

**NOTE**

Send original recorded document to:

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

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

## NOTICE OF ZONING ACTION

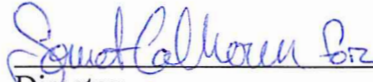
This notice announces that a legal nonconforming lot of record created prior to September 16, 1975 has been duly approved by the Director of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the legal nonconforming lot approval as set forth in the Municipal zoning file 2022-0126. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved legal nonconforming lot or any subsequent amendments hereto.

LEGAL: Township 13 North, Range 3 West, Section 32 NW4NW4 PTN, Seward Meridian, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of East 46th Court, west of Seward Highway, north of East 50th Avenue and east of Old Seward Highway

PETITIONER: Travis Busse

REQUEST: Registration of Nonconforming Lot of Record in accordance with AMC 21.13.050C.

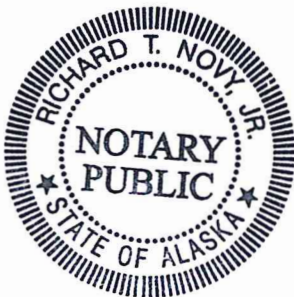
ATTACHMENT: **Copy** of Municipality of Anchorage, Current Planning Department Resolution Legalizing a Nonconforming Lot of Record Created Prior to September 16, 1975, Resolution No. 2022-001

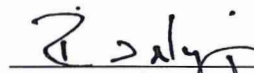
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA            )  
  )  
THIRD JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that on the 28<sup>th</sup> day of October, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Sonnet Calhoun, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 28 day of OCTOBER, 2022 in this certificate first above written.



  
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Notary Public in and for Alaska  
My Commission expires: 1-22-23



**MUNICIPALITY OF ANCHORAGE PLANNING DEPARTMENT RESOLUTION  
TO REGISTER A NONCONFORMING LOT OF RECORD  
CREATED PRIOR TO SEPTEMBER 16, 1975  
RESOLUTION NO. 2022-001**

**A RESOLUTION TO REGISTER A NONCONFORMING LOT OF RECORD CREATED PRIOR TO SEPTEMBER 16, 1975, LEGALLY DESCRIBED AS: TOWNSHIP 13 NORTH, RANGE 3 WEST, SECTION 32 NW4 NW4 PTN, SEWARD MERIDIAN; LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.**

(Case 2022-0126; Tax Identification Number 009-173-15-000)

WHEREAS, a request has been received from Travis Busse for Harold's Rent-a-Truck to have the portion of the land legally described as Township 13 North, Range 3 West, Section 32 NW4 NW4 PTN registered as a nonconforming lot of record in accordance with Anchorage Municipal Code (AMC) 21.13.050C.

NOW, THEREFORE, BE IT RESOLVED by the Director of the Planning Department that:


- A. The Director makes the following findings of fact:
1. On March 30, 1953 the Territorial Legislature passed the Platting Act (Chapter 115, Session Laws of Alaska 1953). The City Planning Commission or City Council is designated as the platting authority. Plats are required for subdivisions of five or more lots.
  2. On March 25, 1955, territorial law was amended to require plats for subdivision of two or more lots (§ 3, Chapter 95, SLA 1955).
  3. A warranty deed (Book 456 Pages 662 - 663) on file with the Anchorage Recorders Office, recorded June 18, 1973, divided the lot into its current configuration.
  4. The property was zoned R-3, Multiple Family Residential District, on December 15, 1969.
  5. A nonconforming determination by Richard Novy, Land Use Plan Reviewer, dated June 7, 2022, established nonconforming rights for the use of the lot and other nonconforming characteristics of use. In addition, the lot was not



subdivided by plat and was required to be registered pursuant to AMC 21.13.050C.

6. AMC 21.13.050C. Legalization of lots created prior to September 16, 1975 allows for lots existing prior to September 16, 1975, to continue in existence provided the following requirements are met:
  - a. An application for the registration of nonconforming lot is submitted to the department; and
  - b. The lot is determined to be sufficient in size to allow construction of a structure and comply with associated district-specific, dimensional, and development and design standards such as setbacks, parking, landscaping, etc.
- B. The Director determines that the lot is sufficient in size to allow construction of a structure and that the associated zoning district and supplementary district standards as it relates to setbacks, parking, landscaping, useable yard area, etc., can be met.
- C. The Planning Director approves the nonconforming lot request subject to the following conditions of approval:
  1. A notice of zoning action shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.

APPROVED by the Municipality of Anchorage Planning Director this 28th day of October, 2022.

  
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Craig H. Lyon  
Municipality of Anchorage  
Planning Director

