

FNSB ADMINISTRATIVE HEARING

Ester Conference Room, 2nd Floor
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, Alaska

AGENDA

10:30 a.m.

August 16, 2018

A. CALL TO ORDER

B. MESSAGES

This hearing may include 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. HEARING OFFICER COMMENTS

E. QUASI-JUDICIAL HEARING

Quick Plats

- 1. SD001-19/RP005-19 Cranberry Preserve** A request by Windy Creek Surveys, LLC, on behalf of Charles Whitaker and Maria Berger, to replat Lots 1, 2 and 3A Cranberry Pond Subdivision, totaling approximately 30.49 acres, into three lots of approximately 4.90, 4.93 and 20.65 acres. The property is located within the S½ SE¼ Section 6 T1N R1W FM (located on Willow Run and Snowhook Trail). **Staff Contact: George Stefan**
- 2. RP003-19 (Lazelle Estates Northern Addition)** A request from L Frank Stallings, RLS; on behalf of Denis Varvaruic and Agulceana Motelica; to replat Lot 109, Lazelle Estates Northern Addition into two lots of approximately 4,380 square feet each. The property is located within the City of Fairbanks on Spence Avenue within the NW¼ SW¼ Section 1 T1S R1W FM. **Staff Contact: Daniel Welch**
- 3. RP004-19 (Lazelle Estates)** A request from L Frank Stallings, RLS; on behalf of Daniel Birlea and Aliona Serbina; to replat Lot 84, Lazelle Estates into two lots of approximately 4,433 square feet each. The property is located within the City of Fairbanks on Spence Avenue, NW¼ SW¼ Section 1 T1S R1W FM. **Staff Contact: Daniel Welch**
- 4. RP006-19 (McGrath Estates)** A request from 3 Tier-Alaska, Corp.; on behalf of Michael and Sarah Bates; to replat Lot 307, Portion No. 3, McGrath Estates into two lots of approximately 1.55 acres each. The property is located on Gull Road within N½ SW¼ Section 13 T1N R1W FM. **Staff Contact: Daniel Welch**

Grandfather Rights

The following request was carried forward from the August 2, 2018 Administrative Hearing:

1. **GR2018-146:** A request by Daniel and Pramuan Ward for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing detached garage with a southwest front-yard setback of 2 feet instead of the required 20 feet and a northwest side-yard setback of 4 feet instead of the required 5 feet in the Two-Family Residential (TF) zone for the property on the south half (S½) of Lot 4, Block 32, Fairbanks Townsite Subdivision (Located at 1012 Third Ave). **(Staff Contact: Manish Singh)**

Amnesty Relief

1. **AM2019-002:** A request by Donald J. Krigsvold Sr. for amnesty relief for an existing single-family residence with an east side-yard setback of 7.6 feet +/- instead of the required 25 feet and for an existing porch with a north front-yard setback of 13.3 feet +/- instead of the required 20 feet (with 20% exception in accordance with FNSBC 18.96.040) in the Rural Residential (RR) zone for the property on Lot 2, Block 2, Frito Subdivision (located at 4693 Rivers Street). **Staff Contact: Manish Singh**

F. COMMENTS

Citizens

Planning Staff

G. ADJOURNMENT