

Zoning Board of Examiners and Appeals

August 14, 2025

Case #: **2025-0092**

Case Title: 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.

Agenda Item #: **H.1** Supplementary Packet #: **1**

Comments submitted after the packet was finalized

Additional information

Other:

Sent by email: yes no

Public Comments: 2025-0092

| Commenter | Email | Phone Number | Submitted |
|--|--------------------------|--------------|---------------------|
| Mike Edgington PO Box 1110 Girdwood, AK 99587 | mike.edgington@gmail.com | 907 231 6819 | 8/9/2025 3:28:11 PM |
| <p>I am commenting as an individual who worked extensively on the new Girdwood Comprehensive Plan, not on behalf of GBOS.</p> <p>The Staff report in this case correctly quotes the Land Use category under the 2025 Girdwood Comprehensive Plan as "Low Intensity Residential" but does not explain what that means.</p> <p>The 2025 GCP explains that "Low Intensity Residential" intends to "[maintain residential character] through form-based code and design standards" where..."form-based regulations match the scale and development pattern of existing neighborhoods..."</p> <p>During development of the GCP, there was a clear community intent to replace the strict & arbitrary nature of current zoning code, such as setbacks, with a tool that better matches community character and prioritizes environmental impact such as drainage and preservation of natural vegetation.</p> <p>In my opinion the petitioner's variance request is entirely consistent with the Girdwood Comprehensive Plan and I urge the board to grant this dimensional variance.</p> | | | |