

FNSB ADMINISTRATIVE HEARING
AGENDA
October 13, 2016
Mayors Salcha Conference Room, 3rd Floor
Juanita Helms Administrative Center, 809 Pioneer Road
10:30 a.m.

A. CALL TO ORDER

B. INFORMATION FOR THE PUBLIC

This hearing includes Quick Plat, Legal Nonconforming (Grandfather Rights), Amnesty Relief and Administrative Variance requests.

Public testimony will be requested as each agenda item comes up.

Any action taken during this meeting may be appealed. Appeal of a Hearing Officer decision must be submitted in writing.

Agenda, meeting audio, and Hearing Officer decisions are posted at <http://www.co.fairbanks.ak.us/cp/Pages/Administrative-Hearings.aspx>.

C. COMMUNICATIONS TO THE HEARING OFFICER

D. ADMINISTRATIVE HEARING

Preliminary Applications

1. **RP011-17 (Lakloey Park)** A request by Alaska Rim Engineering, Inc, on behalf of Sally A Pelnó, to replat Lot 5, Block 2 Lakloey Park, a total of 42,030 square feet, into 2 lots consisting of a utility lot of 900 square feet and a remainder lot of 41,130 square feet within the NW ¼ SW ¼ Section 14, T1S, R1E FM (located on Valley Drive and Levan Way). (**Staff contact: Angela Parker**)
2. **SD001-17/RP002-17 Bourne Estates** A request by Frank Stallings, on behalf of Gale and Tanya Bourne, to replat Lots 1, 2 and 3A-1 of Krupa Subdivision, a total of 11.16 acres, by reconfiguring the lot lines to create three lots of 4.27 acres, 4.28 acres and 2.61 acres, respectively. These lots are located within the SW ¼ Section 17, T1S, R2E, FM (located on Nordale Road). (**Staff contact: Angela Parker**)
3. **SD002-17 Joel Subdivision** A request by Joel and Janice Borkovec to subdivide the parcel described as TL-1169, a total of approximately 2.55 acres, into two lots of 1.17 and 1.38 acres. The lots are located within the NW¼ NE¼Section 11, T2S R2E FM (located on Virginia Street and Wildflower Lane). (**Staff Contact: George Stefan**)
4. **SD008-17 Pike's Waterfront Lodge LLC** A request by Northland Surveying and Consulting LLC, on behalf of Pike's Waterfront Lodge LLC, to subdivide Tract B-1-A, Pike's Landing Restaurant Tracts, a total of approximately 6.37 acres, into two lots of 2.48 and 3.89 acres. The lots are located within the NE¼ Section 13, T1S R2W FM (located on Hoselton Road). (**Staff Contact: Daniel Welch**)

Grandfather Rights Applications

1. **GR2017-023:** A request by Grace Minder for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with an arctic entry with nonconforming south side-yard setback of 5 feet instead of the required 8 feet (with the 20% setback exception per FNSBC 18.96.040 [B] [2]) in the Multiple-Family Residential (MF) zone for the property on Lot 1B, Block 3, Brandt Subdivision (located at 308 Brandt Street, on the north side of Pioneer Road).

2. **GR2017-024:** A request by Grace Minder on behalf of Thomas and Kari Halverson for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with nonconforming south side-yard setback of 1.5 feet +/- instead of the required 10 feet and nonconforming front-yard setback of 6 feet +/- instead of the required 20 feet in the Multiple-Family Residential (MF) zone for the property on Lot 2, Block 3, Brandt Subdivision (located at 316 Brandt Street, on the north side of Pioneer Road).

Amnesty Relief Applications

1. **THERE ARE NO AMNESTY RELIEF APPLICATIONS FOR THIS HEARING DATE.**

Administrative Variances

1. **THERE ARE NO ADMINISTRATIVE VARIANCE APPLICATIONS FOR THIS HEARING DATE.**

E. COMMENTS

Citizens

Platting Staff

Planning Staff

F. ADJOURNMENT