

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
DIMENSIONAL VARIANCE**

DATE: August 14, 2025

CASE NO: 2025-0092

APPLICANT: Travis Smith (Owner)

REQUEST: Dimensional Variance from AMC 21.09.060 Table 21.09-5 Table of Dimensional Standards: Girdwood Residential Districts to allow the existing primary single-family residence to encroach 2'7" into the required 10-foot rear setback

LOCATION: Generally located west of Barren Avenue, east of Egloff Drive, and south of Alyeska Highway, in Girdwood

LEGAL DESCRIPTION: Lot 1, Glacier View Estates Subdivision (Plat 2008-18)

SITE ADDRESS: 185 Barren Avenue, Girdwood, Alaska 99587

COMMUNITY COUNCILS: Girdwood Board of Supervisors

TAX PARCEL NO.: 075-063-85

GRID: SE4914

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

SITE

Area: 13,939 square feet (0.32 acres)

Vegetation: Existing vegetation along the south property line

Zoning: gR-2, Girdwood Single-Family/Two-Family Residential

Topography: Gentle Slope (7%)

Existing Use: Single-family residential

Utilities: Public water and wastewater

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	GCR-1 & GOS	GOS & gR-2	gR-2	GCR-1
Land Use:	Vacant	Vacant & Single-Family Residential	Single-Family Residential	Vacant

COMPREHENSIVE PLAN

Classification: "Low-intensity Residential" per the 2025 Girdwood Comprehensive Plan, Land Use Plan Map

REQUEST AND BACKGROUND

This is a request for a dimensional variance from Anchorage Municipal Code (AMC) 21.09.060 *Table 21.09-5 Table of Dimensional Standards: Girdwood Residential Districts* to allow an existing single-family residence to encroach two (2') feet and seven inches (7") into the required 10-foot rear setback for the gR-2 (Girdwood Single-Family/Two-Family Residential) district. According to the narrative in the application, the previous owner of the property built the subject structure and kept a building permit open with the intention of constructing a garage/ADU. The as-built in the application only shows the house and does not show a garage/ADU, and the prior owner did not complete this construction. The current property owners discovered the open building permit (R18-2569) when looking into a remodel.

The required rear setback is fifteen (15') feet for a single-family dwelling within the gR-2 district. However, footnote two (2) of AMC 21.09.060 - *Table 21.09-5* permits side and rear setback flexibility where, "rear setbacks may be reduced by five feet, but the amount of reduction shall be added to the front setback". The property owner in their application narrative described using this option to reduce the amount of encroachment for the variance request. The required front setback has an increase of five (5') feet for a total required front setback of 25 feet in order to reduce the required rear setback by 5' to get to a required rear setback of ten (10') feet. This significantly reduces the non-compliance from a seven (7') foot and seven (7") inch encroachment to a two (2') foot and seven (7") inch encroachment.

COMMUNITY COMMENTS

On July 3, 2025, the Planning Department mailed 92 public hearing notices in accordance with the procedures of AMC 21.03.020H. *Notice*. As of this writing, the Department has not received public comments. The Girdwood Board of Supervisors did not provide comments on this case. *Attachment 2. Application* has an affidavit of public hearing sign posting on the property.

REVIEWING AGENCY COMMENTS

Reviewing agency comments are available in *Attachment 3. Comments*. There were no objections to the encroachment of the home into the rear setback. The Heritage Land Bank (HLB) owns adjacent land to the west and north of the subject property (HLB parcel 6-036), and HLB provided comments of no objection to granting the variance.

FINDINGS

AMC 21.03.240G Approval Criteria: The application must state with particularity the relief sought and must specify the facts or circumstances that are alleged to show that the application substantially meets the following standards:

- a. **There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district;**

The standard is not met.

The Alaska Supreme Court states, “peculiarities of the specific property sufficient to warrant a grant of a variance *must arise from the physical conditions of the land itself* which distinguish it from other land in the general area.”¹

According to the Municipality of Anchorage maps, this parcel has a gentle slope of 7%. There are Class C (low valuation) Wetlands north of the subject parcel that do not extend into the subject parcel. There are also no streams passing through the parcel. Therefore, there are no physical circumstances to this subject property that are not applicable to other properties in this same zoning district.

- b. Because of these physical circumstances, the strict application of this code creates an exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance;**

The standard is not met.

As established by standard (a), the parcel is not subject to any exceptional circumstances that are not applicable to other properties in this same zoning district. Thus, the strict application of this code will not impose exceptional or undue hardship upon the property owner and will not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.

