



July 17, 2019

RE: **GR2019-153**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-153**, a request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with attached two-car garage and deck with a north rear-yard setback of 4.5 feet +/- instead of the required 5 feet and a south front-yard setback of 19 feet +/- instead of the required 20 feet in the Two-Family Residential (TF) zone at **4694 Palo Verde Avenue**.

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, August 1, 2019**, at the Juanita Helms Administration Center, Ester Conference Room, 2nd Floor, 907 Terminal St, Fairbanks.

For more information, please email planning@fnsb.us or contact Nancy Durham at 459-1260. A final determination will be made on or before August 15, 2019. The decision is appealable within 15 days of the date of the decision.

GR2019-153 A request by Gene Therriault & Jo Kuchl for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing single-family residence with attached two-car garage and deck with a nonconforming north rear-yard setback of 4.5 feet +/- instead of the required 5 feet and a south front-yard setback of 19 feet +/- instead of the required 20 feet in the Two-Family Residential (TF) zone for the property described as Lots 3 & 4, Block T, University West Subdivision Portion No. 5 (located at 4694 Palo Verde Avenue) (Staff Contact: Nancy Durham)

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
 P.O. Box 71267
 Fairbanks, AK 99707

**PUBLIC HEARING NOTICE FOR:
 GR 2019-153**

