

# Application for Alternative Equivalent Compliance

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)		
Name (last name first) Andy Hoyt		Name (last name first)		
Mailing Address PO Box 1842		Mailing Address		
City Girdwood	State AK	Zip 99587	City	State Zip
Contact Phone - Day 907 223 8913	Evening 907 223 8913	Contact Phone - Day	Evening	
E-mail Dustydog@Protonmail.com		E-mail		

\*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):			
Site Street Address: 795 Alyeska Highway			
Current legal description: (use additional sheet if necessary) US Survey 3042 Lt 10 S2 G:4913			
Zoning: GR3	Acreage:	Grid #:	Plat #:

ALTERNATIVE EQUIVALENT REQUESTED	
<input type="radio"/> 21.06.030D Height Transitions	<input type="radio"/> 21.07.110 Residential Design Standards
<input type="radio"/> 21.07.060F Pedestrian Amenities	<input type="radio"/> 21.07.120 Large Commercial Establishments
<input type="radio"/> 21.07.080 Landscaping, Screening & Fences	<input checked="" type="radio"/> 21.09.080 Building Design Standards (Girdwood)
<input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment	<input type="radio"/> 21.11.070G Urban Design Amenities

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application <input checked="" type="checkbox"/> Plans showing proposed alternative <input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met.
(Additional information may be required.)	

I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review 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 site plan.

Signature: Andy Hoyt       Owner     Representative      Date: 8/28/2024  
 (Representatives must provide written proof of authorization)

Print Name: Andy Hoyt

Accepted by: Karlee Lamothe 8/29/2024      Fee: N/A      Case Number: 2024-0104      Decision Date admin: 09/11/2024

**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation(s):**

<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	

**Anchorage 2040 Growth Supporting Features:**

<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development

**Chugiak-Eagle River Land Use Classification:**

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks	<input type="checkbox"/> Community Facility
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre			

**Girdwood- Turnagain Arm Land Use Classification:**

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input checked="" type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation		
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Neighborhood, District or Other Area-Specific Plan: \_\_\_\_\_

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

Rezoning - Case Number: \_\_\_\_\_

Preliminary Plat  Final Plat - Case Number(s): \_\_\_\_\_

Conditional Use - Case Number(s): \_\_\_\_\_

Zoning variance - Case Number(s): \_\_\_\_\_

Land Use Enforcement Action for \_\_\_\_\_

Building or Land Use Permit for Triplex

Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)**

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.



Andy Hoyt  
PO Box 1842  
Girdwood, Alaska 99587  
(907) 223-8913  
Dustydog@protonmail.com

August 28, 2024

To Whom It May Concern,

I find myself writing this letter this evening for two purposes. The first being to fulfill the requirement for the application for Alternative Equivalent Compliance, and the second to preserve the future of my business, and the livelihood of my employees. On August 27th I was contacted via phone by a Anchorage Municipal representative that informed me there were multiple complaints filed about ongoing construction projects in Girdwood. Some of the complaints he stated were absolutely meritless, but one he referenced to me was regarding an obscure zoning regulation that may apply to a project we are going to begin the framing scope of work on starting Tuesday September 3rd.

To provide context: This project is referred to as the Burton Barndominium. I was approached this winter by Joe and Ingrid Burton to construct a triplex in the style of a barndominium. The primary objective of this project is to provide 3 long term rental units in Girdwood. As many are aware, Girdwood development is booming with empty second homes and short term rentals. The long term rental availability is being crushed, and the town that I have called home for 25 years is undergoing a dramatic paradigm shift. Joe and Ingrid want to offer to be part of the solution to the well advertised housing crisis ongoing in Girdwood. At great expense and sacrifice of other properties they have secured the financing required and committed to seeing the project through.

The architectural plans were submitted with the Land Use Permit application in April of 2024. The only comments from the zoning department in the initial review were labeling corrections requested and a copy of the final subdivision plat required. The second zoning review acknowledged the labeling corrections and stated the only requirements to yet be met were the final plat approval. Upon receiving the final plat

## **2: Additional Window area:**

The window area on the East (facing Alyeska Highway) and North elevations already meet this requirement. If it was required on the other elevations also, this would be a design addition we would be happy to add in.

