

MATANUSKA-SUSITNA BOROUGH Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-7822 Email: <u>permitcenter@matsugov.us</u>

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): 56329000L002

Street Address: 19984 W Hewitts Ct

Name of Property Owner	Name of Agent / Contact for application					
Hewitt Charles A & Mary B						
Mailing: PO BOX 1966	Mailing:					
Eagle, ID 83616						
Phone: HmFax	Phone: HmFax					
Work 280-813-1222 Cell 907-360-3800	WorkCell					
E-mail: charlie@mirrorstudios.com	E-mail:					

Fill in the following information:

- The subject structure is a (house, garage, etc.) House
- Construction of the structure was completed on or about <u>Unknown</u>, 19____.
- The subject structure is located <u>176.8</u> feet from the right-of-way line / public use easement.
- > The subject structure is <u>14.7</u> feet and <u>17.1</u> feet from the side lot lines.
- > The subject structure is 176.8 feet from the rear lot line.
- > The subject structure is <u>.5</u> feet from the ordinary high water mark of _____.
- The subject structure is in the condition and location depicted in the attached photograph(s) dated <u>2014-2021</u> and the attached surveyor's as-built drawing dated <u>May 2025</u> and prepared by Lavander Surveying

For applications requesting a determination of Shoreline Setback Exception:

Initials CH

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.

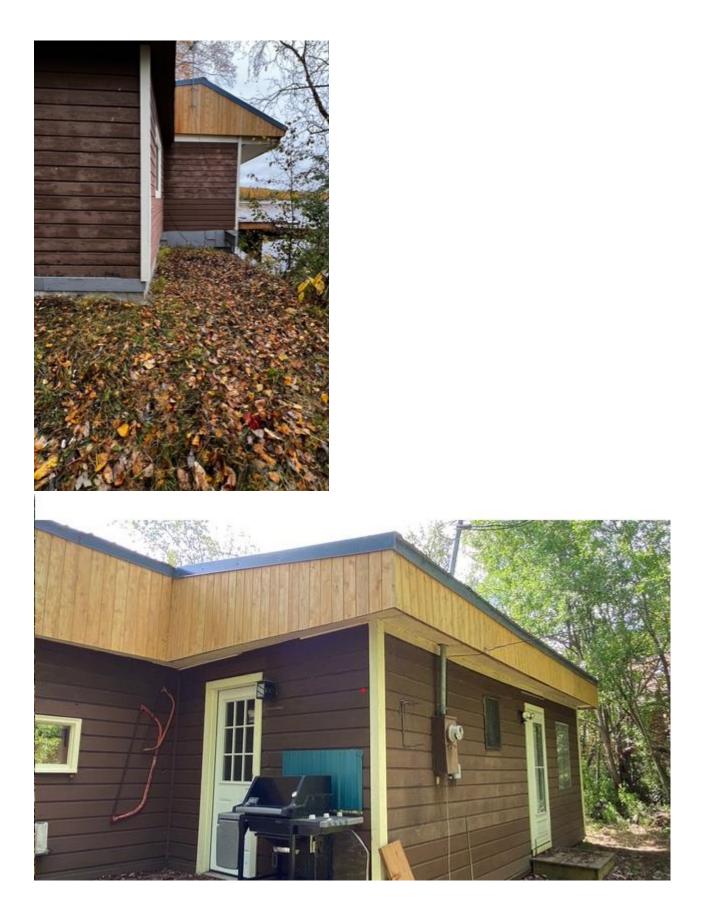
OWNER'S STATEMENT: I am owner or authorized agent of the property subject to this application. By signing below, I affirm the information submitted in this application is accurate and complete to the best of my knowledge.

