

Nonconforming Lot Registration

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

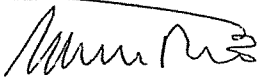
PETITIONER		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) BUSSE, TRAVIS		Name (last name first)	
Mailing Address 6820 CHAD ST		Mailing Address	
Anchorage, AK			
Contact Phone - Day 907-227-4220	Evening	Contact Phone - Day	Evening
Fax		Fax	
E-mail TRAVIS@BUSSEINTERPRISES.COM		E-mail	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000):	009-173-15-000	
Site Street Address:	N/A	
Current legal description: (use additional sheet if necessary) T13N R3W SEC 32 NW4 NW4 PTN		
Zoning: R3	Acreage: 78,000 S&AT	Grid # SW 1832

APPLICATION REQUIREMENTS	
(One of each applicable item is required for initial submittal; additional copies are required after initial submittal)	
<input type="checkbox"/>	Original Signed As-Built, No Older Than 120 Days, plus 7 Copies
<input type="checkbox"/>	8 Copies of Title History
<input type="checkbox"/>	8 Copies of Letter of Non-Conforming Determination from Land Use Review

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a nonconforming lot registration in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the lot registration.


 Signature Owner Representative Date: 9-27-22
(Representatives must provide written proof of authorization)
 TRAVIS BUSSE
 Print Name

Accepted by:	Fee	Case Number	Decision Date
		2022-0126	10/28/22



Scale 1" = 40'

O H FAST, BLOCK 3

LOT 10

LOT 11

LOT 12

INGRA STREET

O H FAST, BLOCK 4

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

JUNEAU STREET

E. 46TH COURT

EDGE OF PAVEMENT

CONCRETE SIDEWALK

30' R.O.W.

N89° 58' 57"W 519.37

NW 1/4, NW 1/4 Ptn.
T13N R3W Sec. 32
Seward Meridian
78,000 Sq. Ft. +/-
Commercial Lot

PARCEL 1 & 2
NW 1/4, SW 1/4, NW 1/4, NW 1/4 Ptn.
T13N R3W SEC 32

N00° 08' 00"W 150.00

DIRT PARKING LOT

PAVED PARKING LOT

SHELTERLOGIC SHED

40' x 8' CONNEX TYP.

SHED
17.2
29.9

SHED
12.8
11.7

SHED
12.2

SHED
8.0
20.0

SHED
10.0
10.0

4.8

2.0

4.7

7.4

N89° 58' 57"W 519.25

MCKINLEY LANDSCAPING
TRACT A
FRAGMENT LOT 1

N00° 05' 20"W 150.00

Legend

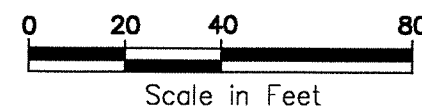
- Electric Meter
- Gas Meter
- Tel. Pedestal
- Elec. Pedestal
- Light Pole
- Concrete Bollard
- Telephone Pole
- Over Head Utilities
- Fence
- Fire Hydrant
- Water Valve
- Storm Drain Man Hole

General Notes

1. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey. Dimensions to property lines are plus/minus 0.1ft.
2. This document is created by Frontier Surveys for the purpose of an as built survey for Travis Busse, only.
3. This document is based on Plat No. 77-301 & Warranty Deed 2010-070770-0, Anchorage Recording District.

Disclaimer

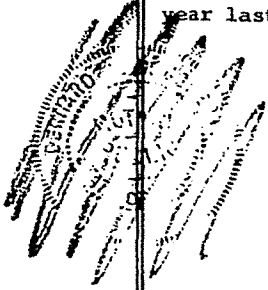
1. This survey complies with the ASPLS Mortgage Location Standards. The survey represents visible improvements and conditions at the time of the survey. This document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may reveal. It is the responsibility of the Owner to determine the existence of any easements, covenants, or restriction which do no appear on the record plat. Under no circumstances should this document be used for construction or for establishing a boundary or fence line.



AN AS BUILT SURVEY OF		
NW 1/4, NW 1/4 Ptn.		
T13N R3W Sec. 32		
Seward Meridian		
CONTAINING: 78,000 Sq. Ft. +/- (RECORD)		
RECORD PLAT: 77-301		
PREPARED BY: FRONTIER SURVEYS, LLC 650 W. 58th AVE. SUITE E, ANCHORAGE, AK 99518 907-460-1686	DATE: 9/20/2022	DRAWING ID: 22-523
DRAWN BY: JS	CHECKED BY: PS	SHEET 1 of 1

known to be the President of HAROLD'S TRUCKING, INC., an Alaska corporation, and known to me to be the person who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that the same was signed as a free act and deed of the said corporation for the uses and purposes therein stated and pursuant to the Bylaws of the corporation.

WITNESS my hand and notarial seal the day and year last above written.



Beard J. Doytch
Notary Public in and for Alaska
My commission expires: 6-3-79

78-006064

700

RECORDS-FILED
ANCHORAGE REC.
DISTRICT

FEB 2 11 20 AM '78

REQUESTED BY Cole, Hartig,
ADDRESS etal

717 K St. Suite 201

City

#85696

BJD:bad
525-60
2/1/78

COLE, HARTIG,
RHODES, NORMAN
& MAHONEY

SUITE 201
717 K STREET
ANCHORAGE, ALASKA
99501

TELEPHONE
(907) 279-2576

QUITCLAIM DEED

THE GRANTORS, DALE HALL and ELIZABETH HALL, husband and wife, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby CONVEY and QUITCLAIM to HAROLD'S TRUCKING, INC., an Alaska corporation, GRANTEE, all of their right, title, interest, estate and claim in and to the following described real property located in the State of Alaska:

