

FNSB ADMINISTRATIVE HEARING

AGENDA

September 28, 2017

Mayors Salcha Conference Center
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. **SD041-17/RP047-17/PU002-18 Irwin Brothers Subdivision** A request by Ralph Mathews, RLS, on behalf of Marcus Irwin and John Irwin, to subdivide Lot2, Tanana Chase Subdivision, a parcel of approximately 1.96 acres, into two lots of approximately 40,000 square feet and 45,374 square feet. The parcel is located within the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, T1S R2W FM (Located at Perkins Drive and Old River Landing). (Staff Contact: Daniel Welch)

Grandfather Rights Applications

1. **GR2017-151** A request by Brian Reagin DBA Sunshine Health Foods on behalf of Dan and Yvette Thompson for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing building with a nonconforming north front-yard setback (abutting Craig Ave) of 0 feet instead of the required 20 feet and with a nonconforming south front-yard setback (abutting Trainor Gate Road) of 0 feet instead of the required 10 feet in Two-Family Residential (TF) zone for the property on Lot 1 & 2, Block 18, Hamilton Acres Subdivision (located at 410 Trainor Gate Road). (Staff Contact: Manish Singh)
2. **GR2017-152** A request by Brian Reagin DBA Sunshine Health Foods on behalf of Dan and Yvette Thompson for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing grocery store in Two-Family Residential (TF) zone for the property on Lot 1 & 2, Block 18, Hamilton Acres Subdivision (located at 410 Trainor Gate Road). (Staff Contact: Manish Singh)
3. **GR2018-015:** A request by Donel Kelly Murrill for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing triplex in the Single-Family Residential 20 (SF-20) zone for the property on Lot 8, Block 4, Fairwest Subdivision West Addition (located at 3749 Swenson Avenue).

4. **GR2018-037:** A request by Amanda Phipps on behalf of Clarence Soloman for affirmative recognition of legal nonconforming use status (grandfather rights) for an existing single-family residence in the Light Industrial (LI) zone for the property on Lots 5 and 6, Block 1, Smith Ranch Subdivision (located at 5242/5250 Dale Road).(Staff Contact: Stacy Wasinger)
5. **GR2018-033:** A request by Heather Lambert from Somers & Associates on behalf of Robert Hall for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence (located on the west side of the subject property toward Hayes Ave and connected to an accessory structure with a covered walkway) with a nonconforming side-yard setback of 0 feet instead of the required 10 feet in Multiple-Family Residential (MF) zone for the property on North 50' of Lot 2, Block E, Shanly Homestead Subdivision (Located at 1145 Hayes Ave)(Staff Contact: Manish Singh)

E. COMMENTS

Citizens

Planning Staff

F. ADJOURNMENT