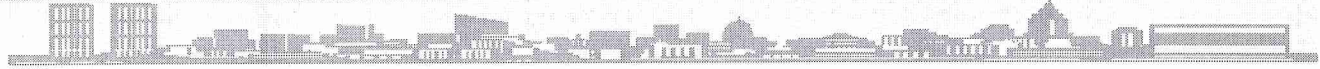


# Application for Sign Variance

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



Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Rev. Michael Burke		Name (last name first)	
Mailing Address St. Mary's Episcopal Church 2222 E Tudor Road, Anchorage, AK 99507		Mailing Address	
Contact Phone: Day: (907) 563-3341 Night:		Contact Phone: Day: Night:	
FAX: (907) 562-2202		FAX:	
E-mail: roberta@Godsvie.org		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): 009-182-30-000		
Site Street Address: 2222 East Tudor Road		
Current legal description: (use additional sheet if necessary)  ST MARYS CHURCH TR 1B		
Zoning: R3	Acreage: 6.508	Grid # SW1833

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 administrative 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.

<i>June 30, 2015</i>	<i>Rev. Michael Burke</i>
Date	Signature (Agents must provide written proof of authorization)

DOCUMENTATION (Please provide 15 copies)	
Required:	<input type="checkbox"/> 35 copies of as-built survey, to scale, indicating location of all signs on property <input type="checkbox"/> 35 copies of sign permit
Optional:	<input type="checkbox"/> Photographs <input type="checkbox"/> Building permit
	<input type="checkbox"/> One copy, original application with original signature <input type="checkbox"/> Building elevations <input type="checkbox"/> Topography map of site <input type="checkbox"/> Proposed plot plan or site plan, to scale (new construction)

Accepted by: <i>SF</i>	Poster & Affidavit: <i>2 + AFF</i>	Fee: <i>\$1,305</i>	Case Number: <i>2015-0077</i>
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<b>PETITIONING FOR</b>
A variance to allow installation of a freestanding sign of approximately 70 sq ft at the entrance to the St. Mary's Episcopal Church campus.

<b>CODE CITATIONS</b>
AMC 21.
AMC 21.

<b>EXISTING SITUATION AND CONDITIONS</b>
Date discovered need for variance: 3/9/2015
EXPLAIN: Church governing board decided to replace the entrance way sign for St. Mary's Episcopal Church with a message board sign to better serve the public.

<b>EFFECT OF GRANTING THE VARIANCE</b>
EXPLAIN: St. Mary's church will be able to serve the community more effectively through improved communication and publishing of events using a sign that is comparable in size to neighboring businesses.

<b>RECENT REGULATORY INFORMATION</b> (Events that have occurred in last 5 years for all or portion of site)
<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 type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

<b>PENDING SALE OR PROPERTY TRANSFER</b>	
Applications for variances where the property is invoked in a pending sale or transfer requires that the Urban Design Commission be advised of the identity of the buyer and the buyer's lender. The buyer and buyer's lender will be advised of the Urban Design Commissions' action on the variance.	
Buyer(s) of property that is to be conveyed to, or purchased by, more than one individual, such as co-owner, joint venture, partnership, corporation, company, or other similar form of ownership, are required to provide a full list of the name and address of each principal.	
<b>BUYER</b>	<b>BUYER'S LENDER (IF ANY)</b>
Name (last name first)	Name (last name first)
Mailing Address	Mailing Address
Contact Phone:	Contact Phone:
FAX:	FAX:
E-mail:	E-mail:

**VARIANCE STANDARDS**

The Urban Design Commission may only grant a variance if the Commission finds that **all** of the following 6 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. Use additional paper if needed.

Special conditions exist which are peculiar to the land involved and which are not applicable to other land in the same district, deprive such property of the ability to display signs.

EXPLAIN: See attached

Strict interpretation of the provisions of the sign ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the sign ordinance.

EXPLAIN:

Special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.

EXPLAIN:

Granting the variance would be in harmony with the objectives of the sign ordinance and not impair the integrity, character, utility, and value of neighboring properties or otherwise detrimental to the public welfare, and will not permit a use that is not otherwise permitted in the district in which the property lies.

EXPLAIN:

Granting the variance will not materially add to visual clutter or visual blight.

EXPLAIN:

The variance granted is the minimum variance that will make possible a reasonable economic use of the land or structure.  
**EXPLAIN:**

**SOME HELP IN RESPONDING TO THE 6 STANDARDS**

We believe the following will help you in responding to the 6 standards the Urban Design Commission must determine are true before it may grant a variance. It is important to present factual information and evidence to support your belief that your property does not have parity with other properties. To gain that parity, your property must have relief from a specific provision of the zoning ordinance. The suggestions below are by no means the only or valid justifications for a variance on your property. These examples are provided to allow you to consider the uniqueness of your property in your response to the 6 standards. The Urban Design Commission considers each variance on its unique merits. **Use your own words and remember it is up to you to make your case. There are no assurances that your variance will be granted.**

**1. Special conditions exist which are peculiar to the land involved and which are not applicable to other land in the same district.**

The special physical conditions of the land must directly affect, create or contribute to the need for the zoning variance. You must explain to the Board what those special conditions are. Eleven examples are listed below and one or more or something similar may apply to your property:

- A. Physical features peculiar to this lot or tract not applicable to the adjacent lots:
  - 1. Steep slopes impact \_\_\_\_% of lot
  - 2. Waterbodies, water courses, wetlands, floodplain impact \_\_\_\_% of lot
  - 3. Avalanche hazard zones, unstable soil conditions impact \_\_\_\_% of lot
  - 4. Other physical defects:
- B. Platting features peculiar to this lot or tract not applicable to the adjacent lots:
  - 1. the lot is not platted
  - 2. the lot is oddly shaped
  - 3. the lot has more than two street frontages or no street frontage
  - 4. the lot is impacted by many or wide easements for utilities, driveways, drainage
- C. Zoning features peculiar to this lot or tract not applicable to the adjacent lots:
  - 1. the lot is impacted by extraordinary zoning setbacks
  - 2. the lot is non-conforming in area, width or depth
  - 3. the structure/building was constructed under different zoning rules

**2. Strict interpretation of the provisions of the zoning ordinance would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.**

You need to explain what is precluding you from complying with the zoning law. There must be a connection between what you allege is the physical defect explained in standard 1 above and why your neighbors or others in the same zoning district can do what you can no. Three examples are below.

- A. This property is unusual and unique because \_\_\_\_\_

- B. The property owner can not use the property in manner to gain a reasonable use in comparison with the adjacent properties because \_\_\_\_\_
- C. The hardship in developing this property is to the extent that no reasonable use of the property is possible or at least that adverse economic impact is substantial

**3. Special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute a pecuniary (monetary) hardship or inconvenience.**

Thirteen examples are listed below and one or more or something similar may apply to your property:

- A. The special conditions and circumstances are:
  - 1. the structure was built under different zoning rules
  - 2. the structure has non-conforming rights
  - 3. the lot is non-conforming in area, width or depth
  - 4. the design of the structure in relationship to the land limits the options
- B. The special conditions and circumstances are more than an inconvenience or financial burden because:
  - 1. removing the encroachment would severely damage the structure
  - 2. removing the encroachment would render the structure unusable
  - 3. the septic system/leachfield and or well can not be moved
  - 4. the physical features of the lot limit construction locations and options
  - 5. the access to the lot can not be physically relocated
- C. I (we) considered all the possible conforming alternatives and I (we) are not able to:
  - 1. redesign the structure because \_\_\_\_
  - 2. move the structure because \_\_\_\_
  - 3. move lot lines or replat the property because \_\_\_\_
  - 4. rezone the property because \_\_\_\_
  - 5. acquire abutting the property because \_\_\_\_