That portion of the Northwest One-quarter of the Northwest One-quarter (NW1/4 of NW1/4) of Section 32, Township 13 North, Range 3 West, Seward Meridian, described as follows:

Commencing at a point on the West line of said Northwest One-quarter which is 770 feet South of the Northwest Corner thereof, said point being on the South line of East Forty-sixth Avenue, formerly called East Avenue, thence East along said South line 300 feet to the True Point of Beginning, thence S89°58'36"E a distance of 519.45 feet, thence S0°08'00"E a distance of 150 feet, thence N89°58'36"W a distance of 519.45 feet, thence N0°08'00"W a distance of 150 feet, to the true point of beginning, and containing 77,918 square feet, being within the Anchorage Recording District, Third Judicial District, State of Alaska.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the right, title, interest, estate and claim whatsoever, of the said Grantors to the use and benefit of the Grantee, its successors and assigns forever.

DATED this 5th day of September, 1973.

73- 937910
3-

Dale Hall

DALE HALL, Grantor

OCT 11 10 50 AM '73

Elizabeth Hall

ELIZABETH HALL, Grantor

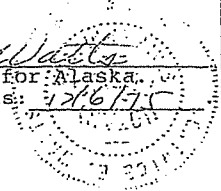
Hoyt Cole
717 K Street
STATE OF ALASKA - Anchorage 99501
: ss.:
THIRD JUDICIAL DISTRICT)

597143

THIS IS TO CERTIFY that on the 5th day of September, 1973, before me, the undersigned, a Notary Public in and for Alaska, personally appeared DALE HALL and ELIZABETH HALL, husband and wife, to me known and known to me to be the individuals mentioned in and who executed the above and foregoing Quitclaim Deed and who each acknowledged to me that they did the same freely and voluntarily for the uses and purposes therein contained.

WITNESS my hand and seal the day and year first above in this Certificate written.

Beatrice E. Watts
Notary Public in and for Alaska.
My Commission expires: 12/6/75



Return To:
COLE, HARTIG,
RHODES & NORMAN
ATTORNEYS AT LAW

717 K STREET
ANCHORAGE, ALASKA
99501

TELEPHONE
(907) 274-1670
DW
525-3

BOOK 460 PAGE 543
Notary Public District

_____, to me known to be the President

and _____ respectively of HAROLD'S TRUCKING, INC., a corporation, and known to me to be the persons who executed the above and foregoing Quitclaim Deed on behalf of the Corporation herein named, and acknowledged to me that they executed the same as a free act and deed of the said Corporation for the uses and purposes therein stated and pursuant to its By-laws or a Resolution of its Board of Directors.

WITNESS my hand and official seal the day and year first above in this Certificate written.

Richard E. Smith
Notary Public in and for Alaska.
My Commission expires: 12/6/75

13- 37911 5-

REC.

OCT 11 10 50 AM '73

Hayt Cole
717 K Street
Anch. 99501

Return To:
COLE, HARTIG,
RHODES & NORMAN
ATTORNEYS AT LAW

717 K STREET
ANCHORAGE, ALASKA
99501

TELEPHONE
(907) 274-1670
DW

525-3

734231

BOOK 451 PAGE 662
Anchorage Recording District

WARRANTY DEED

The Grantors, ELSIE H. FAST, a single woman, of Anchorage, Alaska, RICHARD J. FAST, a Single man, of Anchorage, Alaska, PHYLLIS ANN FAST, a single woman, of Anchorage, Alaska, and ESTHER LEE MARCINIEC, formerly known as ESTHER LEE FAST, a married woman, of Anchorage, Alaska, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, in hand paid, convey and warrant an undivided one-half (1/2) interest to Grantee, HAROLDS TRUCKING, INC., an Alaska corporation, its successors in interest and assigns, forever, and an undivided one-half (1/2) interest to Grantees, DALE HALL and ELIZABETH HALL, husband and wife, of Anchorage, Alaska, as TENANTS BY THE ENTIRETY with the right of survivorship, their assigns, and the heirs and assigns of the survivor, forever, the following described real estate situate in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

That portion of NW 1/4 of the NW 1/4 of Section 32, Township 13 North, Range 3 West, Seward Meridian, described as follows:

Commencing at a point on the West line of said NW 1/4 which is 770 feet South of the Northwest Corner thereof, said point being on the South line of East 46th Avenue, formerly called Fast Street; thence East along said South line 300 feet to the true point of beginning; thence continuing East along said South line to the West line of O. H. Fast Subdivision, Addition No. 1, according to Plat No. 70-378; thence South along said West line to the North line of Midriff Subdivision, according to Plat No. 71-306; thence West along said North line to a point which is 240 feet East of the West line of said Section 32; thence North to a point which is 150 feet South of the South line of East 46th Avenue; thence East 60 feet to a point which is 150 feet South of the true point of beginning; thence North 150 feet to the true point of beginning; being within the Anchorage Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO existing easements, conditions, covenants, reservations and restrictions of record.

