

# FNSB ADMINISTRATIVE HEARING

## AGENDA

October 12, 2017

Mayors Salcha Conference, 3<sup>rd</sup> 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. **SD007-18/RP006-18 Sholes Subdivision 1<sup>st</sup> Addition** A request by Northland Surveying & Consulting, LLC, on behalf of R.C. & Joyce Swarhout, Jeffrey & Molly Green, and Ralph & Marilyn Swarhout, to subdivide Tract A Sholes Subdivision and TL-2311, totaling approximately 127.8 acres, into two lots of 59.0 and 68.8 acres. The parcel is located within the SE $\frac{1}{4}$  Section 23, T1N R2E FM (Located on Buffalo Lane and Mink Lane). **(Staff Contact: Daniel Welch)**

#### Grandfather Rights Applications

1. **GR2018-008:** A request by Erika Tobin for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with a nonconforming north rear-yard setback of 2 feet and west side-yard setback of 2 feet instead of the required 5 feet in the Two-Family Residential (TF) zone for the property on Lot 4, Block 17, Charles Slater Subdivision (located at 236 Ina Street).
2. **GR2018-042:** A request by Andrew Lyon for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing duplex residence with a nonconforming south side-yard setback of approximately 4 feet to the building and 0.5 feet to the roof overhang instead of the required 5 feet to the building and 3 feet to the roof overhang in the Two-Family Residential (TF) zone for the property on Lot 1, Block 6, Riverside Park Subdivision (Located at 1120 Park Drive). (Staff Contact: Stacy Wasinger)
3. **GR2018-043:** A request by Heather Lambert from Somers & Associates on behalf of David Hollingsworth for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming north side-yard setback of approximately 4 feet instead of the required 10 feet in Multiple-Family Residential (MF) zone for the property on South 63', E 1/2 of Lot 2, Block 2, Shanly Homestead Subdivision (Located at 1260 Hess Ave). (Staff Contact: Manish Singh)

4. **GR2018-050:** A request by Gene MacKenzie for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming south side-yard setback of 10 feet instead of the required 25 feet in Rural Residential (RR) zone for the property on Lot 7, Block 6, Parks 16 Mile Subdivision (Located at 3024 Treaty Ave). (Staff Contact: Manish Singh)

**E. COMMENTS**

Citizens

Planning Staff

**F. ADJOURNMENT**