

**MUNICIPALITY OF ANCHORAGE  
3-MEMBER ADMINISTRATIVE PANEL OF THE  
BOARD OF BUILDING EXAMINERS AND APPEALS  
FINDINGS AND FACTS**

A RESOLUTION DENYING AN APPEAL FROM:

1.) COLONY BUILDERS REGARDING PARTIAL APPROVALS PRIOR TO FULL SUBMITTAL:

(Case BCA - 4 - 2013)

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WHEREAS, a request was received from Colony Builders, Bill Taylor owner, to allow partial submittals, and

WHEREAS, a public panel hearing was held December 9, 2013, and

WHEREAS, the appeal was discussed and voted upon, and

WHEREAS, a motion to deny the Appeal PASSED by a vote of 3 – aye; 0 – nay.

NOW THEREFORE BE IT RESOLVED by the 3-Member Administrative Panel Hearing of the Board of Building Examiners and Appeals that:

A. The panel makes the following findings of fact:

1. The appeal filed by Colony Builders is an appeal of a denial of a permit Lot 2, Block 1A, according to plat 2013-73, Resolution Pointe Subdivision, Phase 1.

For this appeal, the requirements to approve are not met. AMC 23.10.104.7.1.C lists specific requirements for a permit application and the appellant identified that 4, 5 were not submitted with the application.

2. AMC 23.10.104.7.1 – D, states the building official will confirm that the applicant will include the materials required by AMC 23.10.104.7.1.C, then the application shall be accepted and the building official shall further issue the permit provided that:

1. The permit application demonstrates the plans and specifications for residential single-family and/or two-family dwellings have been reviewed by independent reviewing

professionals. Each reviewing professional must submit a signed letter of review attached to the plans describing the scope of their review and including the details of their credentials to conduct such review. Each reviewing professional must include their registration number and the related expiration date.

With these findings, as stated the steps required in the ordinance have not been met with the application.

MOTION PASSED, APPEAL DENIED by the Municipal Three-Member Administrative Panel of the Board of Building Examiners and Appeals on the 9<sup>th</sup> day of December 2013.

ADOPTED by the Municipal Three-Member Administrative Panel of the Board of Building Examiners and Appeals this 9<sup>th</sup> day of December, 2013. This is the final decision of the Board. Any party aggrieved by this decision may file an appeal pursuant to Anchorage Municipal Code 23.10.014 within 24 hours after receipt of the board's written decision.



Sharen A. Walsh, P.E.  
Deputy Director & Building Official



Scott Bohne  
Chair