DATED this 18 day of June, 1973

Elsie H. Fast
ELSIE H. FAST

Phyllis Ann Fast
PHYLLIS ANN FAST, by her
Attorney-in-fact Elsie H. Fast

Richard J. Fast
RICHARD J. FAST

Esther Lee Marciniac
ESTHER LEE MARCINIEC, by her Attorney-
in-Fact, ELSIE H. FAST

KAY, MILLER, LIBBEY
KELLY, CHRISTIE & FULD
A PROFESSIONAL CORPORATION
SUITE 800
FIRST NATIONAL BUILDING
ANCHORAGE, AK. 99501
TELEPHONE 272-7471

RETURN TO
Transamerica Title - Escrow Dept.
Say 5807

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 18 day of June, 1973, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ELSIE H. FAST, RICHARD J. FAST and ~~PHYLLIS ANN FAST~~, known to me and to me known to be the individuals described in and who executed the foregoing instrument, and they acknowledged to me, each for himself and not one for the other, that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

Kay Miller
Notary Public in and for Alaska
My Commission expires: 12-18-73

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 18 day of June, 1973, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ELSIE H. FAST, ^{Phyllis Ann} ~~Phyllis Ann~~ Fast to me and to me known to be the individual who executed the foregoing instrument as attorney in fact of ESTHER LEE MARCINIEC, the individual therein described, and she acknowledged to me that she signed and sealed the same instrument as such attorney in fact for said principal, freely and voluntarily for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said ESTHER LEE MARCINIEC is now living.
and Phyllis Ann Fast

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

Kay Miller
Notary Public in and for Alaska
My Commission expires: 12-18-73

73-023426
600

RECORDED & FILED
ANCHORAGE REC.
DISTRICT

JUN 29 4 06 PM '73

REC'D BY Trasamerica

KAY, MILLER, LIBBEY
KELLY, CHRISTIE & FULD
A PROFESSIONAL CORPORATION
SUITE 500
FIRST NATIONAL BUILDING
ANCHORAGE, AK. 99501
TELEPHONE 272-7471

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises all and singular, together with the appurtenances and privileges incident thereto unto the said party of the second part, his heirs, executors, administrators and assigns, forever; and the said party of the first part covenants and agrees with the said party of the second part that it is the lawful owner of said premises; that it has legal right to sell the same, and that there are no liens or other encumbrances against said property; and the party of the first part does by these presents warrant and will forever defend said party of the second part, his heirs, executors, administrators and assigns against any and all persons having or claiming any right, title or interest therein by any lawful claim, in the quiet and peaceable possession thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first hereinabove written.

ALASKA BAPTIST CONVENTION, INC.

By /s/ B. Clarence Evans
Executive Secretary

Witnesses:

/s/ Shelle W. Brooks
/s/ Fred L. Backman

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS

THIS IS TO CERTIFY that on this 8th day of September, 1948, before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn as such, personally appeared B. CLARENCE EVANS, to me personally known, who, being duly sworn, did say that he is the Executive Secretary of the ALASKA BAPTIST CONVENTION, INC. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said B. CLARENCE EVANS acknowledged said instrument to be the free/and deed of said corporation.

WITNESS MY hand and official seal the day and year first in this certificate written.

/s/ Shelle W. Brooks
Notary Public in and for Alaska
My commission expires: 2-3-52

Seal
Doc. Stamps 55¢

Filed at 1:30 P.M., June 21, 1949 by Lee Heinrichs, Box 3,

Dorothy J. Awes
Special U. S. Commissioner

Anchorage 010029

4-1040
(October 1948)

THE UNITED STATES OF AMERICA

To all to whom these presents shall come Greeting:

WHEREAS, a Certificate of the District Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the Acts supplemental thereto, the claim of Oscar Harold Fast has been established and duly consummated,

in conformity to law, for the following described land:

Seward Meridian, Alaska
T. 13N., R. 3W,
sec. 31, SE $\frac{1}{4}$ NE $\frac{1}{4}$
sec. 32, W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

The area described contained 160 acres, according to the Official Plat of the Survey of the said land on file in the Bureau of Land Management.

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of land above described; TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the land hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the UNITED STATES.

And there is also reserved to the UNITED STATES a right-of-way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476,) has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the EIGHTEENTH day of May in the year of our Lord one thousand nine hundred and FORTY NINE and of the Independence of the United States the one hundred and Seventy-Third.

