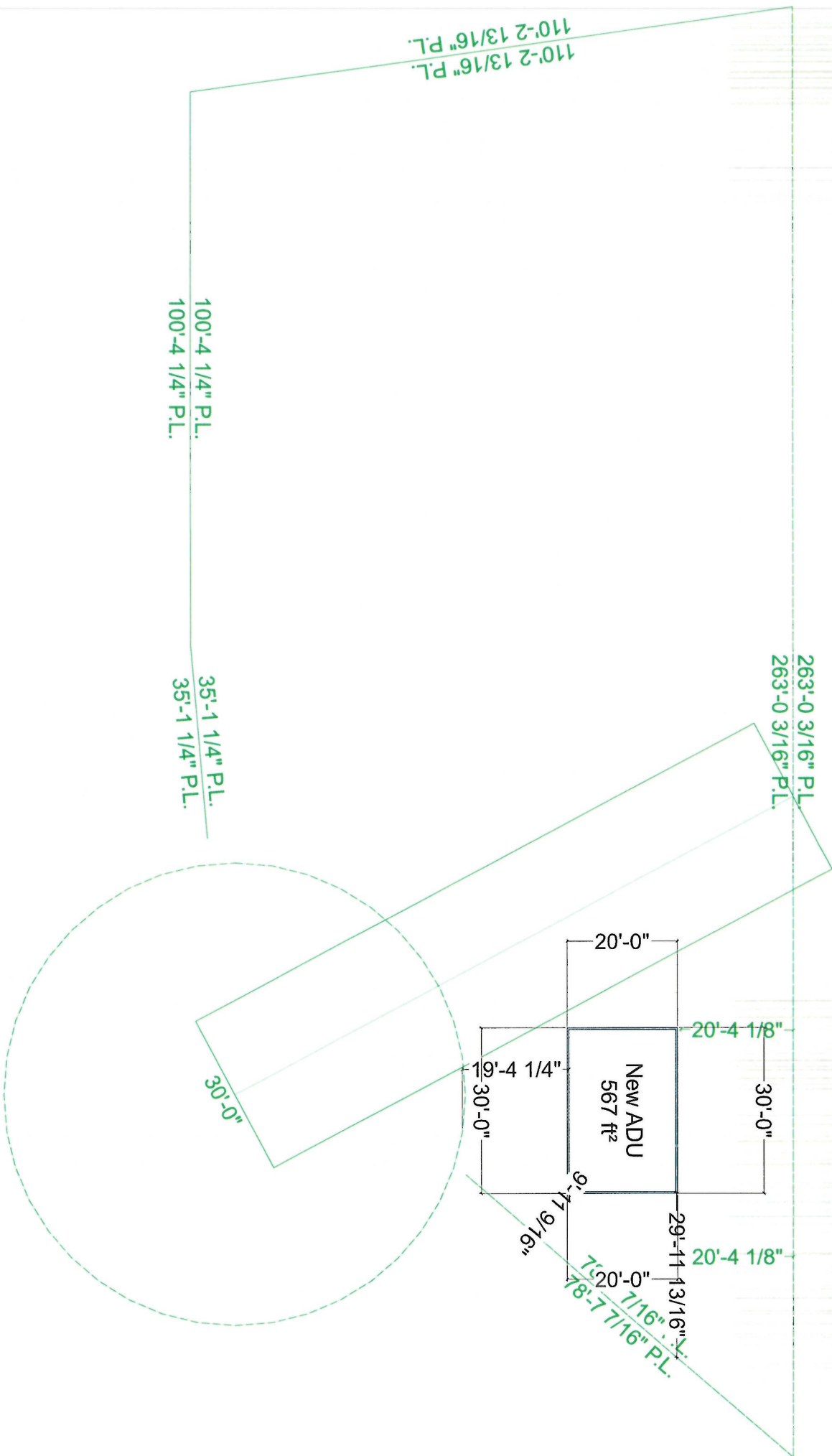
My wish is for this build to have minimal impact on my neighbors. The location is critical because there will be no tree removal, the variance will not obstruct views or sunlight for adjacent properties, nor will it impact the location of the drainage easement. The area where the variance will be needed isn't close to other properties. I believe my request complies with the general intent of the zoning code and there will be no negative impact on public health, safety, or welfare. In addition, we have been very thoughtful in this process and are seeking the help of a local business that uses second growth lumber and builds strictly energy efficient homes with small footprints.

