

**Municipality
of
Anchorage**



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

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Jerry Fox & Robert Snitzer, Co-Chairs
Eryn Boone, Mike Edgington, Sam Daniel*

**Resolution 2018-01
Of the Girdwood Board of Supervisors**

Resolution of Support for a Dimensional Variance from AMC 21.09.060, Table 21.09.05 to allow existing deck, exterior stairs and corner of single family dwelling to encroach into the required 10' Secondary Front Setback at 114 Fernie Loop.

Whereas, Michael and Thelma Armstrong are the property owners who have requested Rebecca Reichlin of Glacier City Realty to present this property issue to the Girdwood Land Use Committee (LUC) and to the Girdwood Board of Supervisors (GBOS); and

Whereas, this property was purchased in 1987, prior to changes in zoning within the Municipality of Anchorage (MOA), and with many unique elements of the existing construction, size and placement of the lot compared to boundaries of easements and right of way pre-existing; and

Whereas, the owners made improvements to the property in 1996, based on a professional survey of the property from 1985 that did not note the setbacks, and therefore did not comply with those restrictions; and

Whereas, adjustments have been made to the property to come in to compliance with the Right of Way; and

Whereas, the property has received an easement from Chugach Electric for issues within the 20' wide electrical easement; and

Whereas, the house addition and deck expansion in place for 21 years with the nearest neighbors across a 50'- 60' wide right of way have not inconvenienced the neighbors, caused any complaint or adversely affected the use of adjacent property; and

Whereas, 10 of the 13 immediate neighbors have provided written support for this variance request and no response was received from the other 3 immediate neighbors; and

Whereas, the property owners are denied the same rights commonly enjoyed by other property owners in the same district due to lack of setback flexibility and a strict application of the code allowing the owners to make improvements on only 32% of their property at best; and

Whereas, the existing house, deck and orientation of both do not change the character of the neighborhood or zoning district, are consistent with the existing development patterns, and meet all other dimensional and zoning requirements of a gR-2 zoning district other than the setback encroachment; and

Whereas, this variance if granted, does not add to vehicular congestion, allows for a fire separation of well over the required 20', allows for a reasonable relationship between properties and a consistent residential streetscape; and

Whereas, the LUC, at their regular meeting on January 8, 2018, by a vote of 28 in favor and 0 opposed, and 2 abstentions recommended that the GBOS write a Resolution of Support on behalf of this Dimensional Variance request.

Therefore, The Girdwood Board of Supervisors resolves to support the request for a Dimensional Variance to allow the existing deck, exterior stairs and corner of a single family dwelling to encroach into the required 10' Secondary Front Setback at 114 Fernie Loop by a vote of vote of 4 in favor and 0 opposed at the regular meeting held on January 15, 2018.

medstr 1/16/18

Mike Edgington, Land Use Supervisor Date

Margaret

Witness