However, it is notable the property owner describes how the hot water heater, garage unit heater, and furnace are located in the encroaching corner of the structure, and that the north wall is a bearing plane. The parcel also borders undeveloped land in HLB ownership to the west and to the north.

- c. The hardship is not self-imposed, and special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience;**

The standard is partially met.

The current owner purchased the property with the encroachment. The previous property owner built the non-compliant structure and did not close out the building permit. The variance for this existing structure does not merely constitute an inconvenience for the property owner.

- d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;**

The standard is met.

The proposed variance will not change the building envelope of the pre-existing subject structure. The variance application will close out an open building permit for the existing single-family home.

HLB parcel 6-036 to the immediate north and west of the subject parcel is within the GCR-1 (Commercial Recreation – Golf Course/Nordic Ski Course) zoning district and the GOS (Girdwood Open Space) zoning district. The *2025 Girdwood Comprehensive Plan* gives the

¹ City and Borough of Juneau v. Thibodeau, 595, P.2 626 (AK, 1979) at 635.

entire adjacent area a land use designation of "Open Space". HLB provided comments of non-objection to the variance and noted the requested variance does not appear to adversely affect the planned use of HLB parcel 6-036. The Planning Department did not receive any comments of objection to the granting of the variance from either the public or reviewing agencies.

- 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;**

The standard is met.

This variance does not change the character of the zoning district and does not permit a use not otherwise permitted in the gR-2 zoning district. The variance for the existing single-family home aligns with the overall intent of the code.

- f. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality;**

The standard is met.

The encroachment within the rear setback has no known impacts on the health, safety, or welfare of the people of the Municipality. The proposed variance will not change the existing building envelope and hence does not adversely affect the properties nearby.

- g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation;**

The standard is met.

This standard is not applicable to this development.

- h. The variance granted is the minimum variance that will make possible a reasonable use of the land.**

The standard is met.

This is the minimum variance, two (2') feet and seven (7") inches, that will allow the property owner to close the corresponding building permit and use the existing single-family structure as intended.

DEPARTMENT RECOMMENDATION

AMC 21.03.240G. requires that all eight standards be substantially met for the Zoning Board of Examiners and Appeals to grant a variance.

The Department finds approval criteria *d*, *e*, *f*, *g*, and *h* are met; *c* is partially met; and *a* and *b* are not met. Therefore, the Department recommends DENIAL of the variance.

If after a public hearing, the Board finds that all eight approval criteria are met, then the approval should be subject to the following conditions:

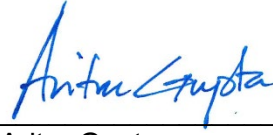
1. The variance from AMC 21.09.060 Table 21.09-5 *Table of Dimensional Standards: Girdwood Residential Districts* to allow the primary residence to encroach no more than two (2') feet and seven (7") inches into the required 10-foot rear setback, as shown on as-built survey dated April 3, 2025, for Lot 1, Glacier View Estates Subdivision (per Plat 2008-18); scale 1" = 30', prepared by 49th Star surveying LLC, Jeremy A. Hurst, Registered Professional Land Surveyor.
2. Within one year, record a notice of zoning action, the resolution of approval, and the final as-built with the State of Alaska Recorder's Office. Provide proof to the Current Planning Division of the MOA Planning Department.

Reviewed by:



Melisa R. K. Babb
Planning Director

Prepared by:



