

Application for Subdivision Variance

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

Please fill in the information asked for below.

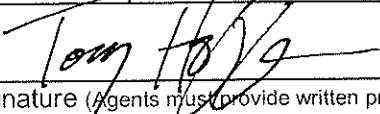
PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) South-central Timber Development, Inc.	Name (last name first) Lantech, Inc.
Mailing Address 255 East Fireweed Lane, Suite 104 Anchorage, Alaska 99503	Mailing Address 440 West Benson Blvd., Suite 200 Anchorage, Alaska 99503
Contact Phone: Day: 907-338-0880 Night:	Contact Phone: Day: 562-5291 Night:
Fax: E-mail:	Fax: 561-6626 E-mail: tomdrever@lantech.biz

*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): 041-011-10-000
 Site Street Address: Shivalik Dr.
 Current Legal Description (use additional sheet if necessary)
 Tract B, Campbell Canyon Subdivision

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 a subdivision 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 subdivision variance standards rests with me, the applicant.

4/3/2006	
Date	Signature (Agents must provide written proof of authorization)

Commentary

This variance is for relief from the requirement to:

Tract B-1 does not meet the 3:1 depth to width ratio; Tract B-2 has no physical access.

This existing situation is:

One tract does not meet 21.80.300 and the other does not meet 21.80.200

Granting the variance will allow:

One tract that does not meet the 3:1 depth to width ratio; One without Physical access required by Title 21

Code Citations

AMC 21. 80.300

AMC 21. 80.200

Accepted by:	Poster & Affidavit:	Fee:	Case Number:

Application for Subdivision Variance continued

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that all of the following 4 standards are satisfied. 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 on proof rests with you. Use additional paper if needed.

There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable or undesirable to the general public.

Explain:

As designed, Tract B-1 does not meet the 3:1 depth to width ratio, and Tract B-2 has legal, but no physical access. Tract B-1 is the tract that will be developed, and Tract B-2 is the open-space tract that encompasses open space for the proposed development. Two factors limit the design of the subdivision; topography and the planned open-space tract that is being created to improve the aesthetics of the property. We have designed the tract to reflect the best use of the property while still maintaining the intent and requirements of the Comprehensive Plan and Title 21 to the fullest extent possible. Also, providing street access to a parcel that is to remain undeveloped open space is impractical and undesirable in this case.

The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated.

Explain:

Allowing a tract that exceeds the 3:1 depth to width ratio and having an open space tract without physical access will have no negative effect on public welfare or safety.

Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the Municipality.

Explain:

The width to depth ratio of the tract as designed will still be in compliance with the intent of the Comprehensive plan and Title 21, and is the best solution. The planned use of the property is in compliance with the zoning of the property. Taken as a whole, the two tracts would be in compliance with the 3:1 depth to width ratio. In effect, the design is consistent with the intent of the regulations and Comprehensive plan. As for physical access, Tract B-2 will be used as an open-space tract only and will not require physical access.

Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.

Explain:

The development is limited by the topography and planned creation of undeveloped open space (Tract B-2). Strict adherence to the requirements would not allow the best use of the property and would have a greater impact on the site.