



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Email: permitcenter@matsugov.us

APPLICATION FOR DETERMINATION OF LEGAL NONCONFORMING STATUS FOR A STRUCTURE – MSB 17.80

NOTE: Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.

This request is for a (check one):

- Determination of Pre-existing Legal Nonconforming Status
(Also known as “Grandfather Rights”)
- Determination of Legal Nonconforming Status
(Amnesty for a structure built prior to December 7, 1993)
- Shoreline Setback Exception, as allowed by MSB 17.55.020(C)

Required Attachments:

- \$300 application fee
- As-built survey depicting (1) dimensions of the subject structure and (2) setback distances from the property boundaries or lot lines
- Recent photos showing all sides of the subject structure
- Photos or other evidence indicating the date of construction and/or substantial completion of the subject structure

Subject Property:

MSB Tax Account ID#(s): _____

Street Address: _____

Name of Property Owner

Name of Agent / Contact for application

Mailing: _____

Mailing: _____

Phone: Hm _____ Fax _____

Phone: Hm _____ Fax _____

Work _____ Cell _____

Work _____ Cell _____

E-mail: _____

E-mail: _____

Fill in the following information:

- The subject structure is a (house, garage, etc.) _____.
- Construction of the structure was completed on or about _____, 19_____.
- The subject structure is located _____ feet from the right-of-way line / public use easement.
- The subject structure is _____ feet and _____ feet from the side lot lines.
- The subject structure is _____ feet from the rear lot line.
- The subject structure is _____ feet from the ordinary high water mark of _____.
- The subject structure is in the condition and location depicted in the attached photograph(s) dated _____ and the attached surveyor's as-built drawing dated _____ and prepared by _____.

For applications requesting a determination of Shoreline Setback Exception:

Initials	Prior to substantial completion of the subject structure, I had no personal knowledge that any of the structures on the above described property were in violation of the requirements for structural setback from waterbodies as regulated by MSB 17.55.020.
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OWNER'S STATEMENT: I am owner or authorized agent of the property subject to this application. By signing below, I affirm the information submitted in this application is accurate and complete to the best of my knowledge.

Signature: Property Owner	Printed Name	Date
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Signature: Agent	Printed Name	Date
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