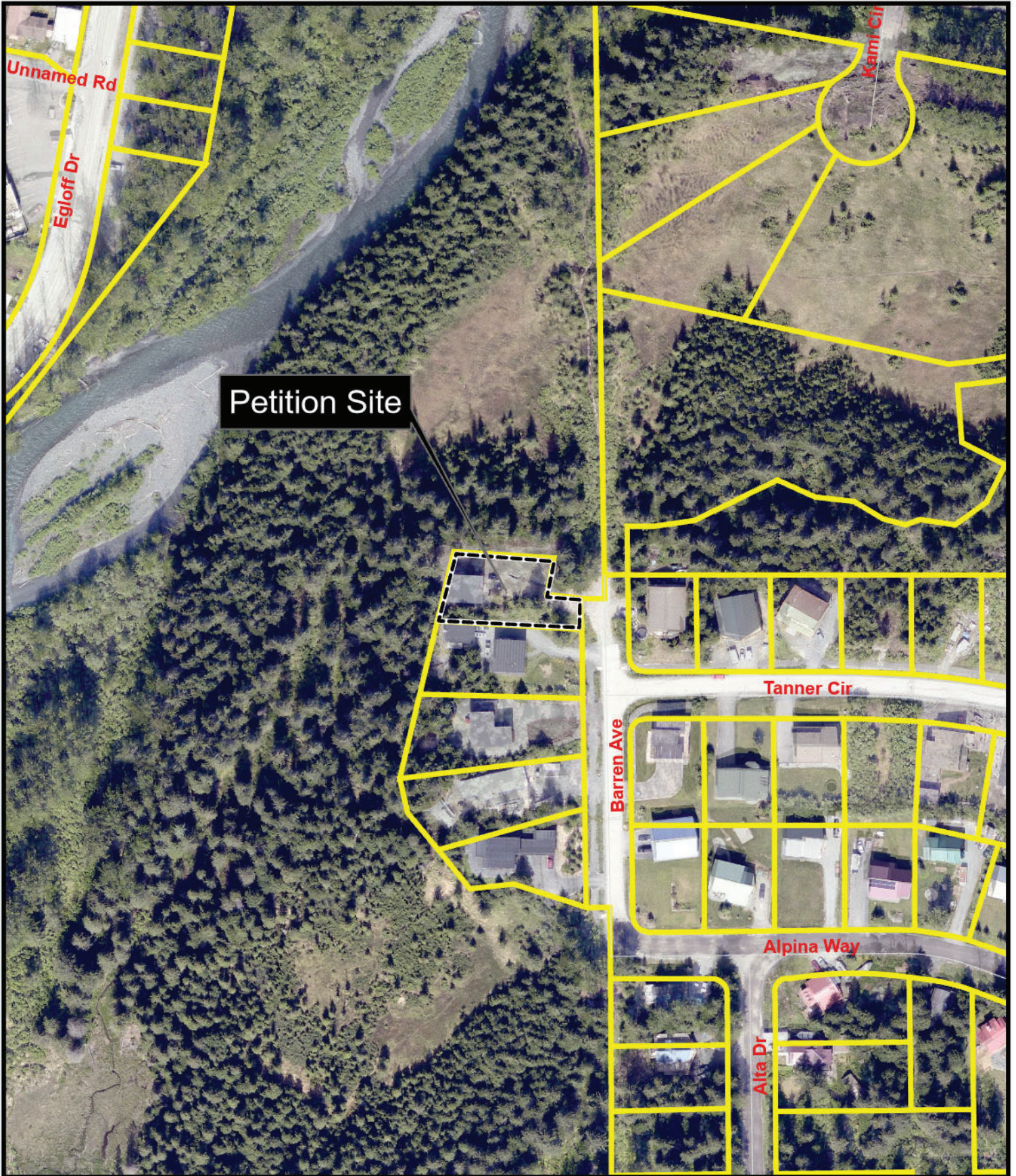
Aritra Gupta
Senior Planner

Attachment 1.