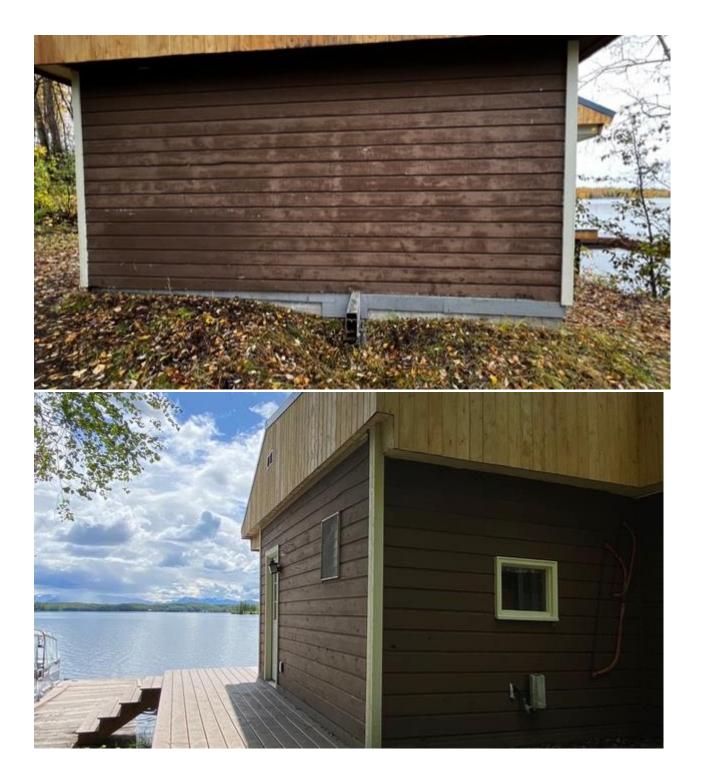
	Charles Hewitt	May 14, 2025
Signature: Property Owner	Printed Name	Date

