

1. Agenda

Documents:

[2021JUNE17AH\\_AGENDA.PDF](#)

## FAIRBANKS NORTH STAR BOROUGH ADMINISTRATIVE HEARING AGENDA

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

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

**June 17, 2021 at 9:00 a.m.**

Please use the link below to join the webinar  
<https://fnsb-gov.zoomgov.com/j/1601277214>

Or Dial 833 568 8864 (Toll Free) Webinar ID: 160 127 7214

#### **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 or as a result of this hearing 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) **RP036-21 Riverside Park Subdivision** A request by Kalen & Associates, Inc., on behalf of Alfred R. Ketzler Jr., Delia Cruz Lopez-Ketzler, and Stephen W. Ketzler, to shift the common lot line between Lots 3 and 4, Block 3 of Riverside Park Subdivision, thereby creating two lots of approximately 7,758 square feet and 8,253 square feet. The property location is within the E ½ SW ¼ Section 8, T.1S. R.1W., F.M., on Riverside Drive. **Staff Contact: Dave Ruzicka**

- b) **RP049-21 Carpenter Subdivision** A request by Design Alaska, Inc., on behalf of Tawni R. Creed and Jeremy L. and Amanda J. Forsting, to vacate the common lot line between Lots 6 and 7, and to vacate the 20-foot-wide public utility easement within Lots 5-8 of Carpenter Subdivision. The property is located within the NE ¼ SW ¼ Section 23, T.1S. R.2W., F.M., on Schoenberger Avenue. **Staff Contact: Dave Ruzicka**

3. Grandfather Rights

- a) **GR2021-176:** A request for affirmative recognition of legal nonconforming use status (grandfather rights) for a residence on Lot 11, Block 7 Smiths Ranch in the Light Industrial zone. **Staff Contact: Melissa Kellner**
- b) **GR2021-151** A request for affirmative recognition of legal nonconforming structure status (grandfather rights) for a west side-yard setback of 0 +/- feet, rather than the required 10 feet and a east side-yard setback of 6 +/- feet instead of the required 10 feet for a two-family residence on Lot 11, Block 17, Rickert Homestead Subdivision in the Multiple-Family Residential (MF) zoning district, located at 758 17th Avenue. **Staff Contact: Kellen Spillman**

**D. ADJOURNMENT**

This meeting will be conducted in-person and by Zoom, or by 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. Please visit <https://www.fnsb.gov/805/Stay-Connected-with-Administrative-Heari> 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](mailto:planning@fnsb.gov).