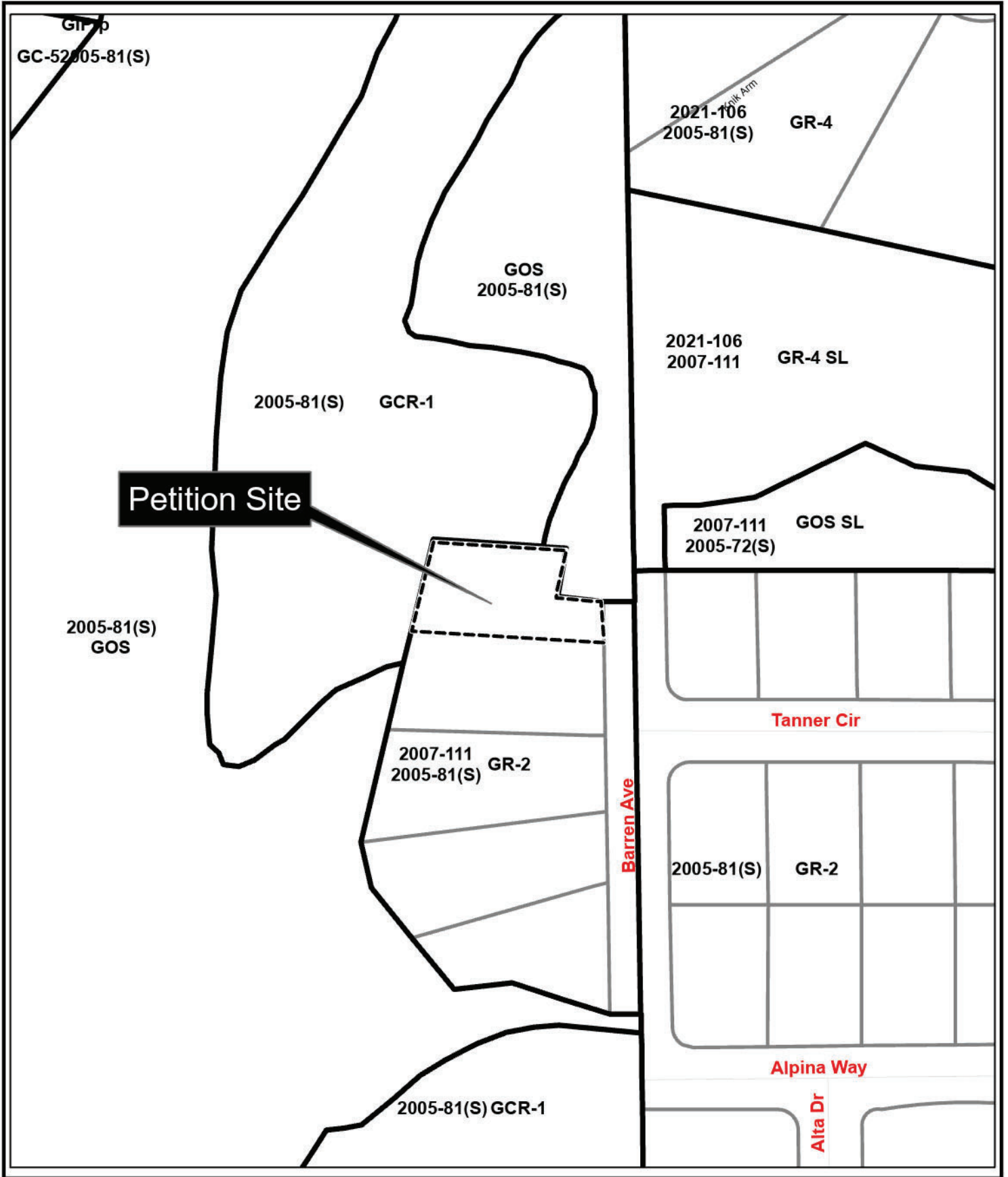
Parcel Boundary Maps

Case 2025-0092

2025-0092



2025-0092



Attachment 2.

Application

Case 2025-0092

Application for Dimensional Variance

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Smith, Travis		Name (last name first)	
Mailing Address 7745 Sand Lake Road		Mailing Address	
Anchorage, AK 99502			
Contact Phone – Day 907-903-0440	Evening 907-903-0440	Contact Phone – Day	Evening
E-mail trav@nosev.com		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): 075-063-85-000		
Site Street Address: 185 Barren Avenue		
Current legal description: (use additional sheet if necessary) Glacier View Estates Lot 1		
Zoning: R-101	Acreage: 0.3179	Grid #: SE 4914

PETITIONING FOR
exception for intrusion of northeast corner of existing building into 10' rear yard setback (reduced from 15 feet to 10 feet using footnote 2 of table 21.09-5). Please note that the total square footage of the intrusion is 15 square feet, and that the maximum amount of the intrusion is 2'-5".

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 Zoning Board of Examiners and Appeals for administrative reasons.

Travis Smith

6/9/2025

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

Date

Travis Smith
 Print Name

Accepted by: FM	Poster & Affidavit: 1 + a Affidavit	Fee: \$710	Case Number: 2025-0092	Meeting Date: ZBEA: 08/14/2025
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CODE CITATIONS
AMC 21. 09.060, table 21.09-5, rear yard setback dimensional standard
AMC 21.

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input checked="" type="checkbox"/> Building or Land Use Permit for R18-2569
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS
<small>(One of each applicable item is required for initial submittal. additional copies are required after initial submittal)</small>
1 copy required: <input type="checkbox"/> Signed application (original)
14 copies required: <input type="checkbox"/> Signed application (copies)
<input type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <input type="checkbox"/> The need for the variance, including when the need for the variance was discovered <input type="checkbox"/> The effect of granting the variance <input type="checkbox"/> An analysis of how the proposal meets the variance standards below
<input type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old)
<input type="checkbox"/> Proposed plot plan or site plan, to scale (new construction)
<input type="checkbox"/> Topographic map of site
<input type="checkbox"/> Photographs
<small>(Additional information may be required.)</small>

VARIANCE STANDARDS
The Zoning Board of Examiners and Appeals may only grant a variance if the Board 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.
<ul style="list-style-type: none"> a. There exist exceptional or extraordinary physical circumstances of the subject property including, but not limited to, streams, wetlands, or slope, and those circumstances are not applicable to other land in the same zoning district; b. Because of these physical circumstances, the strict application of the code creates an exceptional or undue hardship upon the property owner, and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance; c. The hardship is not self-imposed, special conditions and circumstances do not result from the actions of the applicant, and such conditions and circumstances do not merely constitute inconvenience; 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. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality; g. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and h. The variance granted is the minimum variance that will make possible a reasonable use of the land.