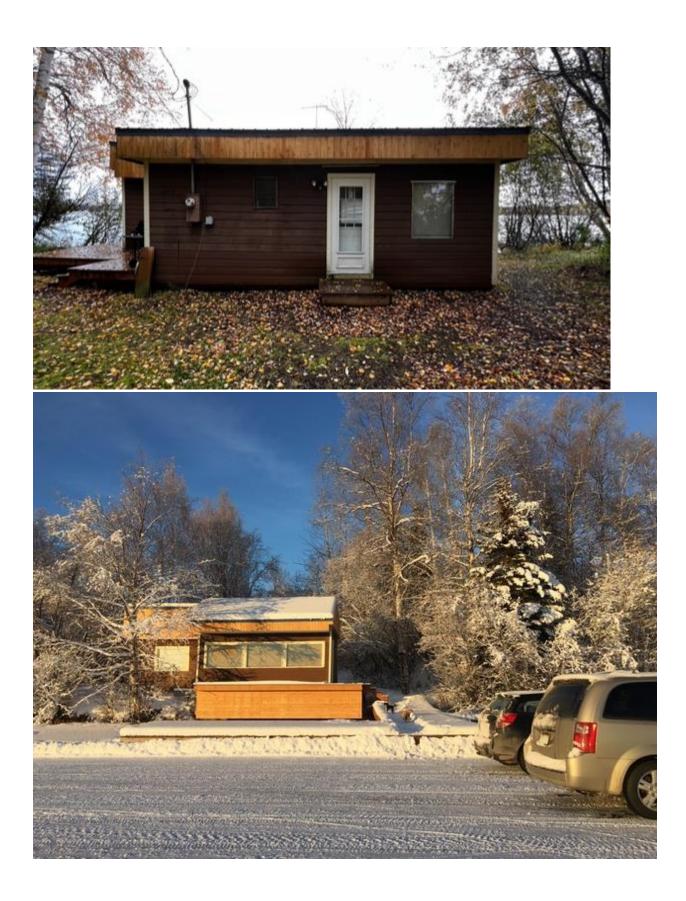
Signature: Agent

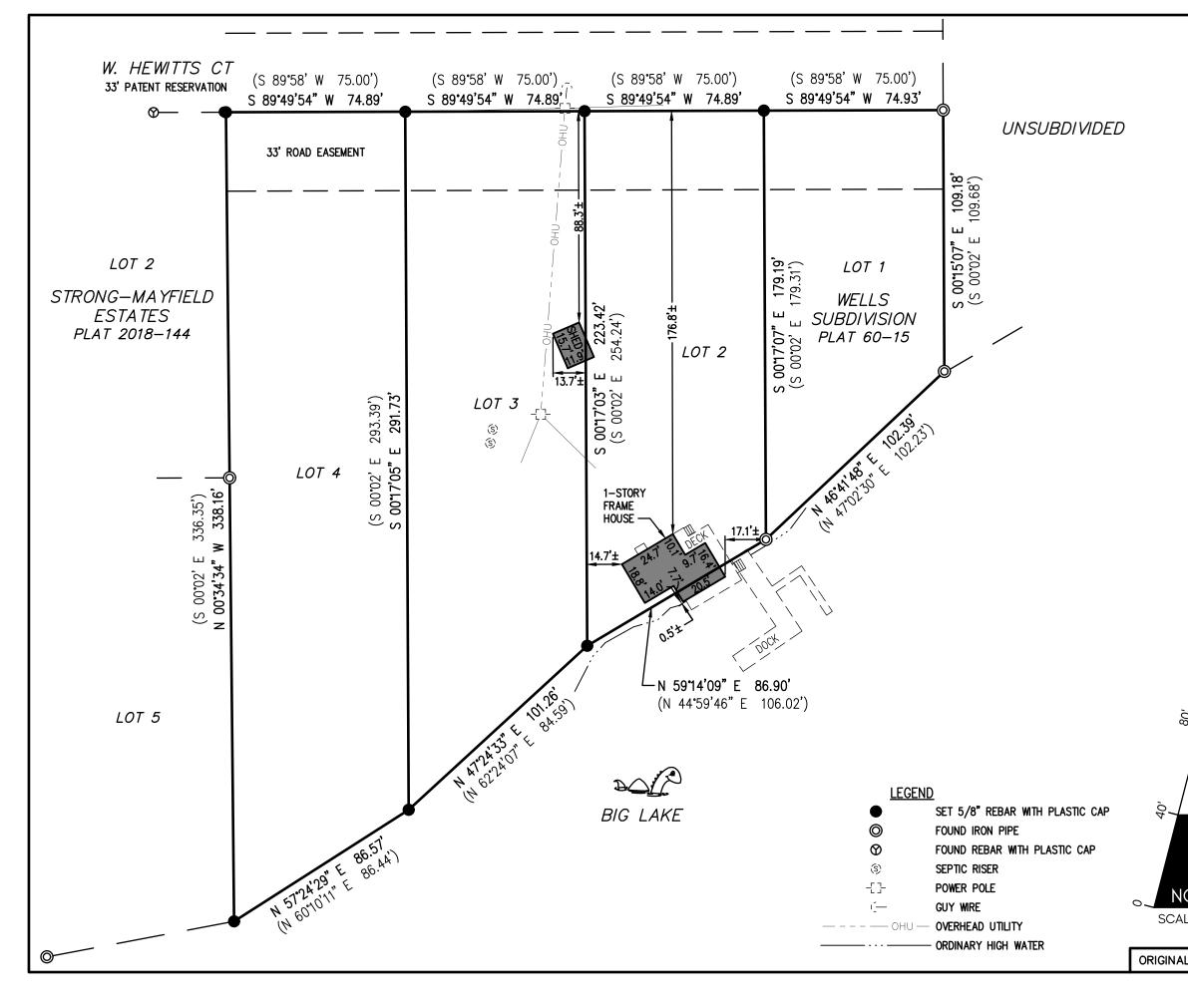
Printed Name

Date



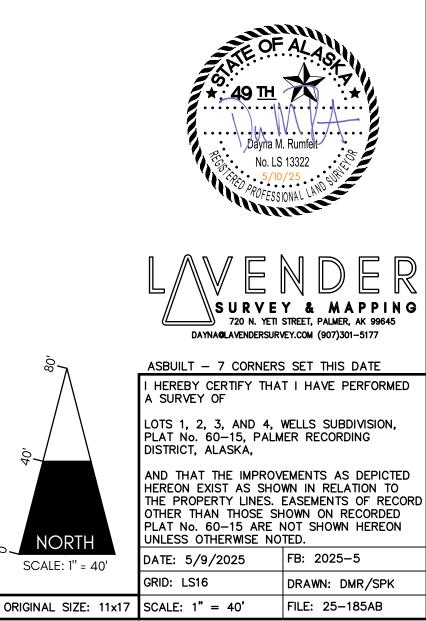






NOTES

- 1. () DIMENSIONS ARE RECORD PER PLAT 60-15.
- 2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
- 3. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56329000L002

