

# 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	<b>PROPERTY LOCATION</b>		
	Physical Address <b>16470 Ocean View Drive</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Pt Louise R 1 &amp; 5</b>		
	Parcel Number(s) <b>8B3301060090</b>		
	<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 _____		
	<b>LANDOWNER</b>		
	Property Owner <b>Gilles and Monica Mesdag</b>	Contact Person <b>Lucas Mesdag</b>	
	Mailing Address <b>PO Box 34606, JNU 34606</b>	Phone Number(s) <b>907.209.5480</b>	
	E-mail Address <b>lucas.mesdag@gmail.com</b>		
	<b>LANDOWNER CONSENT</b> Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowners printed name, signature, and the applicant's name.  I am (we are) the owner(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.		
<b>Gilles Mesdag</b> Landowner (Printed Name)		<b>Landowner</b> Title (e.g.: Landowner)	
x <i>Gilles Mesdag</i> Landowner (Signature)		<b>12-11-2025</b> Date	
<b>Monica Mesdag</b> Landowner (Printed Name)		<b>Landowner</b> Title (e.g.: Landowner)	
x <i>Monica Mesdag</i> Landowner (Signature)		<b>12-11-25</b> 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.			
<b>APPLICANT</b>			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name) <b>Lucas Mesdag</b>	Contact Person <b>Lucas Mesdag</b>		
Mailing Address <b>PO Box 34606, JNU 34606</b>	Phone Number(s) <b>907.209.5480</b>		
E-mail Address <b>lucas.mesdag@gmail.com</b>			
x <i>Lucas Mesdag</i> Applicant's Signature		<b>12/8/25</b> Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials <b>JAS</b>	
Case Number <b>VAR29-07</b>	Date Received <b>12/11/2025</b>

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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



# 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**

Boat condo with an overhead living space requiring an encroachment into the front yard setback by approximately 10 feet.

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

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	\$ 400			
Adjustment	\$ _____			
<b>Total Fee</b>	\$ 400			

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Case Number	Date Received
VAR 25-007	12/11/2025

### 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.

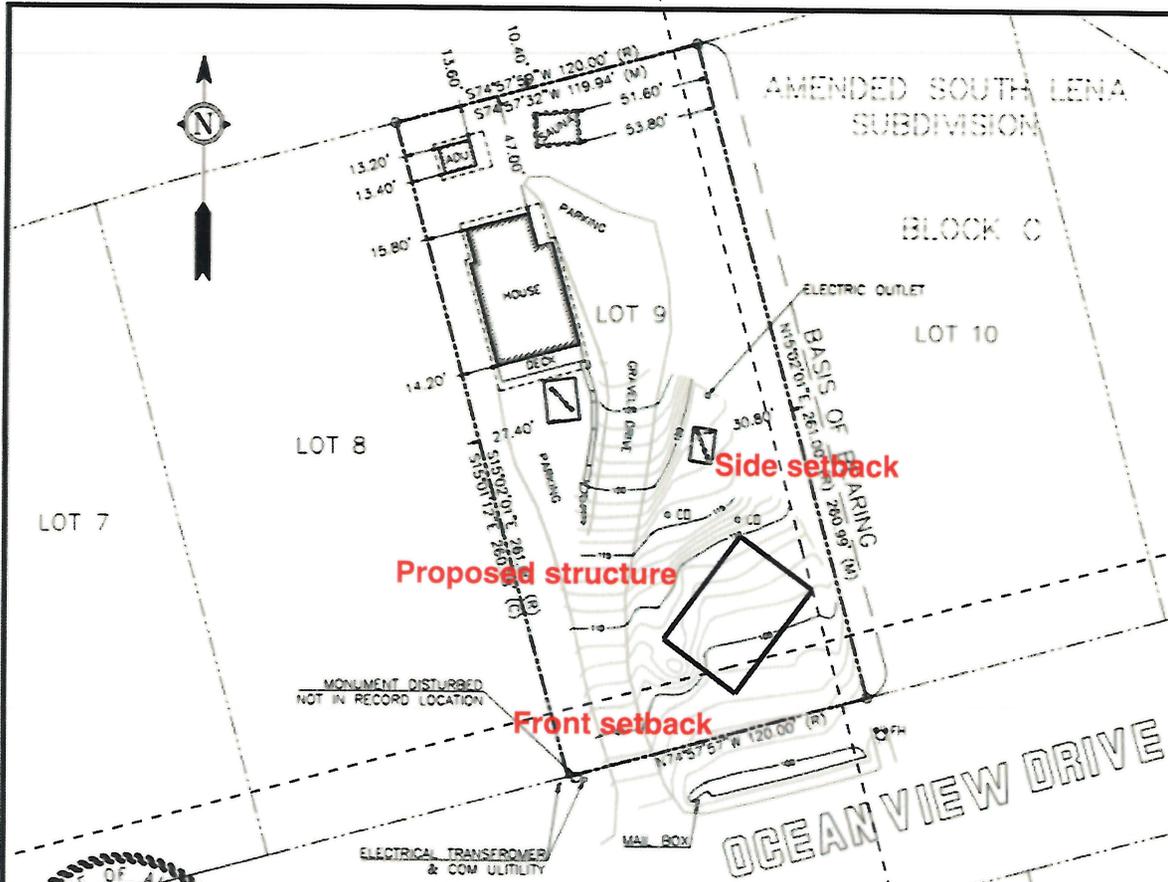
**PLEASE NOTE:** As provided by CBJ Land Use code section on Variances (CBJ 49.20.200), a variance may be granted to provide an applicant relief from the requirements of Title 49, the Land Use Code. A variance is prohibited from varying any requirement or regulation of this title concerning the use of 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.

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This project is to build a 35'x50' garage with space to fit both a boat and plow truck simultaneously, necessitating the width. Due to where the drain field falls on the property, this will require encroachment into the 25' front-yard setback by approximately 10', leaving approximately 15' of a front-yard setback. A site drainage plan will be completed once the specifics of site are finalized.

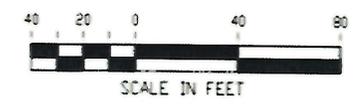
I see in section 49.25.430 (4Hi) that there is a precedent to get within five feet of the property line for garages when "topography of the lot makes construction a hardship". Although my building will be larger than the 600 feet listed later, I am hoping my proposed encroachment will be deemed acceptable.



- LEGEND**
- R/I BRASS MONUMENT (RECOVERED)
  - REBAR AND PLASTIC CAP (RECOVERED)
  - REBAR AND ALUM CAP (SET)
  - (R) RECORD DATA (PER 2006-57)
  - (C) COMPUTED DATA
  - (M) MEASURED DATA

- PLAT NOTES**
1. THE OFFSET DISTANCES ARE SHOWN TO THE NEAREST 2 TENTHS OF A FOOT (0.20') FROM THE PROPERTY LINE TO THE IMPROVEMENT.
  2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS (ASPLS).
  3. THIS PLAT IS NOT TO BE SCALED FROM USE GIVEN DIMENSIONS. ONLY THE INFORMATION CONTAINED ON THIS DRAWING SHALL NOT BE USED TO ESTABLISH A FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.
  4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.
  5. THIS AS-BUILT SURVEY WAS PREPARED FOR LUCAS MESSAG, AND IT SHOULD ONLY BE USED FOR PLANNING/DESIGN PURPOSES. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT EXPRESS CONSENT OF 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.

**BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NE/SPOLE BETWEEN FOUND SECONDARY MONUMENT MARKING THE SE CORNER OF LOT 9, AND FOUND PRIMARY MONUMENT MARKING THE NE CORNER OF LOT 9 AS SHOWN ON SURVEY PLAT 2006-57 DATED JUNE 9, 2006.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES, D.C.M.S. SET.

10/31/25  
DATE

SEAN R. O'NEILL LS 203410

**NORTH 57\***  
**LAND SURVEYING LLC**

1007 747-6700 205-C SMITH STREET, SITKA, AK  
8000 GLACIER HWY., STE 204 1/2, JUNEAU, AK  
MAILING ADDRESS - 2007 CASCADE CREEK ROAD,  
SITKA, AK 99805  
EMAIL: north57landsurveying@yahoo.com

**AS-BUILT/TOPO. SURVEY**  
LOT 9, BLOCK C OF THE  
AMENDED SOUTH LENA SUBD.  
PLAT 2006-57 J.R.D.  
JUNEAU, AK 99801

CLIENT: LUCAS MESSAG PROJECT: 40633-01 DRAWING NAME: 40633-01 MESSAG SHEET 1 OF 1