Glacier View Estates Lot 1
185 Barren Avenue
Application for Dimensional variance
Supplemental information

Co-owner:
Helen Call Smith
7745 Sand Lake Road
Anchorage, AK 99502
907-570-6633
Helen.call.adams@gmail.com

VARIANCE NARRATIVE:

We have just recorded on this property. While looking into a remodel we noted an open building permit (R18-2569). Further research revealed the original owner left the permit open intentionally to build a free-standing main house on the property in front of the garage/ADU structure, but ultimately ran out of funds to accomplish this before selling to us. During that research we also discovered the garage/ADU structure impinged on the required 10 foot rear yard setback (per footnote 2 of AMC 21.09.060 table 21.09-5 which allows flexibility for front and rear yard setback requirements.) We will provide a 25 feet front yard setback and use that flexibility to reduce the rear yard setback requirement to 10 feet.

VARIANCE STANDARD A:

The property is bordered by wetlands to the north and west. This property is owned by the Heritage Land Bank.

VARIANCE STANDARD B:

The required 10' rear yard setback, which is intended to provide fire safety and separation between built structures, will never have a building to the north due to the wetland designation. We purchased the property understanding that if the variance is not granted the building is not in compliance zoning ordinances and would need to be modified. We are asking for an exception because removing the very small portion of the building (15 square feet) and corresponding roof overhang that sits in the rear yard set back will be an exceptional hardship since the water service to the building, the domestic hot water heater, the garage unit heater and the furnace are all located in that corner. In addition, the north wall is a bearing plane so the structural envelope will need to be re-engineered in this area. We project that removing the 15 square feet (1.15% of the footprint) plus the 40 square feet of eave (which exceeds the allowable two foot overhang in the setback) will cost in the neighborhood of \$100,000. This is 21% of the appraised value of the structure which is \$465,000.

VARIANCE STANDARD C:

We did not build this structure in the rear yard of the property. It is our understanding that the original owner created this rear-yard setback violation when they decided to rotate the building

during construction to improve the angle of the driveway to the road. They did not anticipate that the rotation would create the rear yard setback violation.

VARIANCE STANDARD D:

The rear yard of the property borders on wetlands owned by the Heritage Land Bank. The property to the north will never be developed because of the wetland designation. Granting the variance will not adversely impact the use of the adjacent property.

VARIANCE STANDARD E:

The variance proposed does not impact the character of the neighborhood, nor does it permit a use not otherwise permitted in this zone district.

VARIANCE STANDARD F:

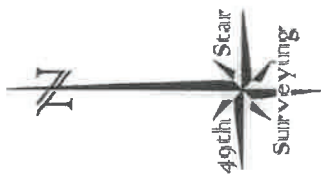
The variance proposed does not adversely affect the health, safety and welfare of the people of the municipality because the rear yard will never be bordered by another development due to the wetland designation.

VARIANCE STANDARD G:

Compliance with the ADA could be provided with a stair lift if needed in the future.

