



July 31, 2019

RE: **GR2019-154**

Dear Property Owner:

The Fairbanks North Star Borough Department of Community Planning Hearing Officer is considering **GR2019-154**, a request for affirmative recognition of legal nonconforming use status (grandfather rights) for a multi-family residence (triplex) in the Single-Family (SF-10) zoning district for property located at **224 Farewell 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, August 15, 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 459-1260. A final determination will be made on or before August 30, 2019. The decision is appealable within 15 days of the date of the decision.

GR2019-154: A request by Tomas Valencia for affirmative recognition of legal nonconforming use status (grandfather rights) for a multi-family residence (triplex) in the Single-Family (SF-10) zoning district for property located at Lot 14, Block 24, Hamilton Acres (located at 224 Farewell 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.



Dept. Of Community Planning
 Fairbanks North Star Borough
 P.O. Box 71267
 Fairbanks, AK 99707

**PUBLIC HEARING NOTICE FOR:
 GR 2019-154**

