

FNSB ADMINISTRATIVE HEARING

AGENDA

July 6, 2017

Ester Conference Room, 2nd 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. ADMINISTRATIVE HEARING

Preliminary Applications

- 1. SD034-17/RP039-17 Happy Girl Too Subdivision** A request by Windy Creek Surveys, on behalf of Marilyn H. Herreid, subdivide Tract A, Pearl Creek Subdivision, First Addition approximately 64.48 acres, into two lots of approximately 5.00 acres and 59.58 acres. The parcel is located within the SE $\frac{1}{4}$ Section 19, T1N R1W FM (Located on Ballaine Road and Herreid Road). (Staff Contact: Daniel Welch)
- 2. SD035-17/RP040-17 Herreid Land** A request by Windy Creek Surveys, on behalf of Walt Herreid and Gretchen Petersen, to subdivide the Lots 1 and 2, Pearl Creek Subdivision, First Addition, a total of approximately 12.29 acres, into two lots of approximately 7.69 acres and 4.60 acres. The parcels are located within the SE $\frac{1}{4}$ Section 19, T1N R1W FM (Located on Herreid Rd and Wolverine Lane). (Staff Contact: Daniel Welch)
- 3. SD038-17/RP042-17 Capri North** A request by James Arpino and Gregory Wagner to subdivide Lot 2, Block 1, Robson Tracts, totaling approximately 4.75 acres, into three lots ranging in size from 1.40 to 1.84 acres. The lots are located within the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, T1S R1E (located on Groundsel Avenue). (Staff Contact: George Stefan)
- 4. RP041-17 (Highwood Subdivision)** A request by 3-Tier Alaska, Corp., on behalf of John and Frances Sones, to replat Lot 6B, Block 1 and Lot 1, Block 2 Highwood Subdivision, totaling approximately 5.76 acres, by vacating a public utility easement and creating a new public utility easement. The lots are located within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 10, T6S R4E FM (Located on Snowberry Drive and Harebell Avenue). (Staff Contact: George Stefan)

Grandfather Rights Applications

1. **GR2017-168:** A request by Ray Brasier for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex building in the Two-Family Residential (TF) zone for the property on Lot 2A, Block 99, Fairbanks Townsite (located at 1147 Sixth Avenue).
2. **GR2017-171:** A request by Ray Brasier for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex building in the Two-Family Residential (TF) zone for the property on Lot 2E, Block 99, Fairbanks Townsite (located at 1122 Eighth Avenue).
3. **GR2017-177:** A request by Ray Brasier for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing four-plex building with a non-conforming rear-yard setback of 0 feet instead of the required 5 feet in the Two-Family Residential (TF) zone for the property on Lot 2B, Block 99, Fairbanks Townsite (located at 1127 Sixth Avenue).
4. **GR2017-176:** A request by Ray Brasier for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing four-plex building with a non-conforming west side-yard setback of 2 feet instead of the required 5 feet and a non-conforming front-yard setback of 18 feet instead of the required 20 feet in the Two-Family Residential (TF) zone for the property on Lot 2E, Block 99, Fairbanks Townsite (located at 1122 Eighth Avenue).
5. **GR2017-175:** A request by Randi Wells on behalf of George Rimiller for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with arctic entry. The single-family residence has a nonconforming front-yard setback of 19.8 feet instead of the required 20 feet and a nonconforming front-yard setback of 15.1 feet instead of the required 15 feet (with exception per FNSB 18.96.040.B.2) in the Single-Family Residential 10 (SF-10) zone for the property on Lot 17, Block 8, Taku Subdivision First Addition (located at 2510 Ruby Road).

Withdrawn by Applicant
6. **GR2017-172:** A request by Ray Brasier for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex building in the Two-Family Residential (TF) zone for the property on Lot 2D, Block 99, Fairbanks Townsite (located at 1109 Sixth Avenue).
7. **GR2017-170:** A request by Ray Brasier for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing four-plex building in the Two-Family Residential (TF) zone for the property on Lot 2B, Block 99, Fairbanks Townsite (located at 1127 Sixth Avenue).
8. **GR2017-169:** A request by Ray Brasier for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing tri-plex building and a single-family residence, for a total of 4 dwelling units, in the Two-Family Residential (TF) zone for the property on Lot 2C, Block 99, Fairbanks Townsite (located at 1113 Sixth Avenue).
9. **GR2017-163:** A request by Donald A. and Rae L. Claveau for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a basement in the Groundwater Damage Protection (GWP) overlay in the General Use 1 (GU-1) zone for the property on Lot 2, Block 2, Woodsmoke Subdivision (located at 1996 Greenwood Street).
10. **GR2017-162:** A request by Randi Marie Wells on behalf of Rick and Jana Templeton for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with attached garage with a nonconforming front-yard setback of 12 feet instead of the required 20 feet in the Two-Family Residential (TF) zone for the property on Lot 6A, Block 35, Aurora Subdivision Revision A First Addition (located at 1916 Esquire Ave).
11. **GR2017-161:** A request by Aron D. Patterson for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming north side-yard setback of 14.6 feet instead of the required 25 feet in the Rural Estates 2 (RE-2)

zone for the property on Lot 11, Block 10, Cripple Creek Subdivision Second Phase (located at 1875 Bluegrass Drive).

12. **GR2017-160:** A request by James S. Slicker for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with a nonconforming west side-yard setback of 16.5 feet instead of the required 25 feet in the Rural Residential (RR) zone for the property on Lot 9, Block 2, North Star Subdivision First Phase (located at 1133 West Turnaround).
13. **GR2017-159:** A request by James S. Slicker for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming east side-yard setback of 20.4 feet instead of the required 25 feet in the Rural Residential (RR) zone for the property on Lot 9, Block 2, North Star Subdivision First Phase (located at 1133 West Turnaround).

Amnesty Relief Applications

There are no Amnesty Relief Applications for this hearing date.

Administrative Variances

There are no Administrative Variance Applications for this hearing date.

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT