Application for Design Variance

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

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first)	Name (last name first)
Mailing Address	Mailing Address
Contact Phone – Day Evening	Contact Phone – Day Evening
Fax	Fax
E-mail	E-mail

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000):		
Site Street Address:		
Current legal description: (use additional sheet if necessary)		
Zoning:	Acreage:	Grid #:

PETITIONING FOR

CODE CITATIONS

AMC 21.
AMC 21.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature ☐ Owner ☐ Representative Date
(Representatives must provide written proof of authorization)

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
- ☐ Preliminary Plat ☐ Final Plat - Case Number(s):
- ☐ Conditional Use - Case Number(s):
- ☐ Zoning variance - Case Number(s):
- ☐ Land Use Enforcement Action for
- ☐ Building or Land Use Permit for
- ☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

1 copy required:
- ☐ Signed application (original)

34 copies required:
- ☐ Signed application (copies)
- ☐ Variance narrative, addressing:
  - ○ The need for the variance
  - ○ The effect of granting the variance
  - ○ An analysis of how the proposal meets the variance standards below
- ☐ As-built survey showing existing conditions, to scale (no more than 2 years old)
- ☐ Proposed plot plan, site plan, or building elevations, to scale (new construction)
- ☐ Photographs or renderings

(Additional information may be required.)

VARIANCE STANDARDS

The Urban Design Commission may only grant a variance if the Commission finds that **all** of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;
b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;
c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;
d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;
e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;
f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and
g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.
h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.