

MUNICIPALITY OF ANCHORAGE

PLANNING DIVISION

MEMORANDUM

DATE September 9, 2015

TO: Urban Design Commission

THRU: *AW* Jerry T. Weaver, Jr., Director

FROM: *sf* Sharon Ferguson, Senior Planner

SUBJECT: Case 2015-0077: Sign Variance for St. Mary's Episcopal Church

St. Mary's Episcopal Church requests sign variances for a new church sign. The petitioner is requesting review under the "old" Title 21.

PROJECT DESCRIPTION

Location: The project is located at the southwest corner of Tudor Road and Lake Otis Parkway.

Land Use: The subject site is zoned R-3 (multiple-family residential) district. The land use to the immediate north is Tudor Road with retail uses across the road zoned B-3. R-O SL lies to the west and is wooded and undeveloped. Lake Otis Parkway is immediately to the east with vacant lots zoned B-3. Residential lots lie to the south, zoned R-2A.

Proposal: The church is seeking variances to allow a freestanding sign that requires variances for the following:

1. Exceeds the maximum height
2. Exceeds the maximum area.
3. Exceeds the number of signs allowed per street frontage.
4. Does not meet the minimum parcel area needed for a changeable copy sign.
5. Does not meet the minimum street frontage for a changeable copy sign.

DISCUSSION

AMC 21.47.110: The Urban Design Commission shall hear and decide on any request for a variance to the regulations in this chapter 21.47 including:

- A. The maximum sign area, the maximum sign height, the location of the sign, and the number of signs on the parcel. In evaluating the request for a variance to 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.*
- B. The portion of the sign structure that should be exempt from being considered part of the sign area if such exemption has not been granted by the administrative official pursuant to subsection 21.47.030A.4.*

Freestanding Signs:

Sites that are zoned R-3 are allowed signs that meet the following requirements:

Schedule 21.47.040: Signs in the Residential Districts (R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-5, R-5A, R-6, R-7, R-8, R-9, R-10, R-11, D-2, and D-3)	
Maximum Height	8 feet
Maximum Area	40 square feet
Number per Frontage	1 per 500 ft. frontage
Minimum Setback from R.O.W.	None on a Class II or greater street; otherwise 10 ft.

The variances are needed because the requested sign exceeds the maximum height and maximum area. The requested sign height is 9 feet and sign area is 70 square feet.

In addition, one freestanding sign is allowed per 500 feet. St. Mary's Episcopal Church has an existing freestanding sign at the top of the retaining wall near the intersection of Tudor Road and Lake Otis Parkway and a second sign at the driveway entrance on Tudor Road. These signs are visible respectively to drivers traveling north on Lake Otis Parkway or from Tudor Road. The church is requesting a variance to install a sign at the location of the Tudor road sign. The new sign is not a replacement of the existing sign because the current sign has grandfather rights; if that sign is removed or altered, the grandfather rights are lost. The new sign is then subject to current code requirements.

In addition, variances are needed for the changeable copy portion of the sign.

21.47.040 Signs in residential districts.

B. Supplemental standards for all changeable copy signs.

- 2. Electronic changeable copy is prohibited for all building signs and is prohibited for freestanding signs except as provided in subsection 3.*
- 3. Electronic changeable copy is permitted for freestanding and building signs on parcels that are nine acres or greater with a minimum of 500 feet of frontage on a street of Class II or greater classification in the official streets and highways plan.*

The parcel size is 6.5 acres which does not meet the minimum of 9 acres. Also, the minimum street frontage is not met. Five hundred feet is required; the site has 490 feet. Tudor Road is a street of Class II or greater classification.

Variance Findings:

The Commission must find that all five sign standards are met or the request is denied.

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.

Request to exceed sign height and area

This standard is partially met.

The petitioner's application notes that the sign site is at the base of a relatively steep slope near the main entrance to the church which limits the viewing range of the sign to around 180 degrees to the west. While there is a steep slope near the driveway entrance, the slope does not affect the visibility of the sign as the sign is positioned to attract the attention of drivers on Tudor Road. If the slope did not exist, the view of the sign would still not be 360 degrees given its size and location and could not be seen from Lake Otis Parkway.

Request to exceed the number of signs allowed per street frontage

This standard is not met.

The church has two existing signs – one sign is at the top of the retaining wall and one at the driveway entrance on Tudor Road. There are no special conditions peculiar to the land which is not applicable to other land in the R-3 zoning district that would deprive the property of the ability to display signs.

Request for a changeable copy sign that does not meet minimum lot size and street frontage

This standard is not met.

As noted earlier, the parcel size is 6.5 acres which does not meet the minimum of 9 acres. In addition, the minimum street frontage is not met. Five hundred feet is necessary; the site has 490 feet. As described above, there are no special conditions that are peculiar to the land that meet this standard.

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.

Request to exceed sign height and area

This standard is not met.

The maximum sign area allowed is 40 square feet; the petitioner is requesting a sign area of 70 square feet. The petitioner's narrative states that surrounding properties have larger signs, but fails to note that these properties are zoned commercially which allows these businesses larger signs. The church is in a residential zone so the comparison with commercial zones is not valid. This standard speaks to properties within the same zoning district.

Request to exceed the number of signs allowed per street frontage

This standard is not met.

The church has two existing signs that are permitted because these signs were permissible prior to the current sign ordinance. In other words, they have "grandfather rights". The large sign at the top of the retaining wall would not be allowed under the current sign ordinance as it exceeds the area size permitted. The sign at the driveway entrance would also not be allowed under the current sign ordinance because only one sign is allowed per 500 feet of street frontage. The church enjoys the same sign display rights that accrue to other properties located in residential districts.

Request for a changeable copy sign that does not meet minimum lot size and street frontage

This standard is not met.

Not having the ability to display a sign with changeable copy would not deprive the applicant of rights commonly enjoyed by other properties in the R-3 district.

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.

Request to exceed sign height and area

This standard is not met.

The petitioner notes that the sloping topography of the sign site and the inset from the right-of-way limits the viewing effectiveness of a smaller sign size. As stated above, the slope topography does not limit views of the sign for drivers on Tudor Road. The required setback is 10 feet and does not affect sign visibility as seen in the two attached photographs of the existing sign. The setback is consistent with other R-3 districts. There do not appear to be any special conditions or circumstances.

Request to exceed the number of signs allowed per street frontage

This standard is not met.

As noted earlier, there are no special conditions or circumstances on the property that merit relief from this standard.

Request for a changeable copy sign that does not meet minimum lot size and street frontage

This standard is not met.

As noted earlier, there are no special conditions or circumstances on the property that merit relief from this standard.

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.

Request to exceed sign height and area

This standard is met.

The surrounding properties located along the roadways are largely commercial and the requested sign would not impair the character of the area. The sign does not permit any use that is not otherwise permitted in the R-3 district.

Request to exceed the number of signs allowed per street frontage

This standard is met.

The requested sign would not impair the character and value of neighboring properties. It will not permit a use not otherwise permitted in the district.

If the site were zoned B-3, the church would be allowed two freestanding signs based on their street frontage. The church functions somewhat as a business use in that it hosts St. Mary's Creative Playschool, the Thomas Center for Senior Leadership, and the Tanaina Child Development Center.

Request for a changeable copy sign that does not meet minimum lot size and street frontage

This standard is partially met.

Many residents are of the opinion that changeable copy signs add visual clutter and blight to our roadways. Other residents may not be as concerned by these types of signs. The portion of the sign allocated for changeable copy is not overly large.

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

Request to exceed sign height and area

This standard is met.

The maximum height allowed is 8 feet. The requested sign is 9 feet in height. The additional one foot in height will not materially add to visual clutter or blight.

Request to exceed the number of signs allowed per street frontage

This standard is partially met.

The requested sign exceeds the number of signs allowed. The additional sign will not add to visual clutter; however it could be argued that the changeable copy portion of the sign does add to visual clutter and blight.

Request for a changeable copy sign that does not meet minimum lot size and street frontage

This standard is partially met.

As stated above, many residents are of the opinion that changeable copy signs add visual clutter and blight to our roadways. Other residents may not be as concerned by these types of signs. The portion of the sign allocated for changeable copy is not overly large; but, this section of Tudor Road has not been cluttered with changeable copy signs. The requested changeable copy sign will add a degree of visual clutter to the streetscape.

AGENCY COMMENTS – No substantial comments were received. See attachments for all agency comments.

PUBLIC COMMENTS – At the time of this writing, no public comments were received.

DIVISION RECOMMENDATIONS

The Division finds that the proposal does not meet all five standards for sign variances. The Division recommends denial of case 2015-0077 for St. Mary's Episcopal Church.

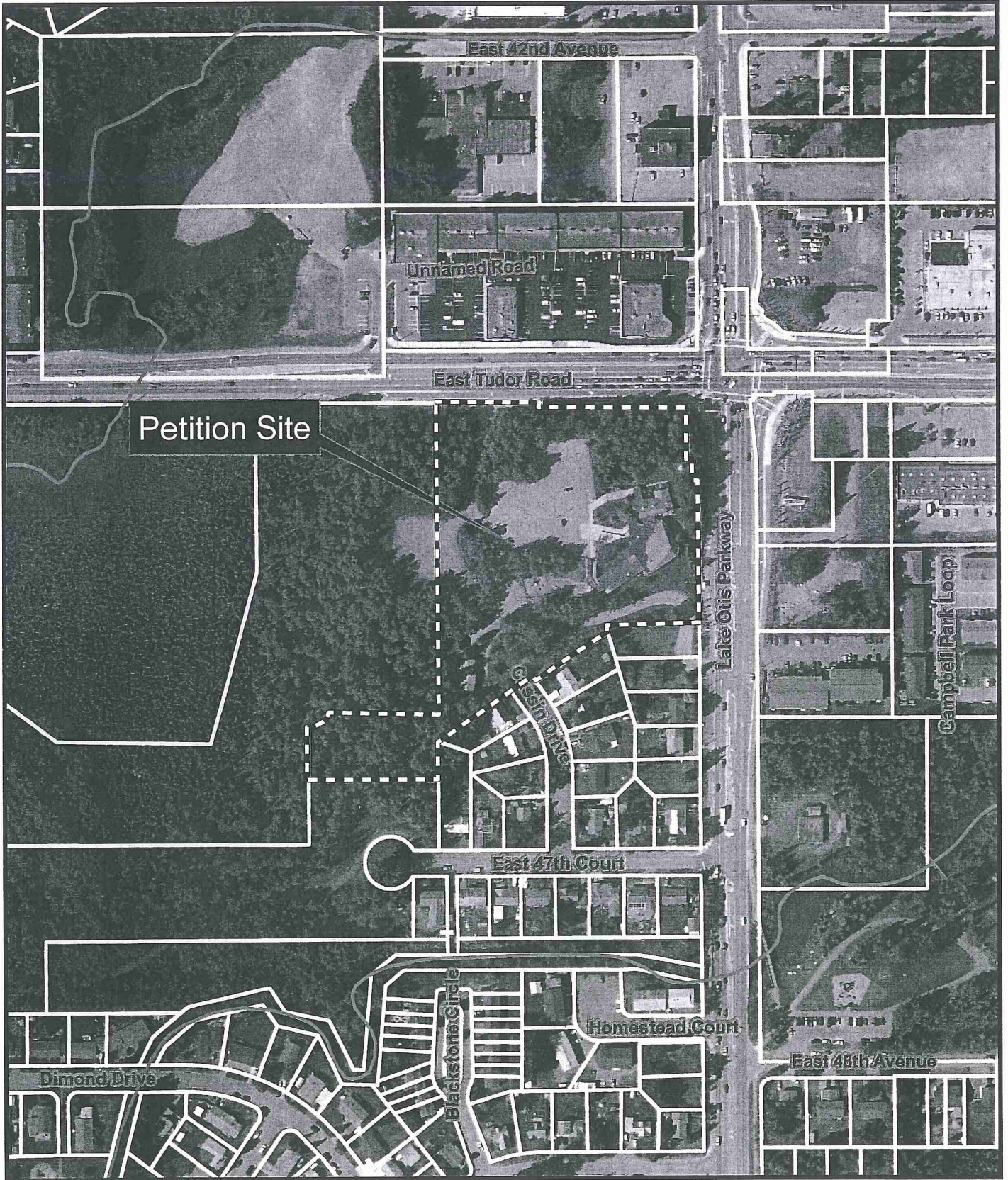
If, at the conclusion of the public hearing, the Commission finds that all standards are substantially met and approves the variance request, the Division provides the following condition for the Commission's consideration:

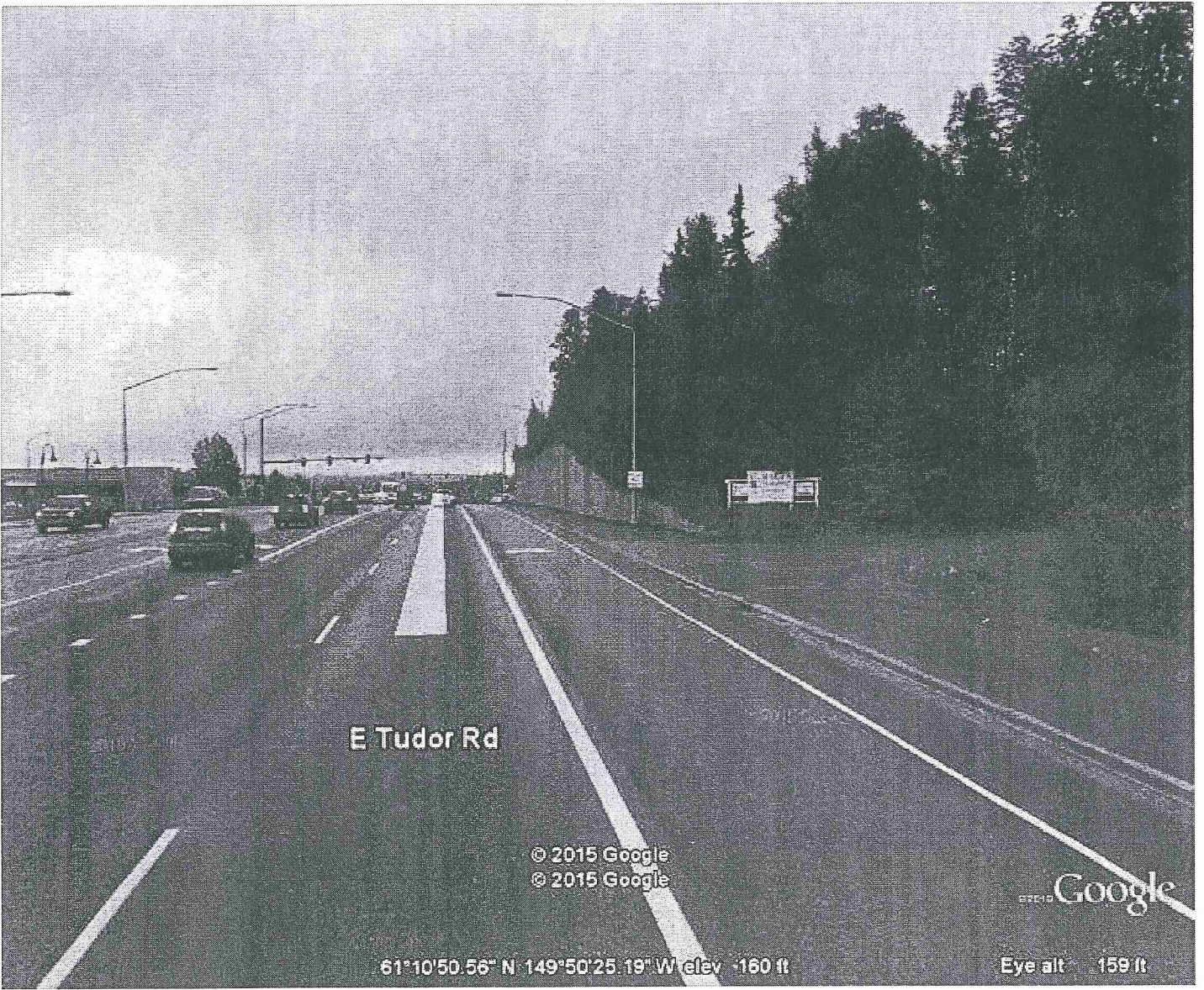
1. All construction and improvements related to this approval shall be substantially in compliance with the application and the following plans on file with the Planning Division, except as modified by conditions of this approval.

St. Mary's Episcopal Church, as-built survey prepared by Gastaldi Land Surveying, LLC dated 6/5/2015. Sign image prepared by Glacier Signs dated 6-22-15

(Case 2015-0077 Parcel ID No. 009-182-30)

2015-0077





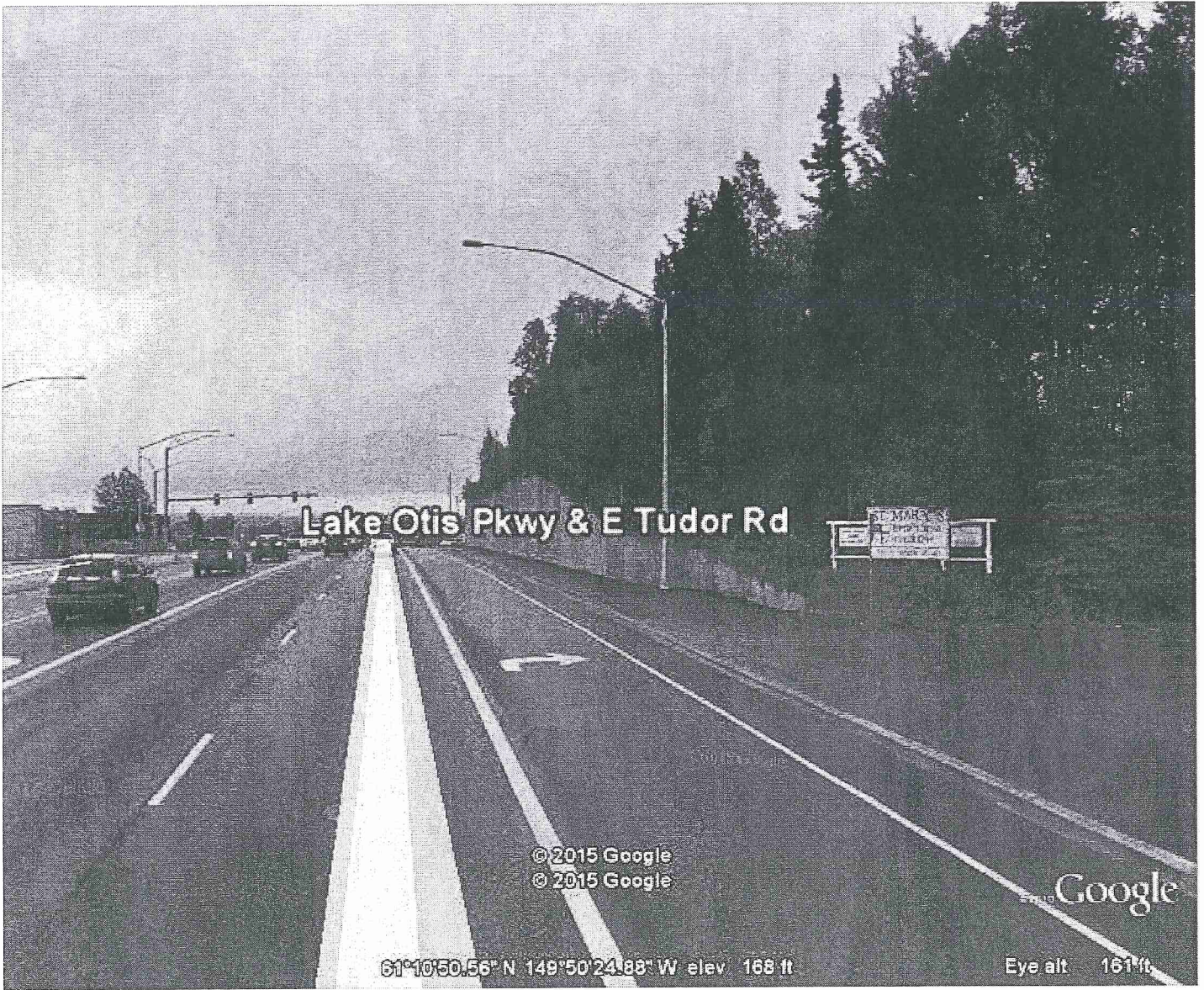
E Tudor Rd

© 2015 Google
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Google

61°10'50.56" N 149°50'25.19" W elev 160 ft

Eye alt 159 ft



Lake Otis Pkwy & E Tudor Rd

© 2015 Google
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Google

61°10'50.56" N 149°50'24.88" W elev 168 ft

Eye alt 161 ft



© 2015 Google
© 2015 Google

© 2015 Google

61°10'50.41" N 149°50'19.05" W elev. 167 ft

Eyealt 167 ft



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

RECEIVED

AUG 14 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

August 7, 2015

Erika McConnell, Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Ms. McConnell:

The Alaska Department of Transportation and Public Facilities, DOT&PF, Central Region Planning section has no comment on the following zoning applications:

- 2015-0075; 11420 Via Appia
- 2015-0078; Tract A, Eastview Estates Subdivision (Plat No. 86-101)
- 2015-0082; 4855 Arctic Blvd.

The Alaska Department of Transportation and Public Facilities, DOT&PF, Central Region platting review board has no comment on the following zoning application:

- 2015-0077; 2222 E. Tudor Road

Sincerely,

Aaron Jongenelen
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

"Keep Alaska Moving through service and infrastructure."



MUNICIPALITY OF ANCHORAGE
Traffic Division



MEMORANDUM

RECEIVED

AUG 12 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: July 22, 2015

TO: Erika B. McConnell, Current Planning Section Supervisor
Zoning and Platting Division

THRU: Stephanie Mormilo, PE, Municipal Traffic Engineer
Kristen Langley, Associate Traffic Engineer

FROM: Dwayne Ferguson, PE, Assistant Traffic Engineer

SUBJECT: Traffic Division comments for the Urban Design Commission hearing
to be held on Wednesday, September 9, 2015.

**2015-0077 Sign Variance from AMC 21.47.040 to allow a freestanding sign of
approximately 70 square feet at the entrance to St. Mary's
Episcopal Church campus.**

Traffic Engineering has no objections.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety
RECEIVED

AUG 12 2015

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Miscellaneous Planning and Zoning Applications

DATE: August 12, 2015

TO: Erika McConnell, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments for Case 2015-0077
Sign variance – St. Mary’s Episcopal Church

No Comment

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Ethan Berkowitz

RECEIVED

AUG 12 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

MEMORANDUM

Comments to Urban Design Commission Applications/Petitions

DATE: August 12, 2015

TO: Erika McConnell, Current Planning Section Supervisor

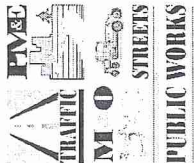
FROM: Brandon Telford, Plan Review Engineer

SUBJECT: Comments for Urban Design Commission Public Hearing: September 09, 2015

Case 2015-0077– Sign Variance from AMC 21.47.040 to allow a freestanding sign of approximately 70 square feet at the entrance of St. Mary's Episcopal Church campus.

Department Recommendations:

The Private Development Section has no comment.



**MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT**
4700 Elmore Road
Anchorage AK 99507

Project Review Form

Project Name: St. Mary's Church Subdivision 2222 E Tudor Road	Project No: 2015-0077
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input type="checkbox"/> Other Sign Variance	
Name/Title: Sandy Hansen, Planning Tech / Randy Bergt, Project Engineer	
Organization / Department: Public Transportation / People Mover	
Phone Number: 343-8213 or 343-8285	Date: August 12, 2015

	Page/ Sheet No.	Reviewer	Comment	Response
1)			NO Comment	
2)				
3)			Thank you for the opportunity to review.	
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

RECEIVED
AUG 11 2015
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

JUL 30 2015

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: July 30, 2015

TO: Erika McConnell, Supervisor, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, AWWU Planning

SUBJECT: Zoning Case Comments
Hearing Date: September 09, 2015
Agency Comments Due: August 12, 2015

AWWU has reviewed the materials and has the following comments.

2015-0077 ST MARYS CHURCH TR 1B, Sign Variance from AMC 21.47.040 to allow a freestanding sign of approximately 70 square feet at the entrance to St. Mary's Episcopal Church campus, Grid SW1833

1. AWWU water and sanitary sewer are available.
2. AWWU has no objection to this sign variance.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

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* Rev. Michael Burke	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) St. Mary's Episcopal Church	Name (last name first)
Mailing Address 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@Godsview.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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PETITIONING FOR
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.

CODE CITATIONS
AMC 21.
AMC 21.

EXISTING SITUATION AND CONDITIONS
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.

EFFECT OF GRANTING THE VARIANCE
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.

RECENT REGULATORY INFORMATION (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

PENDING SALE OR PROPERTY TRANSFER
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.

BUYER	BUYER'S LENDER (IF ANY)
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.

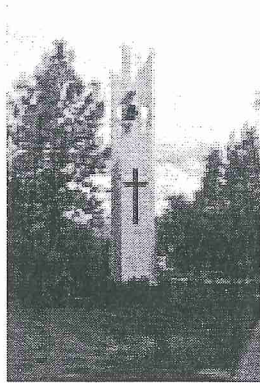
6. The variance granted is the minimum variance that will make possible a reasonable economic use of the land or structure.

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.

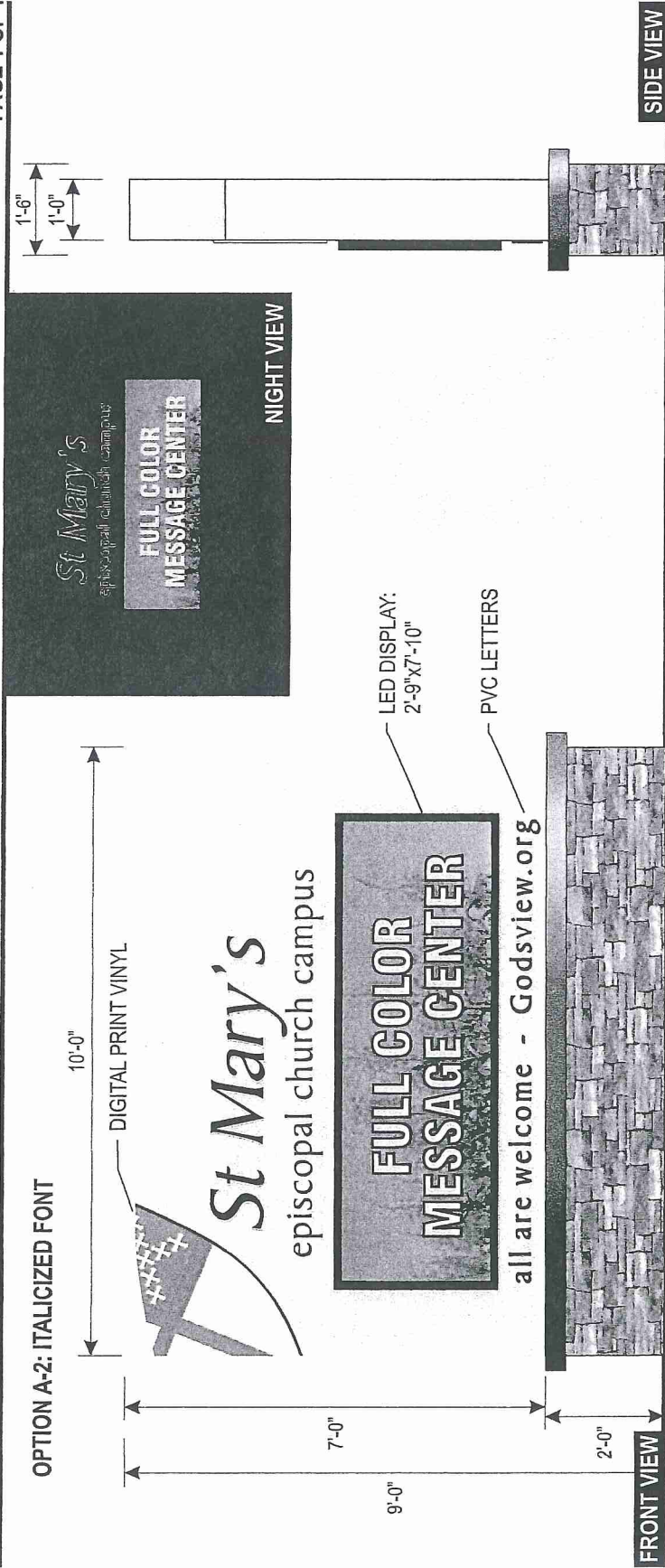
If you have any questions or concerns, please contact me 907-563-3341 ext. 12, or Mr. Ron Pollock, the Senior Warden of St. Mary's Episcopal Church, at 907-223-9302.

Sincerely,



Nicole Baker
Communications Officer, St. Mary's

OVERVIEW: S/F ILLUMINATED MONUMENT SIGN



NOTE: DUE TO INTERNAL STRUCTURE, PUSH-THRU'S 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:

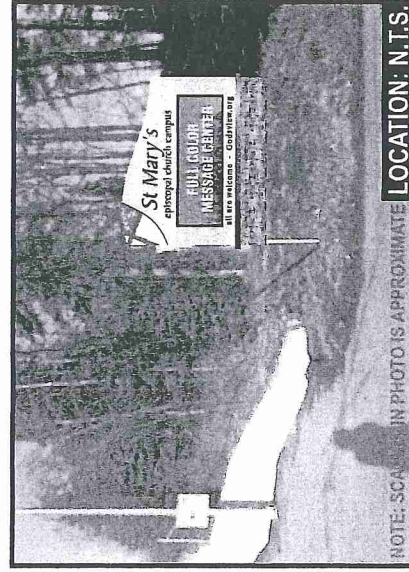
- SINGLE-FACED ILLUMINATED MONUMENT SIGN
 - CABINET: ALUMINUM FRAME W/ PAINTED ALUMINUM SIDING
 - L.E.D. ILLUMINATION 120volt
 - ROUTED 3/4" CLEAR ACRYLIC PUSH-THRU LETTERS
 - ROUTED 1/4" BLACK PVC LETTERS
 - DIGITAL PRINT LOGO APPLIED TO CABINET
 - MESSAGE CENTER: LED FULL COLOR DISPLAY
 - BASE: ELDORADO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

Glacier

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ANCHORAGE, AK 99507
PHONE: 907-561-3515 FAX: 907-561-3580
email: glacier@glacier.net
www.glacierillumination.com

SCALE: 3/8" = 1'	CUSTOMER: ST MARY'S EPISCOPAL CHURCH
DESIGNER: BEN PRESTON	CLIENT: ST MARY'S EPISCOPAL CHURCH
FILE NAME: Artworks\St Marys Episcopal Church\St Mary's Monument Sign	ACCOUNT REP: JOHN TODD
DATE: 05/27/15	APPROVED BY: BP
REVISED: 06/22/15	BP

COLORS DEPICTED IN THIS PROOF MAY VARY FROM ACTUAL VINYL OR PRINT COLORS - PLEASE REVIEW VINYL & PRINT COLORS WITH YOUR SALES REPRESENTATIVE

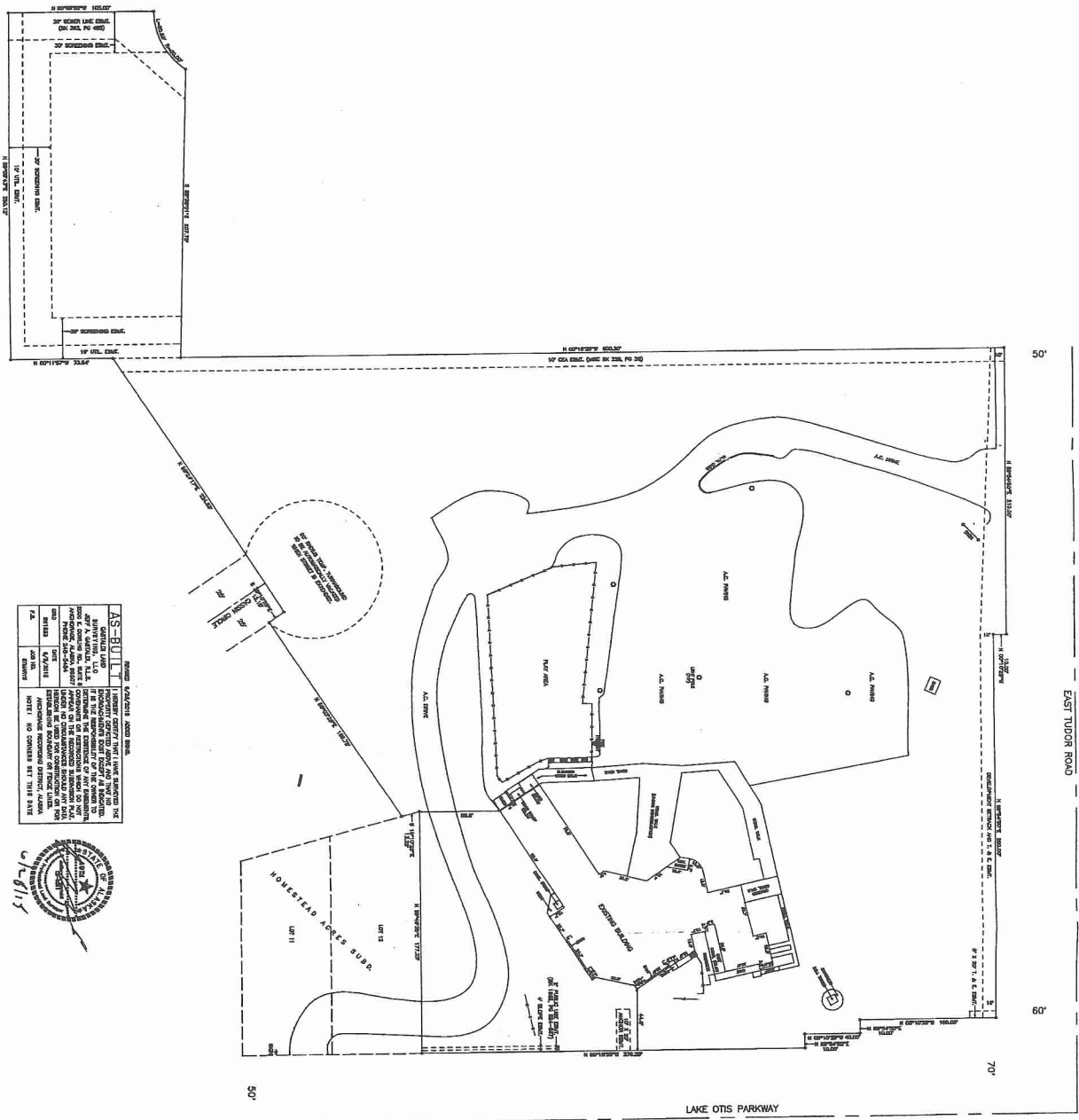


UL

THIS SIGN IS INTENDED TO BE INSTALLED WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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ST. MARY'S CHURCH SUBDIVISION
TRACT 1B
SECTION 8E.



AS-BUILT	
DATE	10/15/11
BY	CHAS. J. BROWN
FOR	ST. MARY'S CHURCH
PROJECT	RECONSTRUCTION OF ST. MARY'S CHURCH
DESCRIPTION	RECONSTRUCTION OF ST. MARY'S CHURCH, 1000 EAST TUDOR ROAD, SECTION 8E, TRACT 1B, SUBDIVISION 1B, CITY OF HOUSTON, TEXAS. THIS PLAN SHOWS THE AS-BUILT CONDITIONS OF THE CHURCH AND THE DRIVEWAY. THE CHURCH IS A RECTANGULAR BUILDING WITH A FLAT ROOF. THE DRIVEWAY IS A CONCRETE DRIVEWAY THAT LEADS TO THE CHURCH. THE PLAN ALSO SHOWS THE EXISTING DRIVEWAY AND THE PROPOSED DRIVEWAY. THE PROPOSED DRIVEWAY IS WIDER THAN THE EXISTING DRIVEWAY. THE PLAN ALSO SHOWS THE EXISTING DRIVEWAY AND THE PROPOSED DRIVEWAY. THE PROPOSED DRIVEWAY IS WIDER THAN THE EXISTING DRIVEWAY.
SCALE	1" = 30'
NOTES	NO CONFLICT WITH STATE



50' EAST TUDOR ROAD 60' 70' 50'