

FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA
ESTER CONFERENCE ROOM AT THE
JUANITA HELMS ADMINISTRATION CENTER
907 TERMINAL STREET, FAIRBANKS, ALASKA

June 20, 2019 10:30 AM

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 to the Department of Community Planning.*

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. **RP038-19 (McCloud Subdivision)** A request by 3-TIER Alaska, LLC, on behalf of Wesley & Dione Beaty, to replat Lot 6, Block 6, McCloud Subdivision, a total of approximately 4.05 acres, by vacating the 30-foot wide public utility easement along the western boundary of the property. The request does not alter any lot lines or create new lots. The property is located within the W½, NW¼, Section 20, T2N, R2W FM, on McCall Street. **Staff Contact: Daniel Welch**
3. Grandfather Rights
 - a. **GR2019-121:** A request by Julie Nichols for affirmative recognition of legal nonconforming use status (grandfather rights) for three existing attached dwelling units (triplex) in the Two-Family Residential (TF) zone for the property described as Lot 3, Block 16, Middle East Portion of Hamilton Acres (Located at 309 Dunbar Avenue). **(Staff Contact: Kristina Heredia)**
 - b. **GR2019-132:** A request by Michael Helean for affirmative recognition of legal nonconforming use status (grandfather rights) for a junkyard in the Rural Agricultural zoning district with Groundwater Damage Protection Overlay (RA-5/GWP), for the property located at TL-2212, Section 22, T2S-R2E (located at 3135 Old Richardson Highway) **(Staff Contact: Kristina Heredia)**

- c. **GR2019-133:** A request by Leon Kotsch for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family attached dwelling with attached carport with a nonconforming east side-yard setback of 0 feet instead of the required 5 feet in the Two-Family Residential (TF) zone for the property described as Lot 33, Block B, Birch Estates (located at 4024 Teal Avenue) **(Staff Contact: Bridget Hamilton)**

D. **ADJOURNMENT**