



May 22, 2019

RE: **GR2019-121**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-121**, a request for affirmative recognition of legal nonconforming use status (grandfather rights) for a three-family dwelling unit (triplex) in the Two-Family (TF) zoning district, for property located at **309 Dunbar 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, June 6th, 2019**, at the Juanita Helms Administrative Center, Ester Conference Room, 2nd Floor, 907 Terminal Street, Fairbanks.

For more information, please email planning@fnsb.us or contact Kristina Heredia at 459-1262. A final determination will be made on or before June 21, 2019. The decision is appealable within 15 days of the date of the decision.

GR2019-121: A request by Julie Nichols for affirmative recognition of legal nonconforming use status (grandfather rights) for a three-family dwelling unit (triplex) in the Two-Family (TF) zoning district, for the property located on Lot 3, Block 16, Hamilton Acres Subdivision (located at 309 Dunbar Avenue), east of the intersection of Dunbar Avenue and C Street (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.



Dept. Of Community Planning
Fairbanks North Star Borough
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**PUBLIC HEARING NOTICE FOR:
GR 2019-121**