For the Director, Bureau of Land Management

By /s/ Jas. F. Homer
Chief, Patents Section

Seal
Patent No 1125870

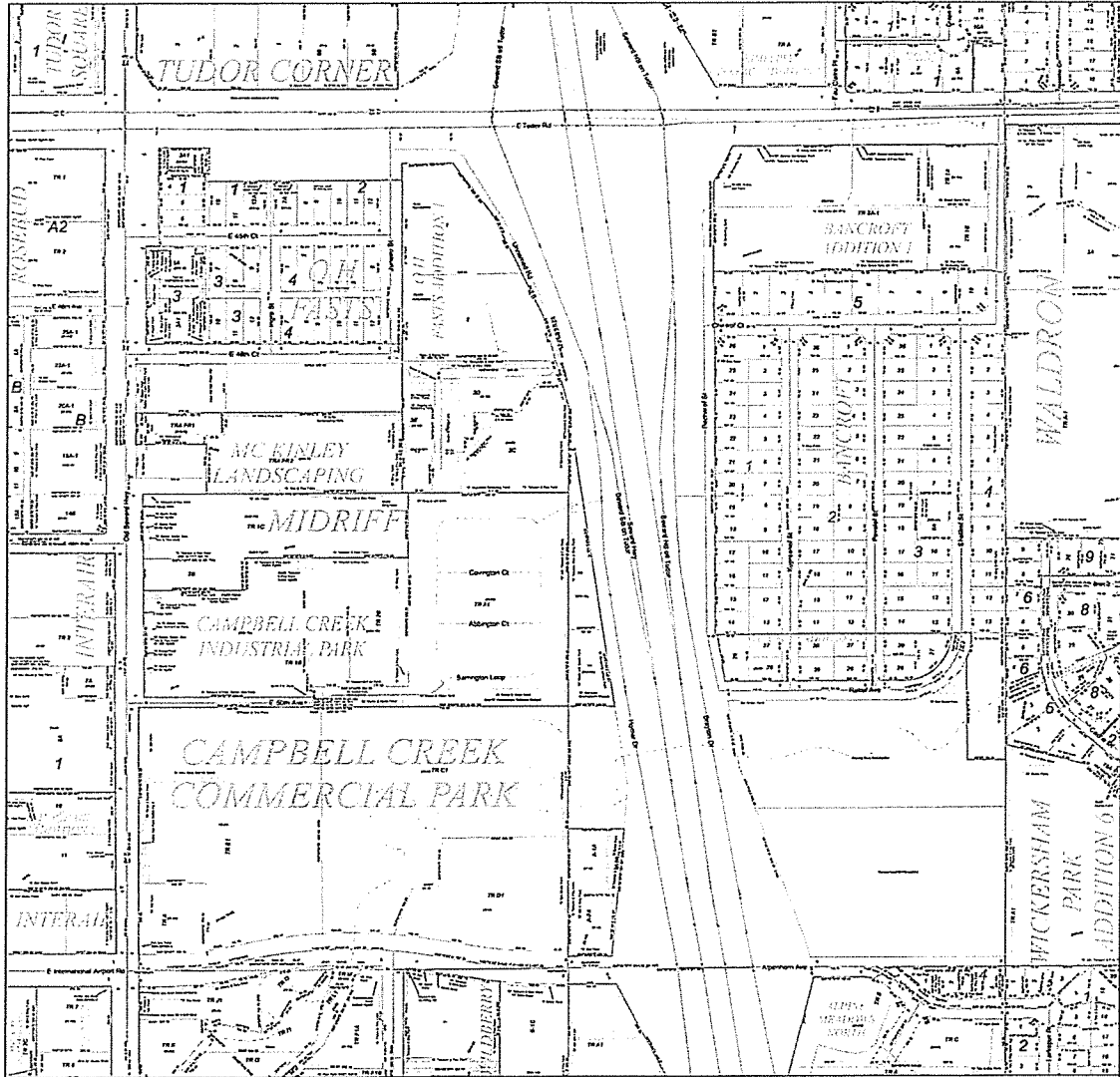
Filed at 10:30 A.M., June 21, 1949 by Oscar H. Fast, Gen. Del.

Dorothy J. Awes
Special U. S. Commissioner

WARRANTY DEED

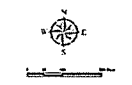
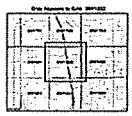
THIS INDENTURE, Made and entered into this 9th day of March, 1949, by and between MILLARD P. ELDRED and NINA E. ELDRED, husband and wife, of Anchorage, Territory of Alaska, the parties of the first part, and DONALD B. OESAU, of Anchorage, Territory of Alaska, the party of the second part, WITNESSETH:

That the parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America; and other good and valuable considerations, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs, executors, administrators, and assigns, the following described real estate, situate within the Anchorage Recording Precinct, Third Judicial Division, Territory of Alaska, to-wit:



SW1832 Grid Map

- Parcel Line
- - - - - Deeded Parcel Line
- - - - - Subdivision Boundary
- - - - - Subdivision Addition
- - - - - Easement Line
- - - - - Easement Centerline
- - - - - Road Centerline
- - - - - Private Road Centerlines
- Section Line
- Railroad
- - - - - Stream Centerline
- Monument
- ⊕ BM Monument
- ⊙ Witness Corner
- ⊙ Bearing Break
- 1 Lot Number
- 7 Block Number
- Subdivision Names
- 1 Block Number
- 4 Section Number
- ASBPM

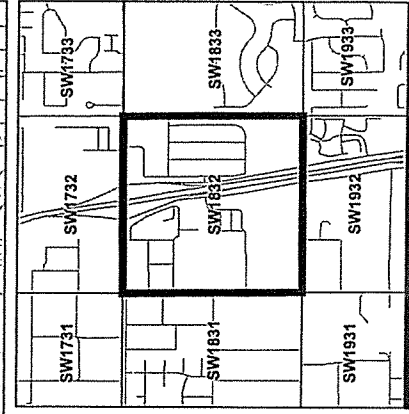
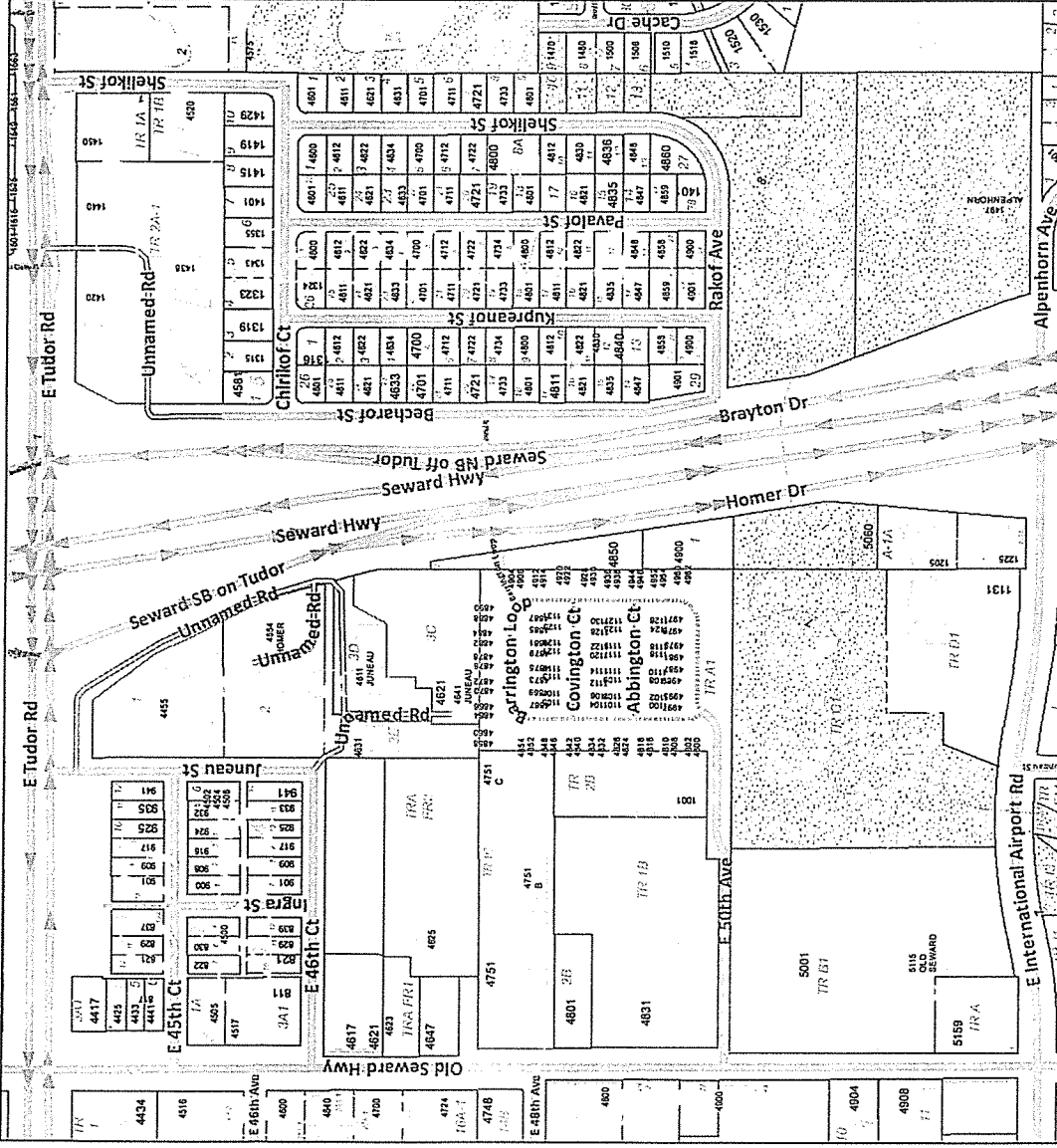