**4. Granting of the variance will be in harmony with the objectives of the zoning ordinance and not injurious to the neighborhood or otherwise detrimental to the public welfare.**

Ten examples are listed below and one or more or something similar may apply to your property:

- A. The variance will not
  - 1. give this property special privileges to me above my neighbor.
  - 2. increase traffic in the neighborhood
  - 3. change the character of the neighborhood
  - 4. negatively impact the abutting property owners
  - 5. violate the spirit of the zoning regulations
  - 6. place the public health, safety or welfare at risk
- B. The encroachment is not visually evident
- C. There have been no registered complaints
- D. No code enforcement actions have occurred

**Application for Sign Variance**  
**Petitioner: Rev. Michael Burke, St. Mary's Episcopal Church**

Variance Standards:

1. **Special conditions exist which are peculiar to the land involved and which are not applicable to other land in the same district, deprive such property of the ability to display signs.**

The specific lot in question is zoned R3 which allows a maximum freestanding sign size of 40 s.f. Surrounding lots to the west, across Tudor Road to the north and across Lake Otis Blvd to the east are zoned B3 and RO, allowing signs up to 120 s.f. The sign site is at the base of a relatively steep downslope near the main entrance way to the church. The sloping ground limits the viewing range of the sign to around 180° to the west. Surrounding land is fairly flat allowing for a much greater viewing range for other signs in the area.

2. **Strict interpretation of the provisions of the sign ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same district under the terms of the sign ordinance.**

Surrounding properties have larger signs that communicate their business name and services to passersby. The St. Mary's campus currently hosts the church, St. Mary's Creative Playschool, the Thomas Center for Senior Leadership, and the Tanaina Child Development Center. These services cannot be adequately presented with a residential sized sign.

3. **Special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.**

The sloping topography of the sign site plus the inset from the right-of-way limits the viewing effectiveness of a smaller sign size. The primary frontage of the lot is 490 ft. on Tudor Road. Although the standard for residential signs is one per 500 ft of frontage, we ask for a variance on that small difference.

4. **Granting the variance would be in harmony with the objectives of the sign ordinance and not impair the integrity, character, utility, and value of neighboring properties or otherwise detrimental to the public welfare, and will not permit a use that is not otherwise permitted in the district in which the property lies.**

Allowing the property to have a sign somewhat larger than a residential sign will not be detrimental to the neighboring business properties which already have larger signs.

**Application for Sign Variance**  
**Petitioner: Rev. Michael Burke, St. Mary's Episcopal Church**

**5. Granting the variance will not materially add to visual clutter or visual blight.**

The desired sign is a replacement for an existing sign. The tasteful design as shown in this application packet will not add to visual clutter or visual blight.

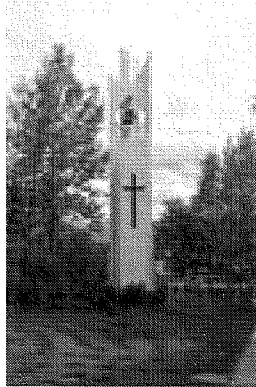
**6. The variance granted is the minimum variance that will make possible a reasonable economic use of the land or structure.**

The sign design size is based on established tables of minimum acceptable viewing distance for digital displays as seen by passing traffic. The variance will allow the St. Mary's campus to adequately communicate its services and events to the passing public just as the surrounding business properties do.

# St. Mary's Episcopal Church

Anchorage, Alaska

*Community. Faith. Service.*



A vibrant and progressive  
faith community at the  
corner of Lake Otis &  
Tudor roads.

Godsview.org

June 30, 2015

To Whom It May Concern:

This is to certify that The Rev. Michael Burke, Rector of St. Mary's Episcopal Church, is by Church law and canon, chief operating officer of the Church, and is thereby authorized to represent St. Mary's Episcopal Church of Anchorage, Alaska in all matters.

