



**Fairbanks North Star Borough**  
**Department of Community Planning**  
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## TITLE 17 SUBDIVISION VARIANCE APPLICATION

File # \_\_\_\_\_ FEE:  \$550 \*\*\*\*\*FEES ARE NON-REFUNDABLE\*\*\*\*\*

*A separate application is required for each variance requested.*

Applicant/Surveyor:	Property Owner:
Business Name:	Name:
Contact Person:	
Mailing Address:	Mailing Address:
City, State Zip:	City, State Zip:
Phone:	Phone:
E-mail:	E-mail:
FNSB Title 17 Code Citation for which the variance is required:	

Variances must clearly meet the criteria set forth in **FNSBC 17.64.010**. In a separate document, please provide a *detailed* narrative addressing how the following criteria have been met:

**A. Describe the variance requested.**

**B. The subdivision, with the variance, can be developed consistent with public welfare and safety.**

For example:

- Explain the purpose of the code requirement requested for a variance.
- Describe how public safety concerns have been mitigated.
- Discuss how public welfare matters have been addressed.
- Explain how the subdivision, with the variance, has been designed consistent with public welfare and safety.

**C. Either Criteria 1 or 2 below:**

**1. The tract to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of this title shall result in a substantial hardship;**

For example:

- Describe the unusual size or shape of the tract to be subdivided and/or the surrounding development or conditions
- Explain what substantial hardship will result from meeting the provision in code.
- Explain how the unusual size or shape of the land or the surrounding development or conditions will cause the substantial hardship if the code provision is required

**OR**

**2. The requirement is impractical or unnecessary due to specific circumstances or conditions of the subdivision or surrounding development.**

For example:

- Describe the specific circumstances or conditions of the subdivision or surrounding development that necessitates the variance.
- Explain why the code requirement is impractical or unnecessary based on these specific circumstances or conditions.

**Every subdivision variance must comply with FNSBC 17.64.010.**

FNSBC 17.64.010.

- A. The platting board may vary or modify requirements of this title if the variance request meets the criteria set forth below and the subdivision, with the variance, can be developed consistent with public welfare and safety:
  - 1. The tract to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of this title shall result in a substantial hardship; or
  - 2. The requirement is impractical or unnecessary due to specific circumstances or conditions of the subdivision or surrounding development.
- B. Variances are not required for alternate designs for road geometrics and profiles under FNSBC 17.56.100 when the requirements of FNSBC 17.56.060.E are met.
- C. The board may impose reasonable conditions when a variance is granted and shall state in writing its reasons for granting any variance.
- D. The application shall describe the requested variance and specify the portion of the title from which relief is sought.

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.