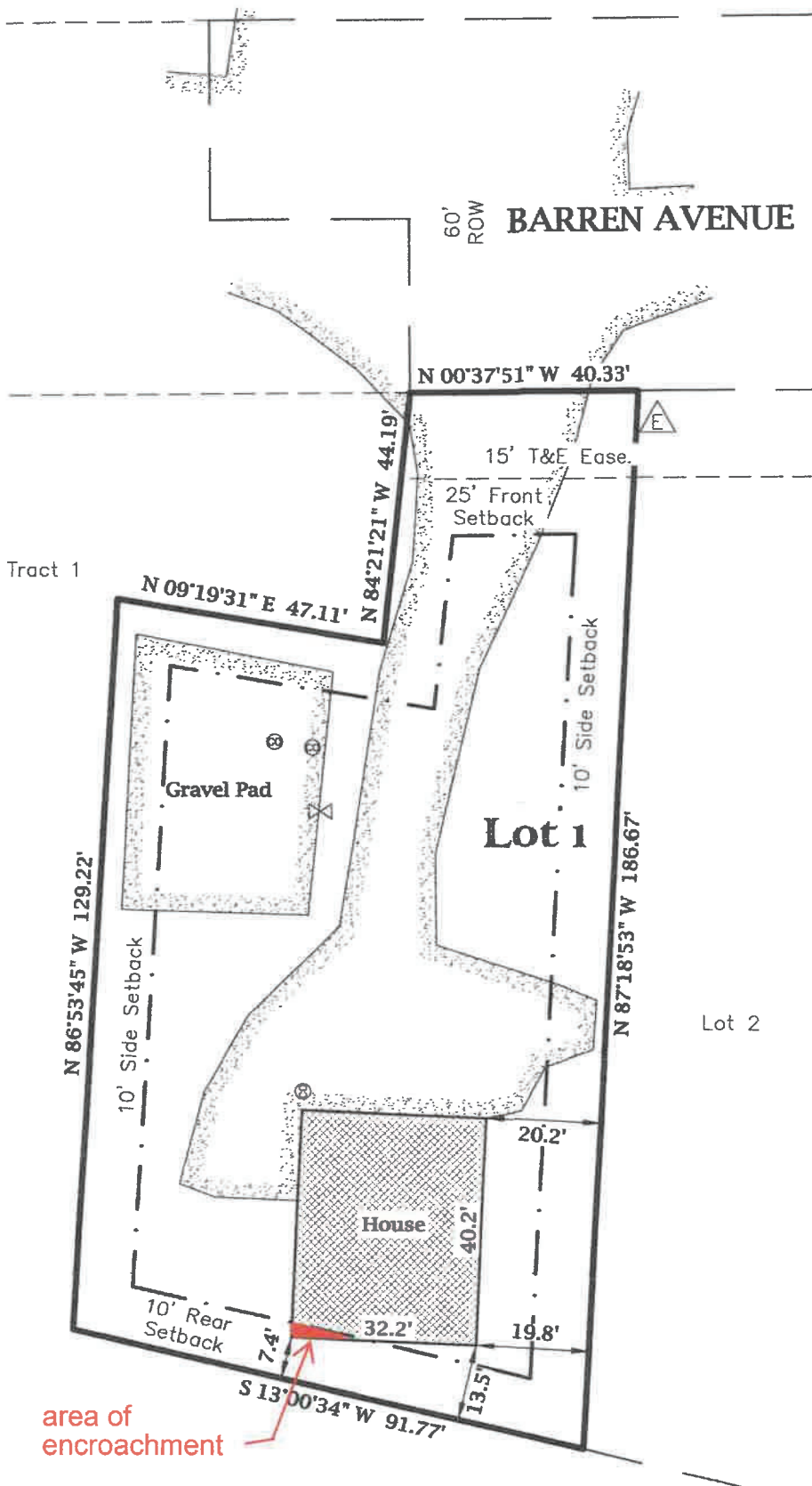
VARIANCE STANDARD H:

We believe that allowing the non-compliant 15 square feet of the existing structure and corresponding roof overhang at the rear yard setback to remain is a de minimis approach that allows the building permit to be closed and the existing structure to be used as intended.



NOTES

- All dimensions shown are grid bearings and ground distances, record boundaries are per Plat No. 2008-18.
- 49th Star has conducted a physical survey of the property and all details shown on this Asbuilt Survey are correct. Under no circumstances should any data hereon be used for construction or the establishment of property lines.
- It is the owners responsibility to determine the existence of any easements, covenants, or restrictions; no title research performed.



