



Municipality of Anchorage

Mark Begich, Mayor



Building Safety Division

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August 15, 2003

Del Isabelle
P.O. Box 220021
Anchorage, AK 99522-0021

RE: Lot 7B, Block 2, Seaview Heights Subdivision, Permit 00-6083 Corrections required for conformance with code requirements

Dear Mr. Isabelle:

On August 6, 2003 a stop work order was issued for construction on Lot 7B, Block 2, Seaview Heights Subdivision because the grading work appeared to violate code requirements and the approved permit. I visited the site and met with Mr. Crockett, Mrs. Crockett, Mrs. Isabelle and yourself to discuss solutions to the current dilemma.

A survey was performed and verified that the access driveway to your property was built on the Crockett's property. It appears that the fill at this location is approximately 30 feet deep. The code requires the toes of fill slopes to be set back from property lines half the fill height. It also requires that fill slopes not exceed 2 horizontal to 1 vertical without a geotechnical engineering evaluation.

The Crocketts agreed that you could access your property across their property with a time limit of 30 days for the condition to be corrected. In addition, within the 30 days a written proposal is required that is agreed on by both parties for an acceptable solution if the fill cannot meet code required set backs. This document needs to be submitted for the permit record. The stop work orders are lifted on this basis.

Mr. Isabelle indicated the neighbor to West, Mr. Mann, was agreeable to having fill placed on his property. A written signed agreement is required for the permit record because this does not meet set back requirements.

If the issues are not resolved within 30 days, a stop work order will be issued for all work on the property until an updated grading plan that meets code requirements for setbacks and slopes is approved by Building Safety plan review. Please submit the signed agreements for the permit record.

In addition, Kate Remme has indicated that she would rather keep the trees at the property line than have a berm at the location.

Respectfully,

Scott M. Haan P.E.
Chief of Building Inspections

SMH/vg