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**2025-031423-0**

Recording Dist: 301 - Anchorage

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**NOTE**

Send original recorded document to:

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

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

## NOTICE OF ZONING ACTION

This notice announces that a dimensional variance to allow an existing primary single-family residence to encroach two feet (2') and seven inches (7") into the required 10-foot rear setback has been duly approved by the Zoning Board of Examiners and Appeals of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the variance approval as set forth in the Municipal zoning file 2025-0092. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved variance or any subsequent - amendments hereto.

LEGAL: Lot 1 Glacier View Estates Subdivision (Plat 2008-18), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located west of Barren Avenue, east of Egloff Drive and south of Alyeska Highway at 185 Barren Avenue, Girdwood, Alaska

PETITIONER: Travis Smith

REQUEST: 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.

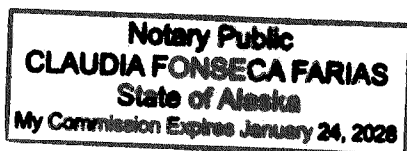
ATTACHMENT: Copy of the Municipality of Anchorage, Zoning Board of Examiners and Appeals Resolution No. 2025-009

For Elizabeth Appleby  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
                                                          )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 20th day of October, 2025 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Elizabeth Appleby, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 20th day of October, 2025 in this certificate first above written.



[Signature]  
Notary Public in and for Alaska  
My Commission expires: January 24, 2028



**MUNICIPALITY OF ANCHORAGE  
ZONING BOARD OF EXAMINERS AND APPEALS  
RESOLUTION NO. 2025-009**

**A RESOLUTION APPROVING A DIMENSIONAL VARIANCE FROM AMC 21.09.060 TABLE 21.09-5 TABLE OF DIMENSIONAL STANDARDS: GIRDWOOD RESIDENTIAL DISTRICTS TO ALLOW EXISTING PRIMARY SINGLE-FAMILY RESIDENCE TO ENCROACH TWO FEET (2') AND SEVEN INCHES (7") INTO THE REQUIRED 10-FOOT REAR SETBACK; GENERALLY LOCATED WEST OF BARREN AVENUE, EAST OF EGLOFF DRIVE, AND SOUTH OF ALYESKA HIGHWAY, IN GIRDWOOD.**

(Case 2025-0092; Tax ID No. 075-063-85)

WHEREAS, a request was received from Travis Smith, owner, and petitioner, for a 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 two feet (2') and seven inches (7") into the required 10-foot rear setback; generally located west of Barren Avenue, east of Egloff Drive, and south of Alyeska Highway, in Girdwood.

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on August 14, 2025.

NOW THEREFORE BE IT RESOLVED, by the Anchorage Zoning Board of Examiners and Appeals that:

A. The Board makes the following findings of fact:

1. Standard A is met. The function of a setback is to provide space between adjacent properties for reasons pertaining to general health. Since the property adjacent to the variance requested is a heavily forested vacant parcel owned by HLB, the need for the setback may be excused.
2. Standard B is met. For the structure in question, 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. As such the strict application of this code creates an exceptional or undue hardship upon the property owner.
3. Standard C is 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.
4. Standard D 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 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.
5. Standard E 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.
6. Standard F is met. This encroachment within the front 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.



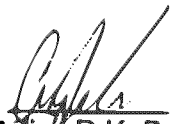
7. Standard G is met. This standard is not applicable to single-family residential development.
8. Standard H is met. This is the minimum variance, two (2') feet and seven (7") inches, that will allow the property owner to close the corresponding building permit and use the existing single-family structure as intended.

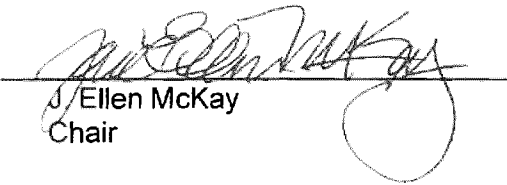
B. The Board APPROVES the variance subject to:

1. Dimensional 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; and provide proof to the Planning Division.

PASSED AND APPROVED by the Anchorage Zoning Board of Examiners and Appeals on the 14th day of August, 2025.

ADOPTED by the Anchorage Zoning Board of Examiners and Appeals on this 11<sup>th</sup> day of September, 2025. This is the final decision of the Board. Any party aggrieved by this decision may file an appeal pursuant to Anchorage Municipal Code 21.03.050D.

  
Melisa R.K. Babb  
Secretary

  
Ellen McKay  
Chair

(Case 2025-0092; Tax I.D. No. 075-063-85)

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