



Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260
planning@fnsb.gov

For Office Use Only

Received By: _____

Receipt No.: _____

Date Submitted: _____

APPLICATION FOR AFFIRMATIVE RECOGNITION OF GRANDFATHER RIGHTS LOT SIZE

File No. _____
(For Office Use Only)

Fee: \$75 *****FEES ARE NON-REFUNDABLE*****

*Applicant¹		Applicant (if applicable)	
Contact Name(s):		Contact Name(s):	
Business Name:		Business Name:	
Mailing Address(es):		Mailing Address(es):	
City, State Zip:		City, State Zip:	
Phone:	Cell:	Phone:	Cell:
E-mail:		E-mail:	

Property Information:	
Property Description (Lot, Block, Subdivision /TL, Sec, Township, Range):	
Street Address:	Existing Use(s):
Parcel Account Numbers (PAN):	Zoning District:
Date lot was created:	Size of lot:
Plat or Deed Recording Number that created the lot:	
Briefly describe non-conformity as it relates to lot size:	

Pursuant to FNSBC18.108.030(A) the 'applicant(s)' for this application and affidavit shall be (Please check all that apply):

☐

Property Owner

☐

Holder of Option to Purchase

☐

Contract Purchaser

☐

Possess a Substantial Proprietary Interest in the Property

APPLICANT SIGNATURE: _____

DATE: _____

APPLICANT SIGNATURE: _____

DATE: _____

*If 'applicant¹' is not the owner, the written consent of the owner is required; if there is more than one property owner, the written consent of all property owners shall be provided (e.g. letter signed by all property owners).

Please send my Notice of Decision to the following additional recipients by email:

WHAT IS A LEGAL NONCONFORMING LOT?

A lot has legal nonconforming status (grandfather rights) for a smaller lot size than required by zoning if it was created lawfully before the zoning change that made it nonconforming.

GRANDFATHER RIGHTS APPLICATION SUBMITTALS

1. Completed application for affirmative recognition of grandfather rights lot size
2. Sign the *Affirmative Recognition of Grandfather Rights Affidavit* form included in this application packet.
3. Attach a mortgage location survey or a *site plan drawn to scale* that includes:
 - a. Scale at which site plan is drawn (for example 1"= 20')
 - b. North arrow
 - c. All property lines and their dimensions
 - d. Location, type (i.e. house, garage, shop, shed, carport etc.) and dimensions of all existing structures and uses.
 - e. Location, type and dimensions of any proposed structures and/or uses
 - f. Names of adjacent roads
 - g. Floor plan, if applicable to the non-conforming use

Items which may accompany either the Grandfather Rights application can include, but are not limited to:

- | | |
|--|--|
| ☐ Power of Attorney Documentation | ☐ Utility Bills |
| ☐ FNSB Assessing Department Records | ☐ Plats |
| ☐ Certified Plot Plans | ☐ Building Permits |
| ☐ Deeds | ☐ Photographs, Imagery |
| ☐ Receipts, (i.e. Construction, Rental Records, Retail Sales, etc.) | ☐ Other Records and Documentation |

Please note, at any time you may request to review the documents contained in any open case file prior to final action.

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)