

# Municipality of Anchorage



*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## Resolution 2022-04

### Of the Girdwood Board of Supervisors

#### **A RESOLUTION IN SUPPORT OF DIMENSIONAL VARIANCE FOR DEVELOPMENT WITHIN THE STREAM PROTECTION SETBACK AT 515 VAIL DR.**

Whereas, Girdwood is a small and densely developed community within the Municipality of Anchorage located in a glacial carved valley with limited developable land; and

Whereas, the existing home at 515 Vail Drive was built in 1983, on a parcel that is now encumbered by multiple setbacks to the extent that only 20% of the land is developable for conforming structures; and

Whereas, the lot at 515 Vail Drive is bisected by two unnamed anadromous streams with setbacks that overlap that make additions to the property without encroachment into the setbacks impossible; and

Whereas, the exterior walls of the proposed 367SF addition on the south side of the home are 13.92 ft from the stream, and the construction of the deck and addition will involve minimal foundational encroachment into the stream setback; and

Whereas, the removal of the existing deck on the North side of the home will reduce encroachment as it currently protrudes 6.5' into the setback zone for a length of 25.2', and the area will be revegetated with native species to promote the health of the stream; and

Whereas, the addition of a permeable surface pad to the west of the home will allow for storm water to flow to the creek drainage; and

Whereas, the outbuildings at the back of the property are conceptual only with no plans for construction, and will be properly permitted in areas not to exceed the requested 18 ft relief from stream setback requirements; and

Whereas, presentation and hearing of this item occurred at the Girdwood Land Use Committee Regular meetings on November 8, 2021 and February 14, 2022 and at the Girdwood Board of Supervisors Regular meetings on November 15, 2021 and February 21, 2022; and

Whereas, the Girdwood Land Use Committee, at their Regular Meeting on February 14, 2022, voted 13 in favor, 0 opposed and 2 abstaining to recommend that the GBOS provide this Resolution of Support.

Therefore, Girdwood Board of Supervisors supports the request for variance from AMC 21.07.020.8.9 at 515 Vail Drive by a vote of 4 to 0 at their Regular meeting on February 21, 2022.

Mike Edgington, GBOS Land Use Supervisor

February 21, 2022  
DATE

Attest