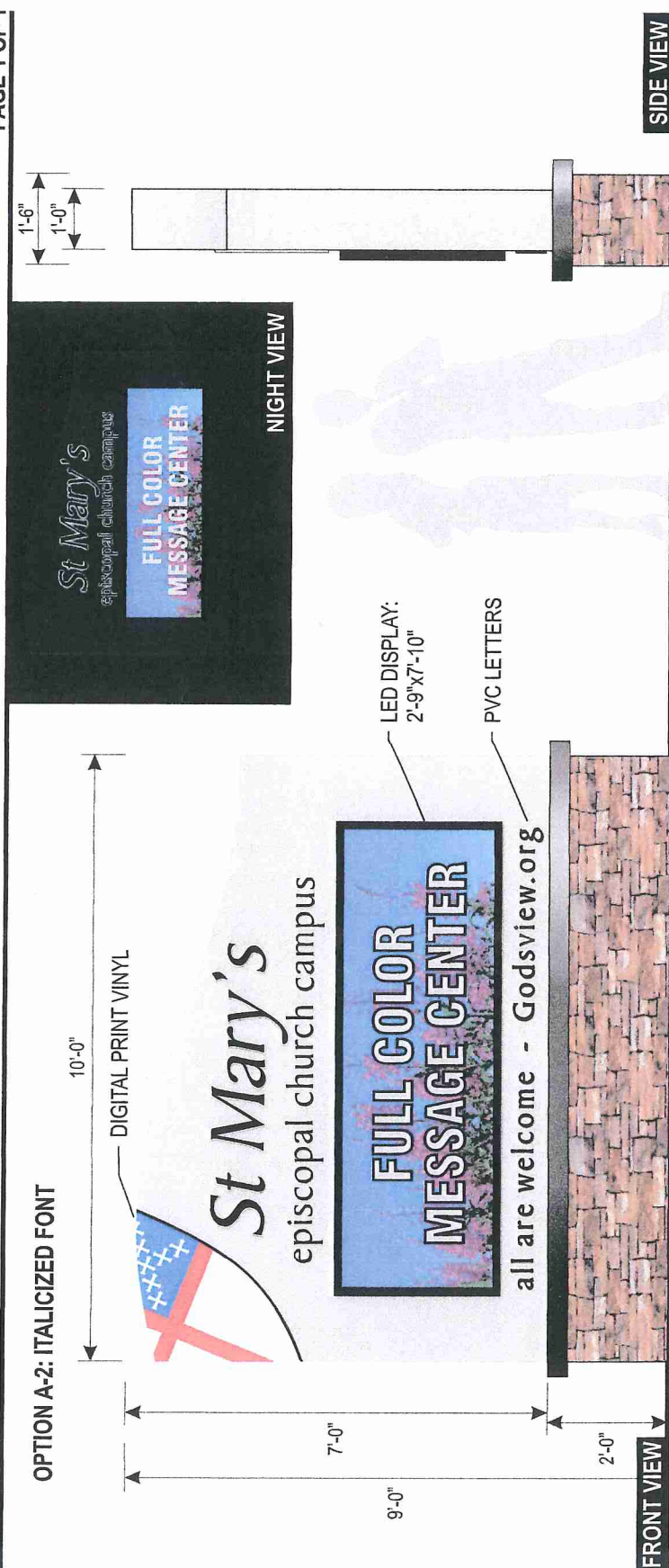
This is to further certify that Mr. Greg Wilkinson, Junior Warden of St. Mary's Episcopal Church, elected by the membership of St. Mary's at Annual Meeting January 2015, is likewise duly authorized by church bylaws to represent St. Mary's Episcopal Church of Anchorage Alaska, in matters pertaining to property, maintenance, and building projects, including signage issues.

If you have any questions or concerns, please contact me 907-563-3341 ext. 12, or Mr. Ron Pollock, the Senior Warden of St. Mary's Episcopal Church, at 907-223-9302.