ASBUILT SURVEY

Lot 1,
Glacier View Estates,
Girdwood, AK

LEGEND

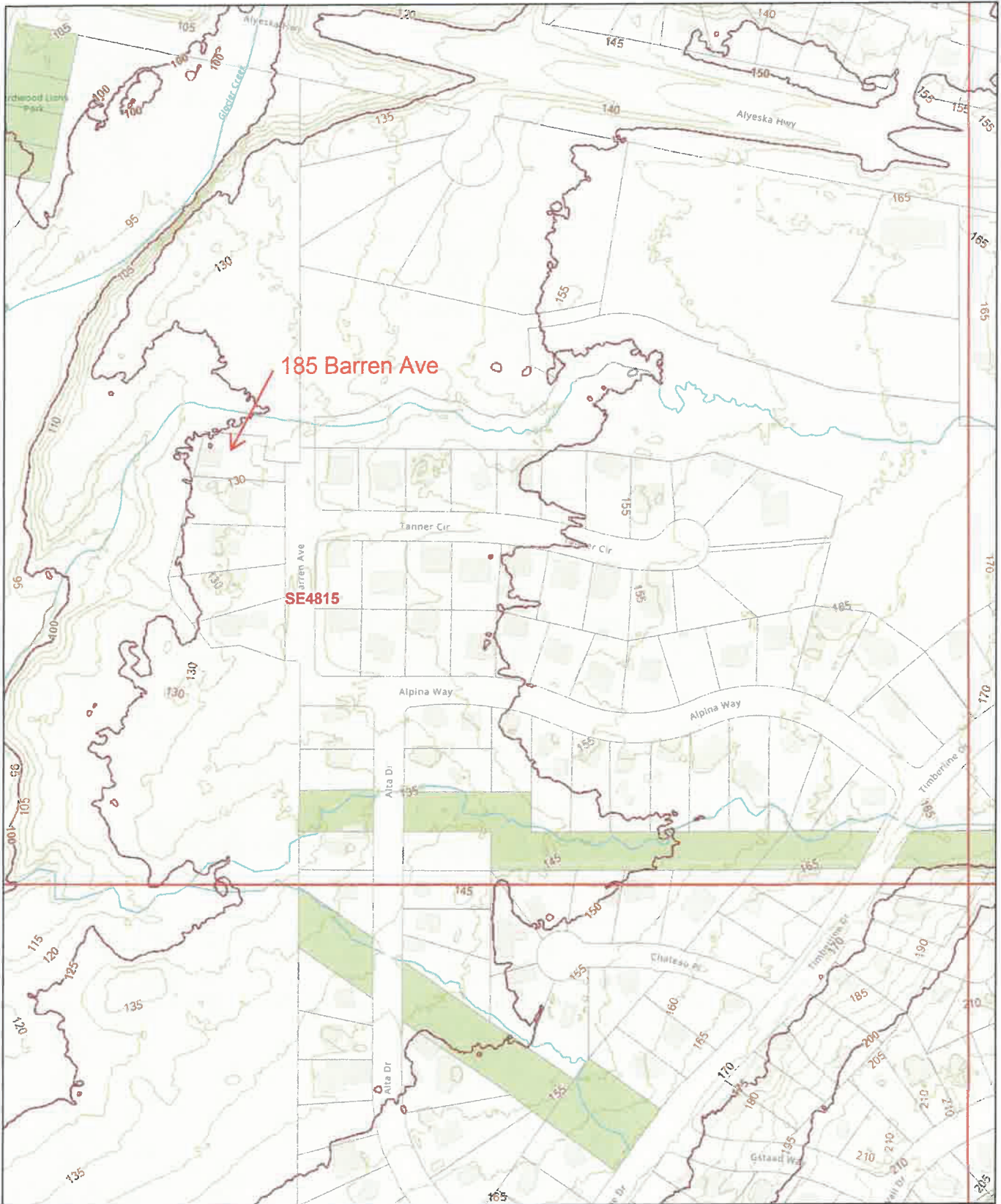
- Electric Transformer
- Clean Out
- Water Valve

49th Star Surveying LLC

PO Box 738
Girdwood, AK 99587
(907)891-6111
Jeremy@49thStarSurveying.com

W.O. 2524 DATE: 4/3/25
SCALE: 1"=30'

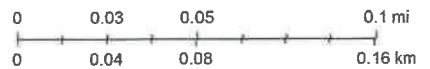
MOA MapIt!



6/5/2025, 8:49:38 AM

- Property Information
- 100 Scale Grid

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasstyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

PICTURES 185 Barren



Aerial view



South Elevation (view from driveway)



East Elevation



North Elevation



West elevation



Mechanical room showing furnace, boiler and water shutoff in northeast corner



AFFIDAVIT OF POSTING

CASE NUMBER: 2025-0092

I, Travis Smith hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Variance. The notice was posted on 6-9-25 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 9th day of June, 2025.

[Signature]
Signature

LEGAL DESCRIPTION

Tract or Lot: 1

Block: _____

Subdivision: Glacier View Estates

Attachment 3.

Comments

Case 2025-0092

From: [Mayer, Jennifer \(P&R\)](#)
To: [Kimmel, Corliss A.](#); [Blake, Lori A.](#)
Subject: 2025-0092 Request for Reviewing Agency Comment
Date: Thursday, July 17, 2025 10:33:04 AM
Attachments: [Outlook-Logo_Desc.png](#)
[Outlook-3xhrm4ns.png](#)
[Outlook-q1xq0wkj.png](#)
[Outlook-f55olbnj.png](#)
[Outlook-fgo52nqh.png](#)

The MOA Parks and Recreation Department has No Comment on 2025-0092.