This map is a reproduction of the original map on file in the office of the County Auditor, and is not to be used as a legal document. The original map is on file in the office of the County Auditor, and is not to be used as a legal document. The original map is on file in the office of the County Auditor, and is not to be used as a legal document.



This document is the property of the County Auditor and is not to be distributed outside the County Auditor's office. It is not to be used as a legal document.

MDA IN Section Grid Map
 NW 1/4 Sec 32 T13N R3W
 8/12/22 CAD SW1832



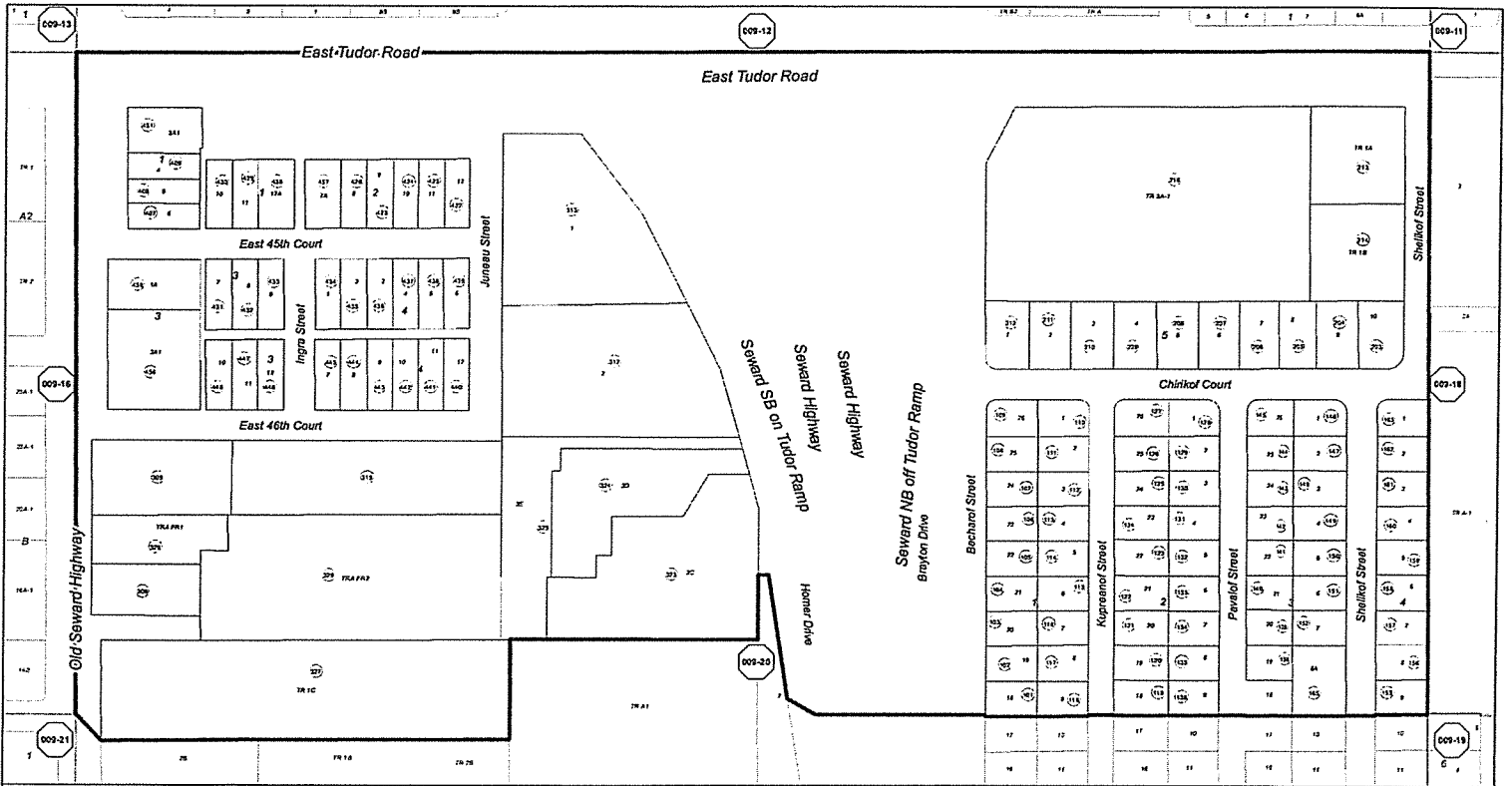
- 4819 Active Address
- Public Road
- One Way Road
- Platted/Not-Built Public Road
- Private Road
- Private Road, 4WD Access
- Driveway
- Buildings
- Parks
- Military Boundary
- Gate Preventing Through Access
- Railroad Tracks

