

MUNICIPALITY OF ANCHORAGE



Development Services Division
Community Development Department

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DATE: August 14, 2015

TO: Building Board of Regulation Examiners and Appeals
Appellant – Mr. & Mrs. Isabelle

FROM: Sharen Walsh, P. E. *SW*
Deputy Director, Development Services & Building Official

SUBJECT: BCA-02-2014 Appeal of the Notice and Order dated 09/26/14 and appeal on
BCA-03-2005

After a hearing conducted on August 12, 2015 including presentations by staff and the appellant the 3-Member Panel determined the following:

On Case BCA-03-2005: The panel found in favor of the municipality and decided not to hear and/or combine the previous case to the current case of BCA02-2014.

On Case BCA02-2014: the panel found as follows:

Item 1: Realignment of Lori Drive. The panel found in favor of the Municipality, providing the appellant the option either to enter into an Improvement to Public Place agreement to realign the road or to confirm fulfillment of a previously approved driveway permit. Any additional review regarding realignment of the driveway shall only be subject to requirements that would have been in force at the time of issuance of the original driveway permit. The appellant shall also confirm whether permissions for the portion of the existing driveway, currently occupying neighboring property to the west, continue in perpetuity, i.e., run with the land.

Item 2: Requirement to provide drainage calculations The panel found in favor of the appellant; drainage calculations will not be required.

Item 3: Requirement to require recordation of a statement against the property regarding the possibility of organic material in the existing fill. The Panel found in favor of the appellant, no such statement will be required to be recorded.

Item 4: Requirement to provide a structural engineer's assessment of the condition of the partially completed structure. The Panel found in favor of the Municipality; a structural engineer's assessment is required and shall also contain a plan for correction of items listed in the assessment.

Specific findings of fact and conclusions of law will be published under separate cover.

Concur:



Scott Bohne

Date: 8-14-15



Royal Field

Date: 8-17-15



Ray Hickel

Date: 8-14-15