



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: [permitcenter@matsugov.us](mailto:permitcenter@matsugov.us)

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

*Fill out form completely. Attach information as required to process your request. Incomplete applications will not be processed.*

### 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 the dimensions and setback distances of the subject structure
- Recent photos showing all sides of the subject structure
- Photos or other evidence indicating the date of construction/substantial completion of the subject structure

**Subject Property:** Township: \_\_\_\_\_, Range: \_\_\_\_\_, Section: \_\_\_\_\_, Meridian: \_\_\_\_\_

MSB Tax Account ID # \_\_\_\_\_

Subdivision: \_\_\_\_\_ Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

### Name of Property Owner

\_\_\_\_\_

Mailing: \_\_\_\_\_

\_\_\_\_\_

Phone: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Work \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

### Name of Agent/ Contact for application

\_\_\_\_\_

Mailing: \_\_\_\_\_

\_\_\_\_\_

Phone: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Work \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

- 
1. The subject structure is a (house, garage, etc...)\_\_\_\_\_ whose construction was completed on or about \_\_\_\_\_, 19\_\_.
  2. The subject structure is located \_\_\_\_ feet from the right-of-way line / public use easement.
  3. The subject structure is \_\_\_\_ feet and \_\_\_\_ feet from the side lot lines.
  4. The subject structure is \_\_\_\_ feet from the rear lot line.
  5. The subject structure is \_\_\_\_ feet from the ordinary high water mark of \_\_\_\_\_.
  6. The structure is in the condition and location depicted in the attached photograph(s) dated \_\_\_\_\_ and the attached as-built drawing dated \_\_\_\_\_ prepared by \_\_\_\_\_.
- 

**For applications requesting a determination of Shoreline Setback Exception:**

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 structure setback from waterbodies as regulated by MSB 17.55.020.

---

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
---------------------------	--------------	------

---

Signature: Agent	Printed Name	Date
------------------	--------------	------