Site Information Account Number	56329000L002	Subdiv	sion WELLS		
Parcel ID			None		
	13640	City			
TRS	S17N04W26	Map LS	Tax Map		
Abbreviated Description (Not for Conveyance)	WELLS LOT 2				
Site Address	19984 W Hewitts Ct				
Ownership		B			
Owners	HEWITT CHARLES A & MARY B PO BOX 1966 EAGLE ID 83616	Buyers	Buyer's Address		
Primary Owner's Address	PO BOX 1900 EAGLE ID 03010	Primary	Buyer's Address		
Appraisal Information		Assessr	nent		
Year Land Appra	aised Bldg. Appraised Total	Appraised Year	Land Assessed	Bldg. Assessed T	otal Assessed ¹
	0,300.00 \$17,600.00	\$87,900.00	2025 \$70,300.00		\$87,900.00
	0,300.00 \$14,200.00	\$84,500.00	2024 \$70,300.00		\$84,500.00
	0,300.00 \$13,600.00	\$83,900.00	2023 \$70,300.00	0 \$13,600.00	\$83,900.00
Building Information Structure 1 of 1					
Residential Units	1	Use		Residential Building	
Condition	Standard	Design		Cabin	
Basement	None		ction Type	Frame	
Year Built		1960 Grade		1225 - Cabin	
Foundation Well	Concrete Block	Buildin Septic	g Appraisal	\$17600	
Building Item Details		ooptio			
	ription		Area	Percent	Complete
1 Electr	ric Heat			1 Sq. Ft.	100%
1 First S	Story			707 Sq. Ft.	100%
Tax/Billing Information		Recorded Documents			
Year Certified Zone Mill	Tax Billed	Date Type		Recording Info (offsi	,
2025 No 0034		7/21/1995		Palmer Bk: 812 Pg: 77	
2024 Yes 0034	11.928 \$1007.92		AIM DEED (ALL TYPE)	Palmer Bk: 741 Pg: 60	-
2023 Yes 0034	11.249 \$943.79	11/15/1993 QUITCL	AIM DEED (ALL TYPE)	Palmer Bk: 741 Pg: 60	<u>8</u>
Tax Account Status ²	Balance Farm	Disable	d Veteran Senior	Tetel 3	LID Evicto
	Balance Farm ere is a temporary display issue on			Total ³	LID Exists
Current	s0.00	\$0.00	30.00 \$0.00 \$0.00 \$0.00		0.00 No
Land and Miscellaneous	40.00	φ0.00	40.00	φ0.00 φ	0.00110
Gross Acreage Taxable Ac	reage Assembly District	Precinct Fire Se	vice Area	Road Service Area	
0.32	0.32 Assembly District 005	<u>30-555</u> 900 No	Fire Service	021 Big Lake RSA	

¹ Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

If account is in foreclosure, payment must be in certified funds.
If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 5/14/2025 2:00:01 PM