Thank you for the opportunity,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: July 16, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: 2025-0092: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the August 14, 2025 Zoning Board of Examiners and Appeals hearing:

- 2025-0092 – Lot 1 Glacier View Estates Subdivision (Plat 2008-18);
 - WMS has no comments on or objections to this request.

From: [LaFrance, Paul J.](#)
To: [Kimmel, Corliss A.](#); [Blake, Lori A.](#)
Cc: [Gupta, Aritra](#)
Subject: RE: 2025-0092 Request for Reviewing Agency Comment
Date: Wednesday, July 16, 2025 10:39:27 AM
Attachments: [image001.png](#)

Private Development has no comments/objections to Case No. 2025-0092.

Thank you,

[Paul LaFrance, PE](#)

*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, June 25, 2025 3:48 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0092 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheet for the above referenced Dimensional Variance Case No. 2025-0092 which is scheduled as a Public Hearing before the Zoning Board of Examiners & Appeals on 08/14/25. Routing Materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0092 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18260>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

MEMORANDUM

DATE: July 16, 2025

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: August 14, 2025

Agency Comments due: July 17, 2025



AWWU has reviewed the materials and has the following comments:

2025-0092 Request for Dimensional Variance from AMC 21.09-060 Table 21.09-5: Table of Dimensional Standards Girdwood Residential Districts to allow an existing structure to encroach into required rear setback. - Lot 1 Glacier View Estates Subdivision (Plat 2008-18)

1. AWWU water and sanitary sewer are available to this parcel. The water and sewer mains are located within Barren Avenue Right-of-Way.
2. AWWU has no objections to this Dimensional Variance request for the rear setback encroachment.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to planning@awwu.biz.





MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: July 15, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2025-0092 Request for Dimensional Variance from AMC 21.09-060 Table 21.09-5: Table of Dimensional Standards Girdwood Residential Districts to allow an existing structure to encroach into required rear setback.

Traffic Engineering has no objection to the approval of this dimensional variance.



July 14, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has **no comments**:

- **2025-0019 – Zoning Map Amendment – Lake Otis and E 24th Ave**
- **2025-0087 – CSS Review Safer Seward Highway**
- **2025-0089 – CSS Review Glenn Hwy and Hiland Road Interchange Project**
- **2025-0092 – 185 Barren Avenue Dimensional Variance**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0083 – Title 21 Text Amendments to gC-10 zoning district in Girdwood**
 - No objection to the proposed zoning district amendment
 - Currently all non-motorized facilities and lighting are on the opposite side of the Alyeska Highway. Future development may require upgrades for both intersection lighting, vehicular access, non-motorized access and crossing based on the induced needs created by the type of development.
 -
- **2025-0096 – McDowell Sanctuary/Winderness Park Rezone**
 - No objection to the proposed rezoning.
 - Please be aware the Alaska DOT&PF has two current projects in development along the western border of the McDowell Sanctuary on the Seward Highway. Project teams are working on designs that will try to minimize impacts to the sanctuary, but some impacts

may be unavoidable. DOT&PF hopes continue to communicate and collaborate with the municipality to help see these projects to completion.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

MUNICIPALITY OF ANCHORAGE



Real Estate Department

Heritage Land Bank

Mayor Suzanne LaFrance

July 8, 2025

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519

Subject: Comments on Planning Case 2025-0092

Heritage Land Bank (HLB) has no objection to this variance request. The subject parcel directly abuts HLB parcel 6-036. However, the existing structure on the subject property does not encroach onto HLB land, and the granting of the requested variance does not appear to adversely affect the planned use of HLB parcel 6-036.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Yelle".

Ryan Yelle
Land Management Officer
Heritage Land Bank

cc: Tiffany Briggs, Director, Real Estate Department
Emma Giboney, Land Management Officer, HLB

From: [Walters, Michael S.](#)
To: [Blake, Lori A.](#); [Kimmel, Corliss A.](#)
Subject: Zoning Case Request for Reviewing Agency Comments
Date: Monday, July 7, 2025 4:57:28 PM

Right of Way has reviewed the following zoning cases and have no comments:

2025-0019

2025-0083

2025-0092

2025-0096

Michael S Walters
Senior Plan Reviewer
Right of Way Section
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