Myself, my daughter and my grandson respectfully request your approval of this variance to proceed with building an ADU on our property. Thank you for your time and consideration. I am available to discuss this further at your convenience.

Sincerely,
Christine Niemi,
My daughter, Sarah Mills, and grandson, Malcolm Mills

Proposed Plan:

- Current setback requirement on cul-de-sac: 20 feet
- Requested setback: 19.65 feet
- Current setback requirement on corner, by road: 13 feet
- Requested setback: 9.917 feet
- Attached are site plans, surveys, and drawings showing the proposed construction and neighboring properties

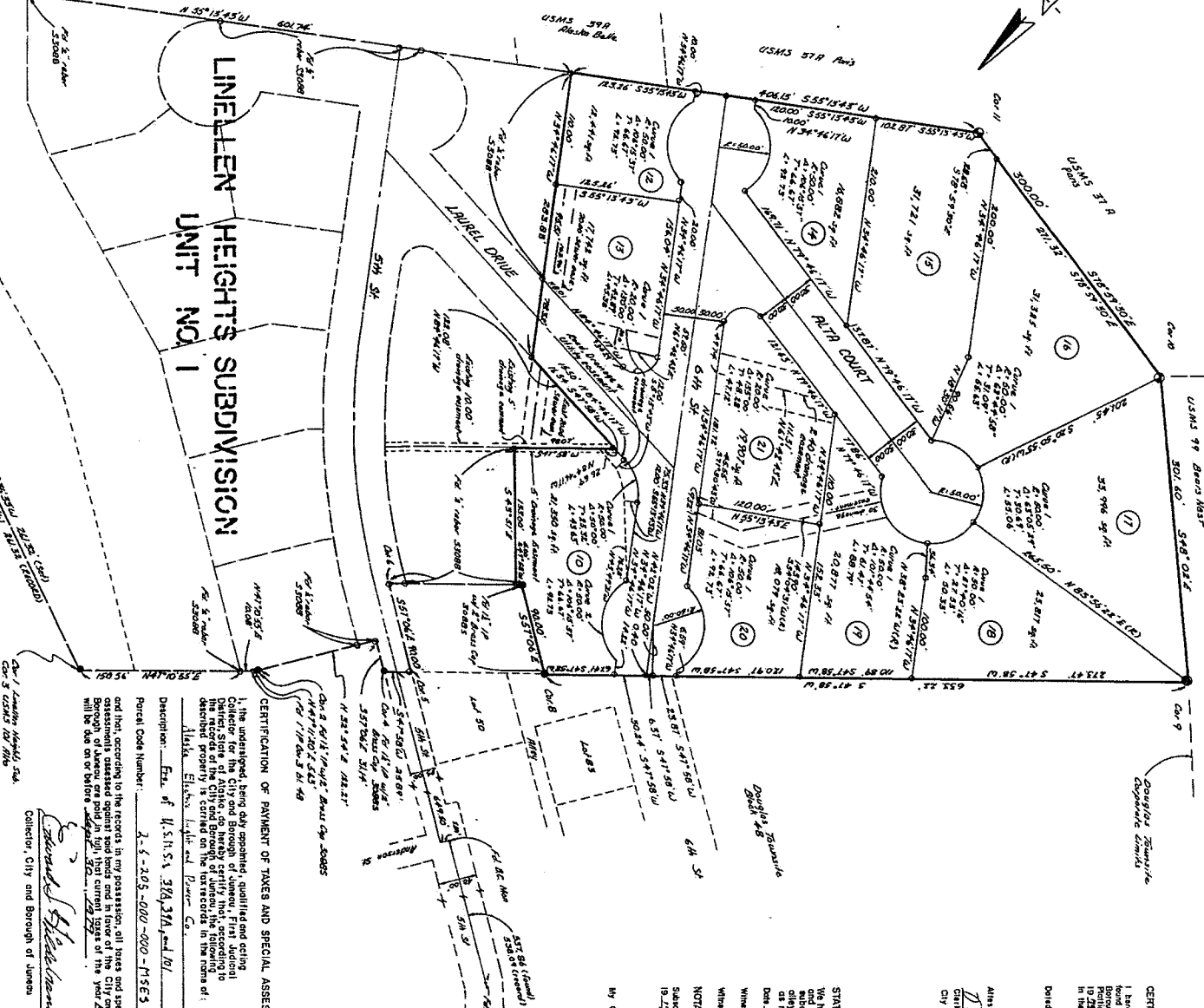


CHORD DATA

N 59°46'17" W 42.26'
 N 34°46'17" W 80.00'
 N 34°46'17" W 80.00'
 N 30°13'43" E 36.25'
 N 34°46'17" W 80.00'

N 86°51'27" E 40.66'
 N 37°36'23" W 52.32'
 N 22°46'30" E 48.28'
 S 77°30'55" E 77.58'
 N 34°46'17" W 80.00'
 S 32°43'43" W 36.96'

LINELLEN HEIGHTS SUBDIVISION UNIT NO. 1



CERTIFICATION OF PAYMENT OF TAXES AND SPECIAL ASSESSMENTS

I, the undersigned, being duly qualified, qualified and acting as Collector for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that the taxes and special assessments assessed against the land and improvements therein for the year 1979 and for the period from January 1, 1979 to December 31, 1979, are as follows:

Parcel Code Number: 2-5-205-000-000-11565

Description: Ex. of U.S.N.S. 378,374 and 101

Collector, City and Borough of Juneau

CERTIFICATION OF REGISTERED LAND SURVEYOR

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plan and map represents the survey made by me or under my direct supervision, that all dimensions and relative bearings are correct and that monuments are set in place and noted upon this plan as presented.