Sincerely,



Nicole Baker  
Communications Officer, St. Mary's



NOTE: DUE TO INTERNAL STRUCTURE, PUSH-THRU CANNOT BE ILLUMINATED WITHIN THE 2 INCH BORDER ALONG THE OUTSIDE EDGE OF THE SIGN

**COLOR SPECIFICATIONS:**

- BLACK
- MATCH PMS 7527C
- 3M TRANS SULTAN BLUE
- 3M TRANS RED
- PAINT BRONZE METALLIC

**SPECIFICATIONS:**

- SINGLE-FACED ILLUMINATED MONUMENT SIGN
  - CABINET: ALUMINUM FRAME w/ PAINTED ALUMINUM SIDING
  - L.E.D. ILLUMINATION 120volt
  - ROUTED 3/4" CLEAR ACRYLIC PUSH-THRU LETTERS
  - ROUTED 1/4" BLACK PVC LETTERS
  - DIGITAL PRINT LOGO APPLIED TO CABINET
  - MESSAGE CENTER: LED FULL COLOR DISPLAY
  - BASE: ELDORADO CLIFFSTONE w/ PAINTED ALUMINUM CAP
- NOTE: LED DISPLAY SIZE BASED ON "GALAXY 3500 20MM RGB" MODEL

**Glacier**

1720 E 59th AVE  
ANCHORAGE, ALASKA 99507  
PHONE: 907.562.4444  
email: glacier@glacier.net  
www.glacierdesignandlighting.com

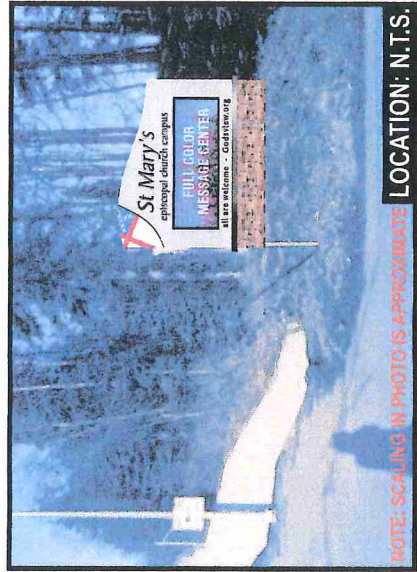
SCALE:	3/8" = 1'	CLIENT:	ST MARY'S EPISCOPAL CHURCH
DESIGNER:	BEN PRESTON	ACCOUNT REP:	JOHN TODD
FILE NAME:	Artwork\St Marys Episcopal Church\St Mary's Monument Sign	BP	APPROVED BY:
DATE:	05/21/15	VO #:	00-0000
REVISED:	06/27/15	BP	

**UL**

THIS SIGN IS INTENDED TO BE INSTALLED WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

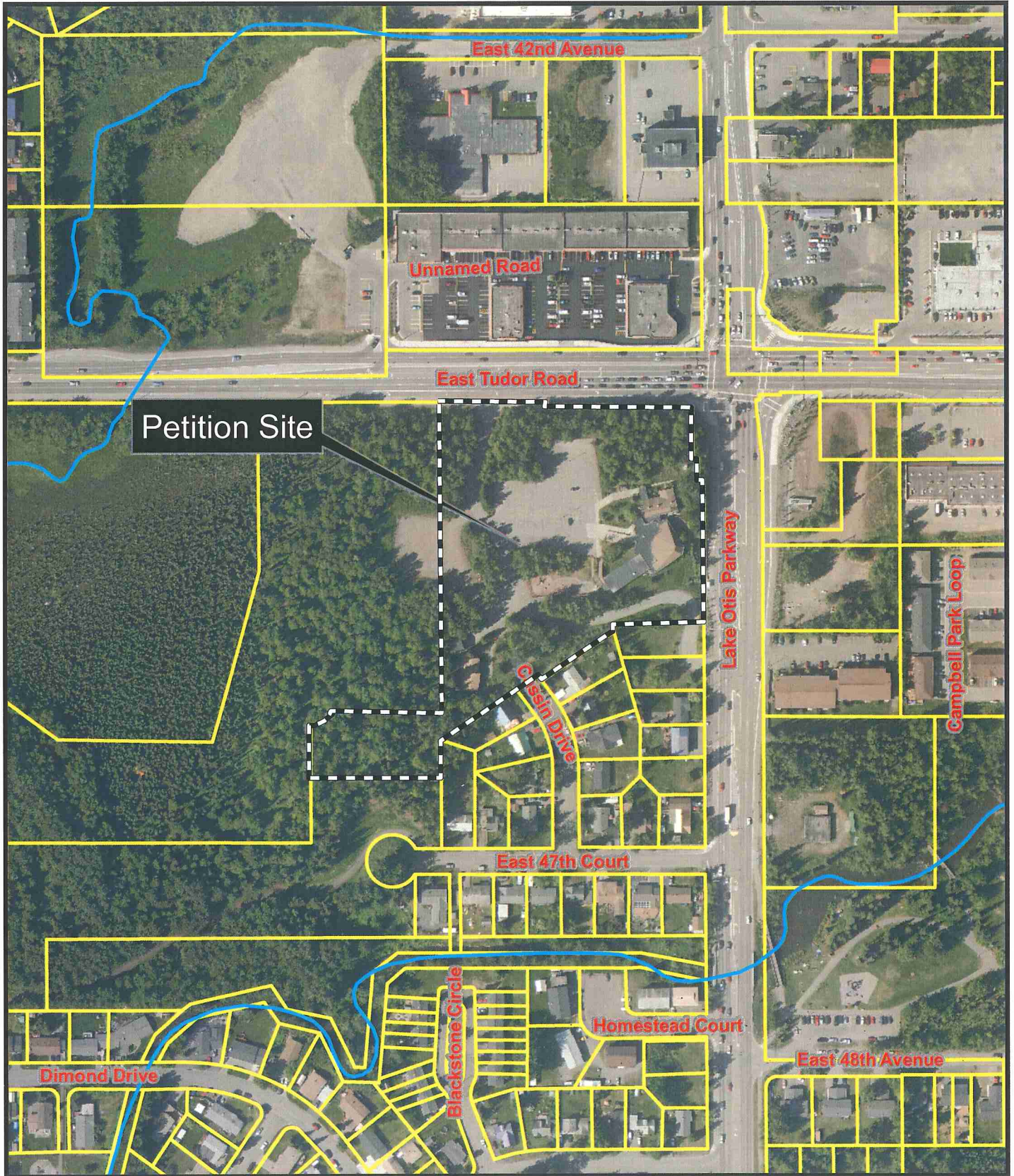
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2015-0077



# MUNICIPALITY OF ANCHORAGE



Community Development Department

Phone: 907-343-7931

Fax: 907-343-7927

Mayor Dan Sullivan

## Title 21 Code Selection

For review and approval of my project, Sign Variance for St. Mary's Church,  
I choose to be regulated by:

"Old" Title 21 (expires December 31, 2015)

"New" Title 21 (becomes effective January 1, 2014)

I understand that my application will be reviewed and acted on using the provisions of the code version I have selected, and that this selection is final.\*

Signature of Petitioner or Petitioner's Representative

June 30, 2015

Date

MICHAEL BURKE

Printed Name

\*Should the petitioner wish to switch the applicable version of code at any time after this form is submitted, a new application is required and new application fees will be assessed. The case will then be scheduled as a new application in accordance with the cut-off date schedule.

For office use only:

2015-0077

Permit/Case Number

10/30/14



RECEIVED

JUL 14 2015

PLANNING DIVISION

# AFFIDAVIT OF POSTING

Case Number: 2015-0077

I, Greg Wilkinson, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Design Variance. The notice was posted on 7/14/15 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 12<sup>th</sup> day of July, 2015.

Greg Wilkinson  
Signature

## LEGAL DESCRIPTION

Tract or Lot B

Block \_\_\_\_\_

Subdivision St. Mary's Church