1 inch = 380 feet

Municipality of Anchorage
 Addressing
 addressing@munil.org
 907.343.8466
 4700 Elmore Road
 P.O. Box 196550
 Anchorage, AK 99519-6650

This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage. The map is not the official representation of any of the information included and is made available to the public solely for informational purposes. The Municipality of Anchorage will not be held liable for any errors, omissions, inaccuracies or omissions on this map.





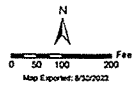
05/02/2018 OCP-173-17 New 009-173-28,29(18-22)
 12/17/2012 OCP-202-21 & 009-173-37 Four Economic Parcel (09-202-33)
 06/20/2012 OCP-174-03,06 New 009-174-53
 09/13/2011 OCP-174-37,28 New 009-174-37,28 (11-43)
 05/15/2009 OCP-175-18 New 009-175-18 (05-25 for easement/vacation)
 12/17/2008 OCP-174-33,34,35 New 009-174-38 (09-121)
 1/23/2003 EY 009-174-02(2,3,4) New 009-174-05 (03-204)
 11/20/2002 OCP-173-18 009-201-14 New 009-173-27,003-201-15,18 (00-112)
 04/25/2000 OCP-173-53,54 New Economic Parcel 009-174-04
 03/06/2002 OCP-175-19 Corrected Lot size per Final Judgement (BK-3487 Pg C23)
 02/20/1998 Map Cpn BK-54 Pg 151
 12/19/1998 OCP-174-01 thru 04 New 009-174-53 & 55
 09/27/1993 Opened Becharof Street to the South
 10/17/1994 OCP-174-50 New 009-174-51

01/25/1994 OCP-173-10 Access Easement per BK-2173 Pg 28
 12/15/1988 OCP-173-20 & 22 New 009-173-24 & 23
 05/14/1988 OCP-173-21 New 009-173-22 & 21
 1/19/1984 OCP-173-11 New 009-173-20 & 21
 07/22/1984 OCP-173-01 New 009-173-15
 05/22/1983 OCP-201-04 New 009-201-09 & 10
 02/16/1983 OCP-173-04 New 009-173-13 & 14
 08/03/1982 OCP-172-02 New 009-172-13 & 14
 11/02/1981 OCP-174-10 & 49 New 009-174-10
 07/22/1981 OCP-173-18 New 19
 01/18/1978 OCP-174-49 Added per Commissioners Dkt BK-309 Pg 412
 11/22/1978 OCP-174-11 thru 21 Redivided per Hwy Title
 04/17/1978 OCP-173-61 New 009-201-07 & 006-175-18 per WD BK-228 Pg 233
 See page 2 for additional revisions.

- Tax Parcel
- Lease
- Economic Unit
- Adjoining Taxmap

Assessor's Map Book-Page: 009-17

Zoning 500-Grid: 50907
 Tax Area Code: 009-17
 Grid: SW1832
 TRS: T13N R3W Sec. 32



01/10/1918 0000-1725 A. 01/10/2001 17-17
02/10/1918 0000-1725 A. 02/10/2001 17-17
11/20/1918 0000-1725 A. 11/20/2001 17-17
12/20/1918 0000-1725 A. 12/20/2001 17-17
01/20/1919 0000-1725 A. 01/20/2002 17-17
02/20/1919 0000-1725 A. 02/20/2002 17-17



Assessor's Map Book-Page: 009-17

Map Expense: 1000000



Verification of Nonconforming Status

T13N R3W SEC 32

NW4 NW4 PTN

Seward Meridian

Anchorage Recording District, Anchorage, Alaska

009-173-15-000

No Address

SW 1832

After recording return to:



Municipality of Anchorage, Planning Department
Land Use Review Section
4700 Elmore Road / P.O. Box 196650
Anchorage, Alaska 99519-6650



MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7931

Mayor Dave Bronson

VERIFICATION OF NONCONFORMING STATUS

June 7, 2022

Travis Busse
Harold's Rent-A-Truck
6820 Chad Street
Anchorage, AK 99518

To Whom It May Concern:

This document establishes the nonconforming status of property described as **T13N R3W SEC 32 NW4 NW4 PTN**, located in the Anchorage Recording District, Third Judicial District, State of Alaska; SW 1832; Parcel ID: 009-173-15-000.

The determination is based upon the as-built survey provided with the request, building permit records, property appraisal records, our research, and the applicable Municipal ordinances in place presently and at the time of construction.

The following facts were established:

July 23, 1949 O.H. Fast's Subdivision was created by Plat P-156.

