

MUNICIPALITY OF ANCHORAGE



Development Services Division
Community Development Department

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DATE: December 10, 2013

TO: Building Board of Regulation Examiners and Appeals
Appellant – Bill Taylor, Colony Builders

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

SUBJECT: BCA-4 - 2013 Appeal of Denial of Acceptance of Application, Due to
Incomplete Submittal

A 3-member panel for administrative issues consisting of Scott Bohne, Serena O'Donnell, and Jonathon Steele met December 9, 2013 to hear the subject appeal. The panel was asked to determine whether the building official acted correctly in denying an application for a permit submitted under AMC 23.10.104.7.1 *Optional residential single-family and two-family plan review* due to the application being incomplete. The appellant asserted the code did not preclude acceptance and early review of zoning, planning, address, flood, NPDES, storm water and other reviews not related to the third-party approved architectural and structural submittal. The appellant also asserted that partial submittals had been previously accepted.

After hearing the presentation of staff and the appellant, the board denied the appeal on the basis that AMC 23.10.104.7.1.D, as modified by AO 2013-91 on August 20, 2013 is specific as to what is required prior to an application being accepted, and the applicant by their own admission did not provide all of the required items. Specific findings of fact and conclusions of law will be published under separate cover.

Scott Bohne

Date: DEC 10, 2013

Serena O'Donnell

Date:

12.10.2013

Jonathan Steele

Date: 10. DEC 2014