

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

October 3 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. RP007-20 Aurora Subdivision 1<sup>st</sup> Addition** A request by Stutzmann Engineering Associates, Inc, on behalf of The Heirs and Devisees of John W. Wilson, to replat Lot 2, Block 35, First Addition to Revision "A" of the Aurora Subdivision, a property consisting of approximately 11,900 square feet, by vacating the public utility easement along the eastern boundary of the lot. No lot lines will be affected by this plat. The property is located within the NE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 4, T1S, R1W FM, on Esquire Avenue. **(Staff Contact: Daniel Welch)**

**b. RP008-20 Metro Industrial Air Park, 5th Addition** A request by 3-TIER ALASKA, LLC, on behalf of Arctic Drilling, Inc, to replat Tract A, Metro Industrial Air Park, 5th Addition, a property of approximately 4.054 acres, into four lots of approximately 1.01 acres each. The property is located within the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 21, T1S, R1W FM, on Frank Avenue and Bonita Street. **(Staff Contact: Daniel Welch)**

3. Grandfather Rights

**a. GR2020-026:** A request by Eugene Cramer for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming crawlspace in the Rural Residential zone with

- b. Groundwater Damage Protection overlay (RR/GWP) for Lot 09, Block 3, Athletic Park Subdivision (Located at 3530 Mandeville Loop). **(Staff Contact: Kristina Heredia)**
- c. **GR2020-031:** A request by Lawrence Baker for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming south side-yard setback of 4.6 feet +/- instead of the required 5 feet in the Two Family (TF) zoning district for Lot 05, Block 140, Weeks Field Subdivision (Located at 1040 Pedro Street). **(Staff Contact: Kristina Heredia)**
- d. **GR2020-033:** A request by Daniel Dowling for affirmative recognition of legal nonconforming use status (grandfather rights) for a single-family residence and a two-family residence in the Two Family (TF) zoning district for the property on Lot 01, Block 43, Fairbanks Townsite Subdivision (Located at 117 Third Avenue/309 & 311 Hall Street). **(Staff Contact: Kristina Heredia)**
- e. **GR2020-034:** A request by Ernest Vaupel for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with a nonconforming west side-yard setback of 0.00 feet +/- instead of the required 5 feet and a nonconforming east side-yard setback of 0.00 feet +/- instead of the required 5 feet in the Two Family (TF) zoning district for Lot 17, Block 17, Aurora Subdivision, Revision A (Located at 1815 Carr Avenue). **(Staff Contact: Kristina Heredia)**

D. **ADJOURNMENT**