Map <u>LS16</u> 999LOC					Da	eet te Bu model		60	OF EFF	1965	4329000L002 HEWITT CHAS 4229 BIRCH ANCHORAGE A
											29 29 29
Bldg Type & Use		Exterior			Mu	Iti-Re	sidences	3	Plumbi	ng	JAN BUCK
Category () 00		Concrete				1 Bath	2 Bath	Tubs_	_Jacuzzi		
Stories Cubr		Sheathing			Idroom			Toilets		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Liv Units 1		Insulation		and the second second	Bdroom Bdroom			Basins		_ N Z	
Basement		Siding (And a second sec	ciency			Shower Stalls		QZ P	
Frame V		Shakes						Sauna		Α & ΜΑRΥ JN DR 99507	
CabinResRee		Log		Flo	ors			Water	Source		
		Other			Sub-Floor			Sewer	Source	RY RY	
Log		Roof	-	and the second se	Kitchen						
Other .		GabFlat_	1					Elect	rical	BETH	
Foundation			and the second se			Dining C Living Rm		Wired	R		
Concrete Blk_Poured		"A"Frame	_GamHi	<u>P</u>							
Wood Post		Other				d-Room	S			100_200_	
Wood Sills		Shakes			Bat	and discharged and di				s P. A. G. E	
AWW		CompSh	ingle	-	He	and the state of the state of the little			Lightin	g P A G. I	· · · · · · · · · · · · · · · · · · ·
Other		Insulation	0	hange and the second	Sto	ve					
Basement		Tar Paper	0		Oil	Furnace	3		Gara	ge Det/A	tt/Bsmt/Bl
Partial		Metal 5	eel		Gas	s Furnad	ceP/N	NG		N. C. Marson	
Full		Build-up			Cod	al Furna					
Outside Ent		Interior		New York	Ele	ctric V	(3)				
Fin.Walls		Open Studs			Spo	ace Hea	t .				
Fin.Ceiling		Insulation 1	/		Oth	CALLER AND					
Fin.Floors		Sheetrock			Fi	replac	e				
Heated		Wallpaper		and the second second		t Floor.	Carlos de la companya		Porc	hes/Deck	s
Other		Wood Panel	ina							100/ 000	
Frame ,	Service of the servic	Log			2	d Floor	. WS/FP				
		Interior			- 21						
Walls 4116							. WS/FP				
Floors SLE		Basement	∲of Bdrm ∳of B	Bthrm Cell Heigh	nt DC	isement	. W3/FF				
Roof 8		1st Floor				-					
		2nd Floor					State of the		-		
		3rd Floor									
		Attic	_					-			
Other Bldgs		Area	Floor	Roof	Int.	Heat	Plumb.	Unit Cost	Age	Condition	Bldg Val.
	17	×16	11001							Net	\$1,500
Barn Shed	12	_^16								NEL	1,000
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	1. 1. 200										
									1		
Grade: 12.25				New Parts				6	Fast	One and Am	
Building Value Calculation				A CONTRACTOR OF THE OWNER OF THE OWNER		Ared	Calculation	Square	Length	Ground Are	Area
Item # Area or Quality	Unit Cost	Total		Floor/F	rart		Width		Lengtr		Area
1.0 707											
				4	1.25	Start 1					
			C. C. C.								
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Additions &	Dedu	ctions									
Additions a	Deuu										
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	/			• •	•		8.00'				• •
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12G-	240									240.00	SF
							has a	24.0	00'		
				• • • •	• •			27.0			• •
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		and the stars									
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				•		• •	• •		• •	• • •	

10% 10% **Excavation and Foundation** 12 Warmed and Cooled Air 2 Electric Wall 7 Steam 15% 25% Framing 3 Forced Air Unit 13 Hot and Chilled Water 8 Steam, without Boiler Exterior Siding & Paint Windows and Doors 6% 31% 14 Heat Pump 4 Hot Water 9 Ventilation 38% 7% 5 Hot Water Radiant 10 Wall Furnace 15 Floor Furnace 4% 42% Roof Covering Additions: 2% 44% Electrical Rough-In Business Name___ Plumbing Rough-In 2% 46% 1) Occupancy #____ 51% 5% Insulation & Vapor Barrier 2) Class A__B__C__D__S_ 10% 61% Heating Sheetrock 5% 66% 3) Zip Code_ Interior Finish & Paint 4% 70% 4) Quality Rank 1 2 3 4 5) Total Sq. Ft.____ Kitchen Cabinets & Built-ins 10% 80% 4% 3% Plumbing Fixtures Electrical Fixtures 84% ____Shape 1 6) Perimeter____ 2 3 4 87% 93% Interior Doors & Trim 6% 7) # of Stories__ Flooring 7% 100% 8) Height per Story___ 100% 9) Age_ 10) Heat/Gool Tox 6/99 Kenerlo Kerup yns. Remarks: 104 NC.TR 9/04 Raised grade to 12,25, added barn shed net. Boby 13/07 NC NO R\$H R\$H 1-14-09 12-29-11 NC 1/11/09 -11-12 lin Panel