1950's MOA GIS aerial photo shows a vacant lot covered in natural vegetation.

1960's MOA GIS aerial photo shows a vacant lot with several miscellaneous items on it. Dirt driveways provide access to the lot from E. 46th Court and the west abutting lot (4617 Old Seward Highway.)

1961 Property Appraisal indicates the commercial auto parts/service and multi-use office on the abutting west lot (4617 Old Seward Highway) was built. This lot and the subject lot were under common ownership.

December 9, 1963 an Articles of Incorporation of Harold's Rent-A-Truck was filed with the State of Alaska Department of Commerce. In part the document states... "(b) To engage in the business of warehousing, moving, and storage of property."

September 13, 1965 the area was zoned U (Unrestricted) district.

December 15, 1969 the area was re-zoned R-3 (Multiple Family Residential) district.

July 11, 1971 aerial photo (Flight 5, Frame 15) shows multiple semi-trailers on the lot. The entire north side of the lot provides access from E. 46th Court.

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April 25, 1973 a Warranty Deed was recorded (Book 454, Page 151) and states, in part, "Grantor Harold and Helen Schlichting.... hereby convey and warrant to Harold's Rent-A-Truck, Inc... the following described real property.... A portion of the O.H. Fast Subdivision situated with in the NW ¼ of the NW ¼ of Section 32, Township 13 North, Range 3 West, Seward Meridian.

June 27, 1975 aerial photo (Flight 5, Frame 10) shows semi-trailers and miscellaneous items on the lot. Dirt driveways on the northside of the lot provide access from E. 46th Court.

February 1, 1978 a Quitclaim Deed states, in part, "Grantor Harold's Trucking, Inc.... hereby conveys and quit claims to Grantee, Harold's Rent-A-Truck, Inc."

June 13, 1978 the requirement for paving was implemented by Anchorage Ordinance 78-118.

1980's MOA GIS aerial photo shows multiple semi-trucks with trailers and miscellaneous items on the lot. The vegetation on the east side of the lot from the 1970's photo is gone. The entire west side of the lot provides access to the lot along E. 46th Court.

September 10, 1985 Municipal Ordinance 85-91 adopted landscaping design criteria.

1990's MOA GIS aerial photo shows multiple semi-trucks with trailers, containers, and miscellaneous items on the lot. Vegetation is along the north, east, and south sides of the lot.

2002 MOA GIS aerial photo shows a large amount of vehicles, storage containers, small structures, and miscellaneous items on the lot. A driveway provides access to the northwest side of the lot at E. 46th Court.

2009 MOA GIS aerial photo shows multiple storage containers, vehicles, small structures, and miscellaneous items stored on the lot. A portion of the west side of the lot, the northwest driveway at E. 46th Court, and the driveway that provides access to the lot from the west abutting lot are paved.

2021 MOA GIS aerial photo shows a large amount of stored vehicles, shipping containers, small structures, and miscellaneous items on the lot. A gravel driveway provides access to the lot near the northeast corner of the lot. A large amount of trees and native vegetation are along the north, south, and east sides of the lot.

An as-built survey signed **April 19, 2022**, by Pierre Stragier, a Registered State of Alaska Land Surveyor, shows multiple Connex type containers 4.3 feet, 7.4 feet, 12.1 feet, and 7.3 feet from the north front lot line at E. 46th Court, a Connex container 13.7 feet from the side west lot line, and Connex containers 2.0 and 7.4 feet from the south rear lot line. A 17.2 x 29.9-foot shed is 11.0 feet from the west side lot line and 4.8 feet from the south rear lot line. A 12.8 x 11.7-foot shed is 2.0 feet from the south rear lot line. An 8.1 x 20.0-foot shed is 7.4 feet from the south rear lot line. A Shelter Logic shed is



90.1 feet from the north front lot line and 49.5 feet from the south rear lot line. A dirt parking lot covers a portion of the east side of the lot. A portion of the west side of the lot is paved. A paved driveway near the northwest side of the lot provides access to the lot from E. 46th Court. A large portion of the east side of the lot is a dirt parking lot. A dirt driveway near the northeast corner of the lot provides access to the lot from E. 46th Court. A fence is at or near all sides of the lot.

Municipal property appraisal records currently indicate the property is a 78,000-square-foot lot with 6,000 feet of chain-link fence built in 1990 and 4,000 square feet of asphalt paving built in 2005.

The following conclusions are drawn from the established facts and findings:

The subject property was subdivided by deed in April 1973 creating T13N R3W SEC 32 NW4 NW4 PTN. The property was created by warranty deed after 1955 and before September 16, 1975, and was not created in accordance with the regulation of the federal, state, or municipal government. The property is considered an illegal subdivision of land. The property is eligible for the amnesty provisions of AMC 21.13.050C. and is required to be registered with the Municipality of Anchorage to be considered a legal lot of record.

AMC 21.13.050C. allows for the legalization of lots created prior to September 16, 1975 if:

- An application for the registration of nonconforming lot is submitted to the Planning Department; and
- The lot is determined to be sufficient in size to allow construction of a structure and associated district-specific, dimensional, and development and design standards such as setbacks, parking; landscaping, etc.

For information about registering the lot contact Sonnet Calhoun at (907) 343-8353.

The use of the subject property for a storage yard is not a permitted principal use in the R-3 (Multiple Family Residential) district pursuant to AMC 21.05.010. The commercial storage yard use of the lot was established prior to the R-3 (Mixed Residential) District zoning in 1969 and has been in continuous use since that time. Since the use predates zoning, **the use of the entire area of the lot for a commercial storage yard is a Legal Nonconforming use of land and is governed by AMC 21.13.030A.** No nonconforming use of land shall be enlarged or increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the regulations that make the use nonconforming.

