



April 23, 2019

RE: **GR2019-064**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-064**, a request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family attached dwelling with outdoor stairway and deck with a nonconforming east side-yard setback of 5 feet +/-, south side-yard setback of 5 feet +/- and west rear-yard setback of 0 feet instead of the required 10 feet each in the Multiple-Family Residential (MF) zone at **915 Sixteenth Avenue**.

You are being notified as required by ordinance because your property is within 1,000 feet of the request. You may provide comments on this application by testifying in person.

A public hearing on this request will be held at **10:30 am, Thursday, May 16th, 2019**, at the Juanita Helms Administrative Center, Ester Conference Room, 2<sup>nd</sup> Floor, 907 Terminal Street, Fairbanks.

For more information, please email [planning@fnsb.us](mailto:planning@fnsb.us) or contact Bridget Hamilton at 459-1260. A final determination will be made on or before May 31st, 2019. The decision is appealable within 15 days of the date of the decision.

**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 outdoor stairway and deck with a nonconforming east side-yard setback of approximately 5 feet +/-, south side-yard setback of 5 feet +/- and 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)

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



April 23, 2019

RE: **GR2019-116**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-116**, a request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family residence with a nonconforming east side-yard setback of 2.7 feet +/- instead of the required 5 feet in the Two-Family (TF) zone at **1814 Carr Avenue**.

You are being notified as required by ordinance because your property is within 1,000 feet of the request. You may provide comments on this application by testifying in person.

A public hearing on this request will be held at **10:30 am, Thursday, May 16th, 2019**, at the Juanita Helms Administrative Center, Ester Conference Room, 2<sup>nd</sup> Floor, 907 Terminal Street, Fairbanks.

For more information, please email [planning@fnsb.us](mailto:planning@fnsb.us) or contact Kristina Heredia at 459-1260. A final determination will be made on or before May 31st, 2019. The decision is appealable within 15 days of the date of the decision.

**GR2019-116: A request by Wayne Pepler for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing two-family residence with a nonconforming east side-yard setback of 2.7 feet +/- instead of the required 5 feet in the Two-Family (TF) zone for the property described as Lot 07, Block 24, Aurora Subdivision (Located at 1814 Carr Avenue (Staff Contact: Kristina Heredia)**

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.



May 1, 2019

RE: **GR2019-117**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-117**, a request 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 at **340 Driveway Street**.

You are being notified as required by ordinance because your property is within 1,000 feet of the request. You may provide comments on this application by testifying in person.

A public hearing on this request will be held at **10:30 am, Thursday, May 16th, 2019**, at the Juanita Helms Administrative Center, Ester Conference Room, 2<sup>nd</sup> Floor, 907 Terminal Street, Fairbanks.

For more information, please email [planning@fnsb.us](mailto:planning@fnsb.us) or contact Kristina Heredia at 459-1262. A final determination will be made on or before May 31st, 2019. The decision is appealable within 15 days of the date of the decision.

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)



May 1, 2019

RE: **GR2019-124**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-124**, a request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming basement in the General Use zone with Groundwater Damage Protection overlay (GU-1/GWP) at **3260 Plato Way**.

You are being notified as required by ordinance because your property is within 2,000 feet of the request. You may provide comments on this application by testifying in person.

A public hearing on this request will be held at **10:30 am, Thursday, May 16, 2019**, at the Juanita Helms Administration Center, Ester Conference Room, 2<sup>nd</sup> Floor, 907 Terminal St, Fairbanks.

For more information, please email [planning@fnsb.us](mailto:planning@fnsb.us) or contact Kristina Heredia at 459-1260. A final determination will be made on or before May 31, 2019. The decision is appealable within 15 days of the date of the decision.

**GR2019-124: A request by Glenn Hollett for affirmative recognition of legal non-conforming 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)**

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.