

1. Agenda

Documents:

[2021MAY06AH_AGENDA.PDF](#)

FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA

REVISED

THIS MEETING WILL BE HELD IN-PERSON AND BY ZOOM OR ZOOM ONLY

HOSTED FROM THE MONA LISA DREXLER ASSEMBLY CHAMBERS AT THE
JUANITA HELMS ADMINISTRATION CENTER
907 TERMINAL STREET, FAIRBANKS, ALASKA

May 6, 2021 at 9:00 a.m.

Please use the link below to join the webinar

<https://fnsb-gov.zoomgov.com/j/1603298155>

Or Dial 833 568 8864 (Toll Free) Webinar ID: 160 329 8155

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 or as a result of 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 <https://www.fnsb.gov/AdministrativeHearingDocs>

C. QUASI-JUDICIAL HEARING

1. Administer Oath
2. Quick Plats
 - a. **SD008-21 West Acres Subdivision** A request by 3-Tier Alaska, LLC., on behalf of Gene West, to subdivide the E½, W½, Section 31, T2N, R1W, F.M. State of Alaska Patent No.5312, into two lots of approximately 37.55 acres and 122.33 acres. The property location is within the E½, W½, Section 31, T2N, R1W, F.M. **Staff Contact: Billy Cardentey**

- b. **RP038-21 Andree Subdivision** A request by Degerlund Engineering, LLC., on behalf of Linda I. & Peter J. Vandehei, to relocate the common lot line between Lots 3 and 4, Block A of Andree Subdivision, thereby creating two lots of approximately 1.84 acres and 2.68 acres. The property location is within the W ½ NE ¼ Section 16, T1N R1E, FM, on Derek Drive. **Staff Contact: Dave Ruzicka**

3. Grandfather Rights

- a. **GR2021-144** A request by Stephen Ketzler for affirmative recognition of legal nonconforming use status (grandfather rights) for a triplex in the Two-Family Residential zone on Lot 02A, Block 55, Fairbanks Townsite. **Staff Contact: Melissa Kellner**
- b. **GR2021-115** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for a front-yard setback of 1.9' +/- feet, rather than the required 25 feet for a single-family residence on Lot 15A, Husky Gardens Subdivision in the Rural Residential (RR) zoning district located at 1515 Husky Way. **Staff Contact: Kellen Spillman**
- c. **GR2021-121** A request for affirmative recognition of legal nonconforming use status (grandfather rights) for a club/lodge in the Rural Residential (RR) zoning district on Lot 14, Block 9, Parks 16 Mile Subdivision, located at 3159 VFW Street. **Staff Contact: Kristina Heredia**

D. ADJOURNMENT

This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. More specific information will be posted on the Administrative Hearing webpage at <https://www.fnsb.gov/805/Stay-Connected-with-Administrative-Hearing> prior to the meeting.

For more information about how you can provide verbal or written testimony, contact the Department of Community Planning by calling 907-459-1260 or emailing planning@fnsb.gov.