

Application for Zoning Variance

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

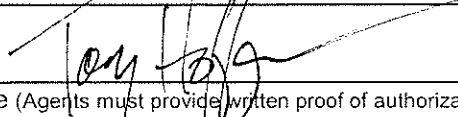
Please fill in the information asked for below.

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 103 Anchorage, Alaska 99503	
Contact Phone: Day: (907) 338-0880	Night:	Contact Phone: Day 562-5291	Night:
Fax:		Fax: 561-6626	
E-mail:		E-mail: mail@lantechi.com	

*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		
Zoning: R-10 SL	Acreage: 46.4	Grid: SW2044

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)

DOCUMENTATION (Any documents over 11x17 please provide 15 copies)		
Required:	<input checked="" type="checkbox"/> As-built survey, to scale	<input checked="" type="checkbox"/> Proposed plot plan or site plan, to scale (new construction)
Optional:	<input type="checkbox"/> Photographs	<input type="checkbox"/> Building elevations
	<input type="checkbox"/> Building permit	<input type="checkbox"/> Building floor plans to scale
	<input type="checkbox"/> Topography map of site	

Code Citations	
AMC 21.	21.40.115.F.3
AMC 21.	

Accepted by: 	Poster & Affidavit: Yes	Fee: 3360 ⁰⁰	Case Number: 2006-0606
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Application for Subdivision Variance continued

EXISTING SITUATION AND CONDITIONS

Date discovered need for variance: 3/21/2006

Explain:

This variance will allow the future development of the eastern portion of the property by allowing access and construction consistent with the site plan.

EFFECT OF GRANTING THE VARIANCE

Explain:

Granting of this variance would allow development of the eastern portion of the property as shown on the site plan.

RECENT REGULATORY INFORMATION (Events that have occurred in the last 5 years for all or portion of site)

- Rezoning Case Number(s):
- Preliminary Plat Final Plat Case Number(s): S-11277-1
- Conditional Use Case Number(s): Not assigned yet
- Zoning Variance Case Number(s): Not assigned yet
- Land Use Enforcement
- Building of Land Use
- Wetland Municipality of Anchorage Army Corp of Engineers

PENDING SALE OR PROPERTY TRANSFER

Applications for variances where the property is involved in a pending sale or transfer requires that the Zoning Board of Examiners and Appeals be advised of the identity of the buyer and the buyer's lender. The buyer and the buyer's lender will be advised of the Zoning Board of Examiners and Appeals' action on the variance.

Buyer(s) of the property that is to be conveyed to, or purchased by, more than one individual, such as co-owner, joint venture, partnership, corporation, 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 Zoning Board of Examiners and Appeals may only grant a variance if the Board finds that all of the following 6 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 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.

Explain:

A possible stream or streams (to be determined in the spring of 2006) bisects the property at about 2/3 of the distance from the west boundary to the east running north and south. The possible stream(s) preclude development of the easterly 1/3 of the property and hinders placement of buildings and driveways if 21.40.115.F.3 is strictly adhered to.

Strict interpretation of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.

Explain:

The possible stream(s) would not allow access to be constructed to the easterly 1/3 of the property. The location of the possible stream(s) also has a negative impact on the placement of buildings and driveways. Having access to the eastern portion and placing the building per the site plan would allow a reasonable use of the land within the intent of the zoning.

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:

The possible stream(s) is/are a special condition that will determine if there can be access to the eastern third of the property. The orientation of the possible stream(s) is hindering access to a portion of the property, and effects the placement of buildings and driveways as shown on the site plan. The possible location of the possible stream(s) is driving the need for this variance.

Granting the variance would be in harmony with the objectives of the zoning ordinance and not injurious to the neighborhood or otherwise detrimental to the public welfare.

Explain:

Granting a variance to have access and construction closer than 100' from a stream will have no effect on public welfare and safety.

Granting the variance will not permit a use that is not otherwise permitted in the district in which the property lies.

Explain:

Construction of the development will be in consistent with the zoning. Only single family houses are allowed, and only single family houses will be constructed. The use will be the same.

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

Explain:

Because the possible stream(s) bisect the site, there is no other alternative than to cross the stream to provide access to the stranded portion of the property. This is the minimum variance that would allow access and reasonable use of that property.