Storage yard standards required by AMC 21.05.060.D5. were not required at the time of development; therefore, **the lack of storage yard standards is a Legal Nonconforming Characteristic of Use and is considered conforming, in accordance with AMC 21.13.060A.**



Pedestrian facilities and site amenities required by 21.07.060.F. were not required at the time of development; therefore, **the lack of pedestrian facilities and site amenities is a Legal Nonconforming Characteristic of Use and is considered conforming, in accordance with AMC 21.13.060A.**

A traffic plan approved by the MOA Traffic Engineering Department was not provided for this determination; however, aerial photos and the as-built survey show the property lacks the parking and loading facility design standards required by AMC 21.07.090H. Parking and loading facility design standards were not required at the time of development; therefore, **the lack of parking and loading facility design standards is a Legal Nonconforming Characteristic of Use and is considered conforming, in accordance with AMC 21.13.060A.**

In 1969 the site required one off-street vehicle parking space for the property's use as storage yard. On June 13, 1978 AO 78-118 passed and amended off-street parking requirements. Today, AMC 21.07.090E. Table 21.07-4 requires 31 off-street parking spaces. The site has adequate area to provide 31 off-street parking spaces. No change shall be made to any development unless the change is in the direction of conformity to the requirements of this title.

A current landscape plan was not provided for this determination; however, based upon the June 2021 MOA aerial photo and August 2021 Google street view imagery the property lacks site perimeter visual enhancement (L-1) landscaping (shrubs) along the north lot line, site perimeter buffer (L-2) landscaping (trees and shrubs) along the south lot line, and site perimeter buffer (L-2) landscaping (trees and shrubs) along the west lot line required per AMC 21.07.080.E1. The property was legally developed prior to the landscaping ordinance adopted on September 9, 1985 (AO 85-91) and the current landscaping requirements of AMC 21.07.080. which became effective January 1, 2014; therefore, **the lack of site perimeter landscaping along the north, south, and west lot lines is a Legal Nonconforming Characteristic of Use and is considered conforming in accordance with AMC 21.13.060A.** The property owner must maintain, repair or replace any existing landscaping if it is damaged or destroyed.

The existing gravel driveway near the northeast side of the lot was installed sometime after 2015. The requirement for paving was implemented on June 13, 1978. The driveway was not installed prior to the requirement for paving; therefore, **the gravel driveway near the northeast side of the lot is in violation of AMC 21.07.090H.12.** The violation may be remedied by contacting the traffic engineer and getting an approval for an alternative driveway surface; removing the gravel driveway from the right-of-way to the property line; or paving the first 50 feet of the driveway.



Anchorage Municipal Code of Ordinances, Title 21, effective January 1, 2014, as amended, and relevant to this determination are as follows:

AMC 21.06.020A. Table of Dimensional Standards: R-3 Mixed Residential District:

All other uses:

Minimum lot size and width requirements:

Lot width	50 feet
Lot size	6,000 square feet

Minimum setback requirements:

Front	20 feet
Side	10 feet
Rear	20 feet

Maximum lot coverage: 40 percent

AMC 21.07.090E. Off-Street Parking Requirements:

Storage Yard: 1 per 2,000 sf of outdoor storage area

- 4,000 square feet of asphalt paving plus $\pm 11,970$ square feet of gravel parking lot = 15,970 square feet of parking area
- Lot size = 78,000 square feet
- $78,000 - 15,970 = 62,030$ square feet of outdoor storage area
 $62,030 \div 2,000 = 31$ minimum required parking spaces

AMC 21.07.090H.12 Paving

a. Material

Except as provided below, all parking spaces, loading berths, driveways, and other motor vehicle driving surfaces shall be paved and maintained with dustless, all-weather, hard materials appropriate for the municipality's sub-arctic environment, and equal in strength to two inches municipal Type E asphaltic concrete and a base material suitable for the intended traffic, to standards prescribed by the municipal engineer or as otherwise approved by the traffic engineer.

b. *Paving exceptions and alternatives.*

The traffic engineer may approve the following exceptions and alternatives to the paving requirement, provided that the first 50 feet of a driveway, as measured from the edge of the street travelled way, shall be paved if connecting to a paved public street. This length is reduced to 15 feet for single-family and two-family uses. Where a driveway throat is less than 50 feet, the traffic engineer may



approve an alternative driveway surface that effectively reduces or eliminates the tracking of sediment onto paved public streets.

AMC 21.07.080 Landscaping, Screening, and Fences:

E. Types of Landscaping

1. Site Perimeter Landscaping Requirements

b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-2, except for the following:

- i. At approved points of pedestrian or vehicle access.

Table 21.07-1: Visual Enhancement Landscaping: Provide 1 tree and 6 shrubs per 20 linear feet of property line requiring visual enhancement landscaping.

Table 21.07-1: Buffer Landscaping: Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping.

This determination is based on the information listed above, which was provided by the applicant or was in the files of the department. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the department may revise or revoke this determination.

Anchorage Municipal Code, Title 21, is available on the internet at www.municode.com.

Respectfully,


Richard Novy
Land Use Plan Reviewer
(907) 343-8380

Appeal: This determination may be appealed to the Zoning Board of Examiners and Appeals (ZBEA) in accordance with AMC 21.03.050B. The appeal may be brought by any party of interest for the application no later than 20 days after the date of service of the decision. The appeal fee is \$1,130 and is required to be paid at the time the appeal is submitted. If the ZBEA fully overturns the decision of the director, then the fee will be returned. If the ZBEA overturns the decision of the director in part, then half of the fee will be returned. Please contact the Current Planning Section for more information.