Survey No. 11719/79

ROGER W. BROWN
 CIVIL ENGINEER AN
 PD Box 128 Douglas,
 LINELLEN HEIGHTS
 UNIT 1

A Subdivision of parts of US
 USMS 39A (Aloska Belle Lo
 Lode) adjacent to the City of
 Scale: 1" = 60'

GENERAL NOTES

- 1) Road access to this subdivision is restricted.
- 2) Basis of bearing S57°06' E 537.86' to monuments found at the intersection of 5' streets and angle point in 5th street at b Douglas Township.
- 3) (R) denotes radial, the extended line pose of the curve.
- 4) Lot numbers are not consecutive because Linellen Heights Subdivision.

LEGEND

- found 1/2" IP with 2" bro
- set 1/2" IP with 2" brass
- set 1/2" rebar S3088
- found Brass Cop Monument

TYPICAL MONUMENT

2" brass cop with 1/2" x 30" I.P.
 PRIMARY
 SEC

STATEMENT OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon and that we have adopted this plan of subdivision and that we have adopted the plan of subdivision shown on this plan and map and that we have adopted the plan of subdivision shown on this plan and map and that we have adopted the plan of subdivision shown on this plan and map.

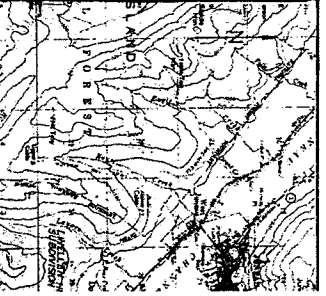
Notary Public for Alaska
 State of Alaska
 Notary Public for Alaska
 State of Alaska

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plan shown hereon has been approved by the Board of the City and Borough of Juneau, First Judicial District, State of Alaska, and that the plan shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated February 2, 1979

City and Borough of Juneau Planning Board



Drawn by: Michael A. Toyle
 Checked by: Roger W. Brown
 Scale: 1" = 60'

