

**FNSB ADMINISTRATIVE HEARING**  
**Ester Conference Room, 2<sup>nd</sup> Floor**  
**Juanita Helms Administration Center**  
**907 Terminal Street, Fairbanks, Alaska**

**AGENDA**  
**10:30 a.m.**  
**April 4, 2019**

**A. CALL TO ORDER**

**B. COMMUNICATIONS**

1. Staff Comments
2. Citizen Comments
3. Hearing Officer Comments

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. QUASI-JUDICIAL HEARING**

1. Administer Oath
2. Quick Plats
  - a. **SD025-19 Sattley Subdivision** A request by 3 Tier-Alaska, LLC, on behalf of Guy Sattley, to subdivide the remainder parcel of subdivision waiver WV049-81, a total of approximately 15.7 acres, into two lots of 1.9 and 13.8 acres. The property is located within the N½ NW¼ Section 15, T1N R1E, FM (located on Great View Lane). **Staff Contact: George Stefan**
3. Grandfather Rights
  - a. **GR2019-087:** A request by Lee Drotzur for affirmative recognition of legal nonconforming use status (grandfather rights) for four attached dwelling units (four-plex) in the Light Industrial (LI) zone for the property on Lot 2A-1, Raho Subdivision (located at 3224 Lakeview Drive). **Staff Contact: Bridget Hamilton**
  - b. **GR2019-090:** A request by Don Ross for affirmative recognition of legal nonconforming use status (grandfather rights) for single-family detached dwelling and a two-family attached dwelling (total of three dwelling units) in the Rural Residential (RR) zone for the property on Gov. Lot 84B, Chena Small Tracts, Sec. 14, T1S R2W FM (located at 2532 Roland Road). **Staff Contact: Bridget Hamilton**
  - c. **GR2019-093:** A request by Nicolas Sulkosky for affirmative recognition of legal nonconforming use status (grandfather rights) for four attached dwelling units

(four-plex) in the Two-Family Residential (TF) zone for the property on Lot 2A, Block 100C, Fairbanks Townsite (located at 1155 Eighth Avenue). **Staff Contact: Bridget Hamilton**

- d. **GR2019-099:** A request by Ed Burger for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming basement in Rural Residential zone with Groundwater Damage Protection overlay (RR/GWP) for the property on Lots 5 and 6, Block 01, Burgerville Subdivision (Located at 2797 Eddie Lane, on the north side of Bumpy Road, east of Templeton Street). **(Staff Contact: Kristina Heredia)**

#### **D. ADJOURNMENT**