

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

MAY 16, 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. **SD028-19 Valparaiso** A request by Stutzmann Engineering Associates, Inc., on behalf of Felix Krause and Silke Schiewer, to subdivide ASLS 97-12, a total of approximately 21.6 acres into three lots ranging in size from 1.4 to 10.3 acres. The property is located within the SE¼ Section 34, T2N, R1W, FM (located on Goldstream Road). **Staff Contact: George Stefan**

3. Grandfather Rights

- a. **GR2019-064:** A request by William E. Fisher Jr. for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family attached dwelling with an outdoor stairway and deck with a nonconforming east side-yard setback of 5 feet +/-, and, south side-yard setback of 5 feet +/-, and a west rear-yard setback of 0 feet instead of the required 10 feet each in the Multiple-Family Residential (MF) zone for the property described as Lot 20W, Block 24, Rickert Homestead Subdivision (Located at 915 Sixteenth Avenue). **(Staff Contact: Bridget Hamilton)**
- b. **GR2019-116:** A request by Wayne Pepler for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family attached dwelling with a nonconforming east side-yard setback of 2.7 feet +/-, instead of the required 5 feet in the Two-Family Residential (TF) zone for the property described as Lot 7, Block 24, Aurora Subdivision (Located at 1814 Carr Avenue). **(Staff Contact: Kristina Heredia)**

- c. **GR2019-117:** A request by Leonard Hanson for affirmative recognition of legal nonconforming use status (grandfather rights) for one ground floor single-family dwelling unit and a duplex (two-family attached dwelling units) above a garage in the Central Business District (CBD) zone, which does not allow ground floor residential without a conditional use permit, for the property on Lot 4, Block 1, Brandt Subdivision (located at 340 Driveway Street). **(Staff Contact: Kristina Heredia)**
  
- d. **GR2019-124:** A request by Glenn Hollett for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming basement in the General Use (GU-1) zoning district with Groundwater Damage Protection Overlay (GU-1/GWP) for the property located on Lot 9, Block B, Olympic Subdivision (Located at 3260 Plato Way). **(Staff Contact: Kristina Heredia)**

**D. ADJOURNMENT**