

FNSB ADMINISTRATIVE HEARING

AGENDA

August 3, 2017

Chizmar Conference Room, 1st Floor

Juanita Helms Administration Center

907 Terminal Street

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. QUASI-JUDICIAL HEARING

Preliminary Applications

1. **RP001-18 (Fountainhead Industrial Park)** A request by Stutzman Engineering Associates, Inc., on behalf of Banner, LLC, to replat Tract A-1, Fountainhead Industrial Park, a parcel of approximately 13.35 acres, into two lots ranging in size from approximately 6.65 acres to 6.71 acres. The parcel is located within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, T1S R1W FM (Located Van Horn Rd, Banner Ave and S. Cushman St). **(Staff Contact: Daniel Welch)**
2. **RP002-18/PU001-18 (Cripple Creek II Subdivision)** A request by All Points North, on behalf of Aron Patterson, to vacate a portion of a public utility easement located on the northeast corner of Lot 11, Block 10, Cripple Creek II Subdivision without further change to the lot boundaries or other public utility easements. The 2.59 acre parcel is located within the S $\frac{1}{2}$ SE $\frac{1}{4}$ Section 25, T1S R3W FM (Located on Bluegrass Drive south of Dulcimer Drive). **(Staff Contact: Daniel Welch)**

Grandfather Rights Applications

1. **GR2017-191:** A request by Alice Fay Gibson for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with an attached garage with a nonconforming west side-yard setback of 3 feet instead of the required 5 feet and with a nonconforming east side-yard setback of 0 feet instead of the required 5 feet in Two-Family Residential (TF) zone for the property on Lot 4, Block 4, Charles Slater Subdivision (located at 314 Charles Street). **(Staff Contact: Manish Singh)**
2. **GR2017-194:** A request by Randi Wells on behalf of Steve and Cheryl Henry for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with a nonconforming north front-yard setback of 10 feet instead of the required 25 feet in the Rural Residential (RR) zone for the property on Lot 16, Salcha Estates West Subdivision (located at 2095 Yankovich Road). **(Staff Contact: Stacy Wasinger)**

3. **GR2017-195:** A request by Craig and Susan Post for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with a nonconforming west front-yard setback of 16.0 feet +/- instead of the required 25 feet and with a nonconforming north side-yard setback of 24.4 feet +/- instead of the required 25 feet in Rural Residential (RR) zone for the property on Lot 12, Block 1, Moon Shadow Subdivision (located at 2295 Long Shadow Drive).**(Staff Contact: Manish Singh)**

4. **GR2018-002:** A request by Diane and Darrell Carlson for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached woodshed with a nonconforming south front-yard setback of 12 feet instead of the required 25 feet in Rural Residential (RR) zone for the property on Lot 7, Block 2, Newby Park Subdivision, First Addition (located at 3356 White Spruce Drive).**(Staff Contact: Manish Singh)**

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT