

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
Austin Quinn-Davidson,
*Acting Mayor**

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Jerry Fox & Mike Edgington, Co-Chairs
Eryn Boone, Briana Sullivan, James Glover, Jr.*

Resolution 2021-02

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR REQUEST FOR VARIANCE FROM AMC 21.09.060B.1. TABLE 21.09-5 (DIMENSIONAL STANDARDS) AT 1051 TIMBERLINE DRIVE

Whereas, Girdwood is a small and densely developed community within the Municipality of Anchorage with very limited land for development of new housing units and long-term rentals of duplex units provide a sustainable and affordable housing option for the community; and

Whereas, historical development in Girdwood has created some lots of sizes smaller than currently required for duplexes, which are difficult or impossible to redevelop to suit the needs of modern use for year-round housing within current code; and

Whereas, the existing duplex at 1051 Timberline Drive was built prior to requirements of municipal codes, has 2,719 square feet total living area, and occupies a lot with an area of 11,046 square feet, 5,754 sf less than the 16,800 square feet currently required for the use; and

Whereas, the Municipal Planning Department has determined the property to be a legal nonconforming use of land as a duplex on a legally conforming lot of record; and

Whereas, because the total area of land occupied by a legal nonconforming use of land can not otherwise be enlarged, Carolyn Hawes, the owner of 1051 Timberline Dr., is requesting a dimensional variance from the minimum lot area and width required for a duplex in AMC 21.09.060B.1. Table 21.09-5 in order to expand the living area of the existing building; and

Whereas, additions of living area to existing duplexes is a right enjoyed by nearby properties that have larger lots; and

Whereas, Carolyn Hawes is experiencing decreased mobility and the proposed modifications will improve accessibility of the building and improve the livability for all occupants; and

Whereas, the proposed addition is 1,627 sf, of which 935 sf is living area, is as small as possible while providing the owner a more accommodating dwelling unit and safer access thereto, and takes foreseeable negative impacts to neighbors' use of property, proximity, and viewsheds into consideration; and

Whereas, outreach to the neighbors has included personal discussions via phone and e-mail, mail-in comment forms, physical posting of variance hearing information, and public meetings at the Girdwood Land Use Committee 11 January 2021 and 8 February 2021 regular meetings, and Girdwood Board of Supervisors 18 January 2021 and 15 February 2021 regular meetings, with no negative feedback received; and

Whereas, the Girdwood Land Use Committee, at their Regular Meeting on 8 February 2021, voted 12 in favor. 0 opposed and 3 abstaining to recommend that the GBOS provide this Resolution of Support.

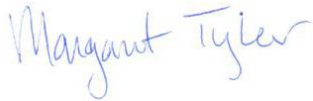
Therefore, Girdwood Board of Supervisors supports the request for variance from AMC 21.09.060B.1. Table 21.09-5 (Dimensional Standards) at 1051 Timberline Drive by a vote of 5 to 0 at their Regular Meeting on 15 February 2021.



Mike Edgington, Land Use Supervisor, GBOS

February 16, 2021

Date



Attest