

FNSB ADMINISTRATIVE HEARING

AGENDA

June 22, 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. ADMINISTRATIVE HEARING

Preliminary Applications

1. **RP036-17 (Mano Subdivision)** A request by Degerlund Engineering, LLC., on behalf of Moosepath, LLC, to replat Lot 1, Mano Subdivision, approximately 2.033 acres, into two lots of approximately 1.015 acres and 1.018 acres. The parcel is located within the N $\frac{1}{2}$ N $\frac{1}{2}$ Section 9, T1S R2W FM (Located on Goldhill Road and Mano Court).
2. **RP025-17 (Pearl Creek Subdivision)** A request by David McNary, DMLS LLC., on behalf of Samuel Dashevsky and Martha Reynolds, to replat the Morton Wood Tract of Pearl Creek Subdivision, a parcel of approximately 7.566 acres, into two lots of approximately 2.614 acres and 4.952 acres. The request also proposes both a vacation and reservation of public utility easements. The parcel is located within the W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 19, T1N R1W FM (Located on Musk Ox Trail).

Grandfather Rights Applications

1. **GR2017-150:** A request by David Bloom for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage/shop with a nonconforming east side-yard setback of 2.5 feet +/- instead of the required 5 feet in the Two-Family Residential (TF) zone for the property on Lot 11A, Block 46, Hamilton Acres Subdivision (located at 419 Lignite Avenue).
2. **GR2017-153:** A request by Jo Anne Bullard for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence. The residence has a nonconforming north rear-yard setback of 6 feet +/- instead of the required 10 feet in the Multiple-Family Residential/Mobile Home Subdivision overlay/Military Noise overlay (MF/MHS/MNO) zone for the property on Lot C1B1, Raho Property (located at 4395 Lakeview Drive).

Amnesty Relief Applications

Administrative Variances

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT