



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 2765 Fritz Cove Road, Juneau AK, 99801			
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)			
	Parcel Number(s)			
	<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			
	Property Owner	Ian MacDougall	Contact Person	Mallarie Yeager
	Mailing Address	1220 Fritz Cove Road, Juneau AK, 99801	Phone Number(s)	(727) 348-3454
	E-mail Address	mallariyeager1@gmail.com		
	LANDOWNER CONSENT			
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, landowner's 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.				
Ian MacDougall Landowner (Printed Name)		Landowner Title (e.g.: Landowner)		
X	 Landowner (Signature)		11/05/2025 Date	
Mallarie Yeager Landowner (Printed Name)		Landowner Title (e.g.: Landowner)		
X	 Landowner (Signature)		11/05/2025 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	SAME	
Mailing Address	SAME	Phone Number(s)	SAME	
E-mail Address	SAME			
X	 Applicant's Signature	 Date of Application	11/05/2025 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	Date Received
VAR 25-06	11/6/25

Intake Initials



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	
	The request for this variance application is to consider a front yard setback variance for our property located at 2765 Fritz Cove Road to build our home.	
	VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to) CBJ 49.25.930 - front yard setback	
	Previous Variance Applications? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Date of Filing: <u>N/A</u>	Building Permit related to this variance? <input type="checkbox"/> YES <input type="checkbox"/> NO
	Previous Case Number(s): <u>N/A</u> Was the Variance Granted? <input 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 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	\$ <u>120.00</u>			
Adjustment	\$ _____			
Total Fee	\$ _____			

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Case Number	Date Received
VAR 25-06	11/10/25



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Case Number	Date Received
VAR 25 - 06	11/6/25

Dear CBJ Planning and Development Committee,

We are writing to formally request consideration for a Front Yard Setback Variance for our property located at 2765 Fritz Cove Road. This letter serves as the detailed narrative describing the hardship resulting from the unique physical features of our parcel and explaining how our proposed project meets the established variance criteria.

Description of hardship: The core of our request stems from the unusual and extreme topography of our property, which creates a significant hardship and restricts the reasonable use of the land under current zoning requirements.

- **Steep and unbuildable terrain:** Most of the property, particularly the uphill portion back from the road, consists of cliffs and extremely steep terrain. This renders it physically impossible to establish a level building pad for the proposed residential structure further back from the road, as would be required by the standard 25-foot front setback.
- **Only viable location:** The only viable and buildable location for a foundation is on the lower portion of the parcel, near the road. The proposed structure, which has a footprint of 40' x 16', must necessarily be placed in this area. This is reinforced by the fact that this property previously supported a house found on the same pad, however this house burnt down in the 1990s.
- **Setback conflict:** According to the 2013 survey (attached to the application as the site plan), this essential building area falls within the standard 25-foot front setback.
- **Unfeasible standard requirement:** The 2013 survey shows corner number 5 to be located approximately 50 feet horizontally and 30 feet vertically from the edge of pavement. When combined with the 25-foot setback, this requires the structure to be placed roughly 75 feet from the road, which is not feasible given the site's slope and rock conditions. This unique topography constitutes the physical feature affecting this specific parcel and resulting in the hardship.

Setback Variance Approval Criteria: Our proposed project for a new residential structure, requiring relief from the front setback requirement, meets the necessary setback variance criteria for the following reasons:

1. **Unusual or special conditions of the property:** The unusual and extreme topography—specifically the cliffs and unbuildable terrain uphill from the gravel pad—constitutes a physical feature affecting this specific parcel, creating a hardship.
2. **Unusual or special conditions of the property are not caused by the person seeking variance:** The unusual and extreme terrain on the uphill portion of the lot makes it physically impossible to construct a residential structure at the legally required 75-foot distance from the road (25' setback + distance from pavement to property line). The rock and slope conditions that prohibit building in that area were not created or altered by us.
3. **Not detrimental to public health, safety or welfare:** The proposed construction will not be detrimental to public welfare or injurious to other property. Due to the property's elevation (it sits above the road grade), its position along the outside of a curve in the road, and the proposed distance from the pavement, the new structure will not create a visual obstruction for drivers.
4. **Variance is narrowly tailored:** The variance is the minimum necessary to afford relief. We are only requesting the relief required to build in the single viable location on the property. We are not requesting a variance beyond what is strictly necessary to overcome the physical constraints of the site.

Finally, the denial of this setback variance would effectively prevent us from building our home and render this property unbuildable for future owners. We are professionals whose work contributes significantly to the Juneau and greater Alaskan economy. Given the current housing shortage and renter

burdens, we are eager to build our first home on this property, transition out of the renter cycle, and remain a part of this lovely community.

We sincerely appreciate your time and thoughtful consideration of this request, which is necessitated by the highly unique and challenging physical features of our parcel. Please see our attached site plan with city water valve location as well as proposed placement of house, septic (<https://lifewaterengineering.com/>) and parking. We are currently in the process of obtaining an updated boundary and topographic survey, which can be provided upon completion. We are happy to provide any additional information, documentation, or site access needed to support this application.

Sincerely,

Mallarie Yeager, Ph.D. (NOAA Fisheries Scientist)

Ian MacDougall (UAF Data Engineer)

R. M. ENGINEERING
 CONSULTANTS

NOTE:
 UNDER NO CIRCUMSTANCES
 ANY DATA HEREON BE US
 CONSTRUCTION OR FOR ESTAB
 BOUNDARY OR FENCE LINES.



SURVEYOR'S CERTIFICATE

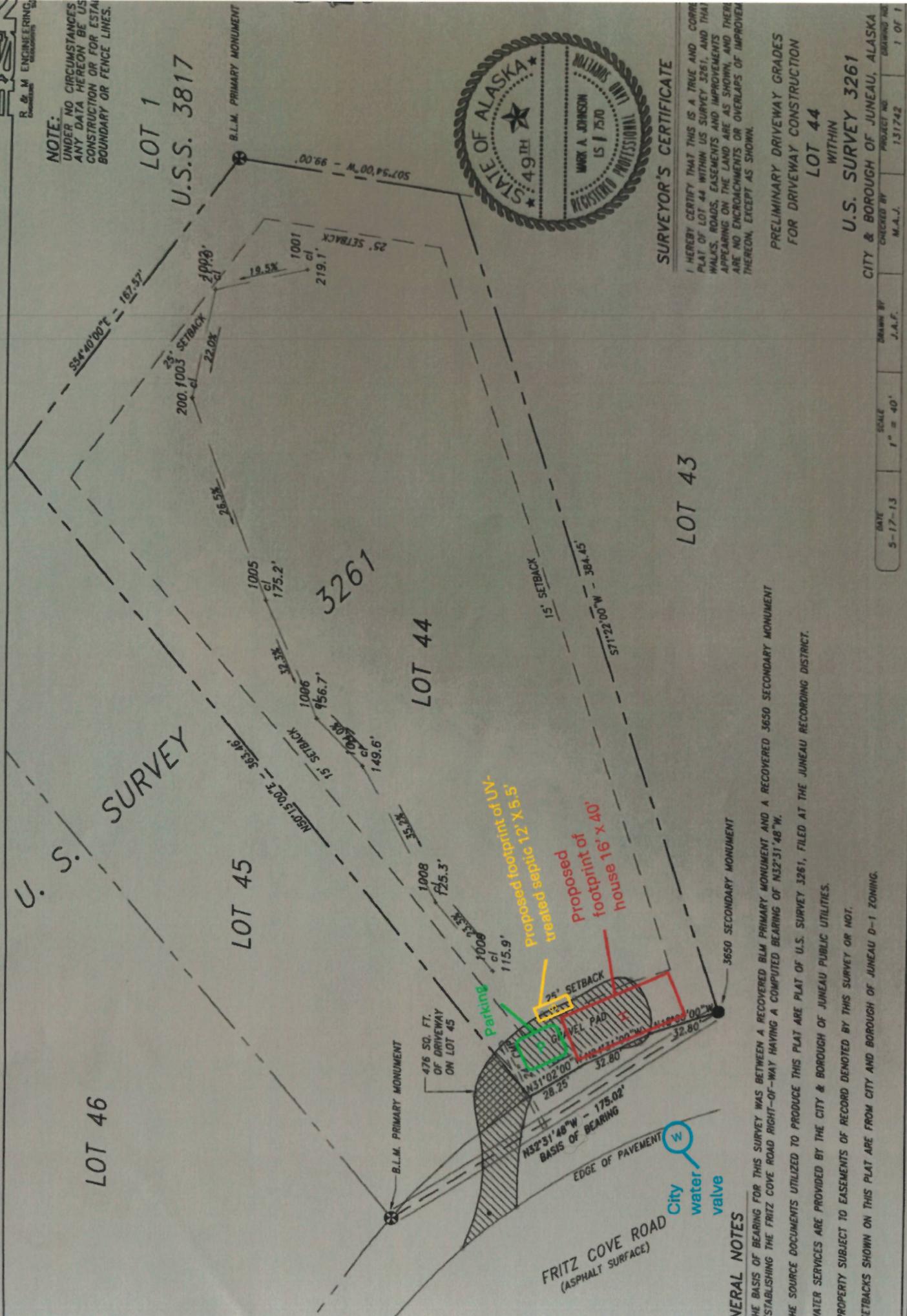
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRE
 PLAT OF LOT 44 WITHIN US SURVEY 3261, AND THAT
 WALKS, ROADS, EASEMENTS AND IMPROVEMENTS
 APPEARING ON THE LAND ARE AS SHOWN, AND THERE
 ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEM
 THEREON, EXCEPT AS SHOWN.

PRELIMINARY DRIVEWAY GRADES
 FOR DRIVEWAY CONSTRUCTION

LOT 44
 WITHIN

U.S. SURVEY 3261

CITY & BOROUGH OF JUNEAU, ALASKA
 CHECKED BY PROJECT NO. 131742
 M.A.J. J.A.F. 1 OF 1



GENERAL NOTES
 THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN A RECOVERED BLM PRIMARY MONUMENT AND A RECOVERED 3650 SECONDARY MONUMENT
 ESTABLISHING THE FRITZ COVE ROAD RIGHT-OF-WAY HAVING A COMPUTED BEARING OF $N32^{\circ}31'48''W$.
 THE SOURCE DOCUMENTS UTILIZED TO PRODUCE THIS PLAT ARE PLAT OF U.S. SURVEY 3261, FILED AT THE JUNEAU RECORDING DISTRICT.
 WATER SERVICES ARE PROVIDED BY THE CITY & BOROUGH OF JUNEAU PUBLIC UTILITIES.
 PROPERTY SUBJECT TO EASEMENTS OF RECORD DENOTED BY THIS SURVEY OR NOT.
 SETBACKS SHOWN ON THIS PLAT ARE FROM CITY AND BOROUGH OF JUNEAU D-1 ZONING.

DATE	SCALE	DRAWN BY
5-17-13	1" = 40'	J.A.F.