## **3: Variation of Exterior finishes:**

The exterior siding shown on the currently plans is a placeholder drawn by the designer. The Burtons and I have discussed using a combination of metal siding in a T10A Box rib profile and color of Mystique plus, and a cedar or cedar colored composite tongue and groove siding. Also a stucco or stone finish on the exposed CMU block that remains above grade. The different siding types would be broken at the Tall common wall where the rooflines pitch away from each other. A natural and logical place to change siding types, that would also delineate the separate rental units within the building.

## **4: Ornamental Features and Detail Elements:**

1: The use of trim that is three and one half inches wide or wider meets this requirement, and will be used to trim all doors and windows. Using complimentary but different colors and materials to the siding. 2: Columns will be used to support the Entry Roofs. The column material will match the differing siding types used for the separate units.

## **5: Variation in Building Form or Scale:**

(Only 4 from the menu are required, but I'm on a roll here!)

As drawn, the Unit C section of the building features a lower elevation, a different style of entry roof, a different dwelling unit layout that is evident on the exterior, and a large cluster of windows that is quite different than the unit A and B side of the building.

To conclude this letter I feel it is my duty to also outline the many benefits that the Barndominium project will bring to the community of Girdwood.

As mentioned previously in this letter, the building will provide three Long Term Rental units. These are not the dreaded short term rentals that everyone wants to cap but rentals that will be affordable and available to local residents. These rental units will potentially provide housing for employees of local businesses. As an employer who has lost employees to the housing crisis in Girdwood, I know how valuable this is.

Also as an employer I must point out that if this project was to be stopped, or even delayed significantly the financial effect that would have on my employees and myself

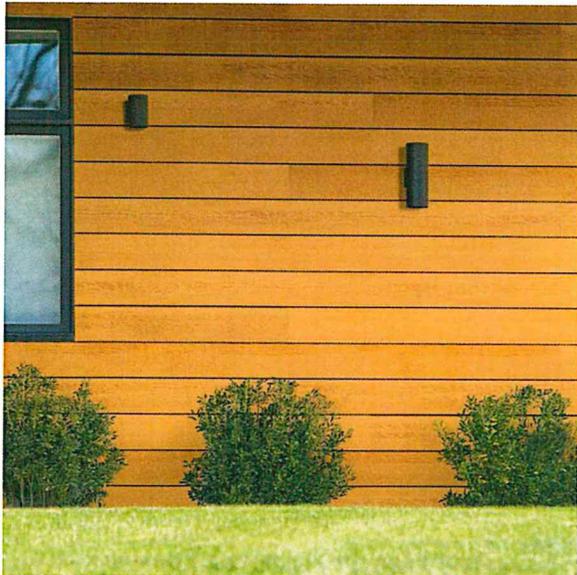
## 795 Alyeska Highway Siding Examples- AEC

Mistique Plus metal siding

Color T10A Panel



Cedar tone composite, tongue and groove





Mistique Plus  
Metal Siding  
Color T10A Panel

Cedarstone  
Composite  
Tongue and  
Groove



**BUILDING ENVELOPE NOTES**

- E1 PREFIN. VERTICAL METAL SIDING, DARK GRAY.
- E2 PREFIN. VERTICAL METAL SIDING, LIGHT GRAY.
- E3 PREFIN. WTL. FASCIA, DARK GRAY.
- E4 PREFIN. WTL. ROOFING, DARK GRAY.
- E5 STAINED WOOD POSTS AND BEAMS.
- E6 EXPOSED CONCRETE BLOCK FOUNDATION.
- E7 EXPOSED CONCRETE BLOCK CHIMNEY W/ RED METAL CAP.
- E8 PREFIN. WTL. WINDOWS.
- E11 PREFIN. WTL. SOFFIT, LIGHT GREY.
- E12 WOOD AND GLASS GARAGE DOORS.
- E15 SECONDARY ADDRESS NUMBERS, 10", GREY.

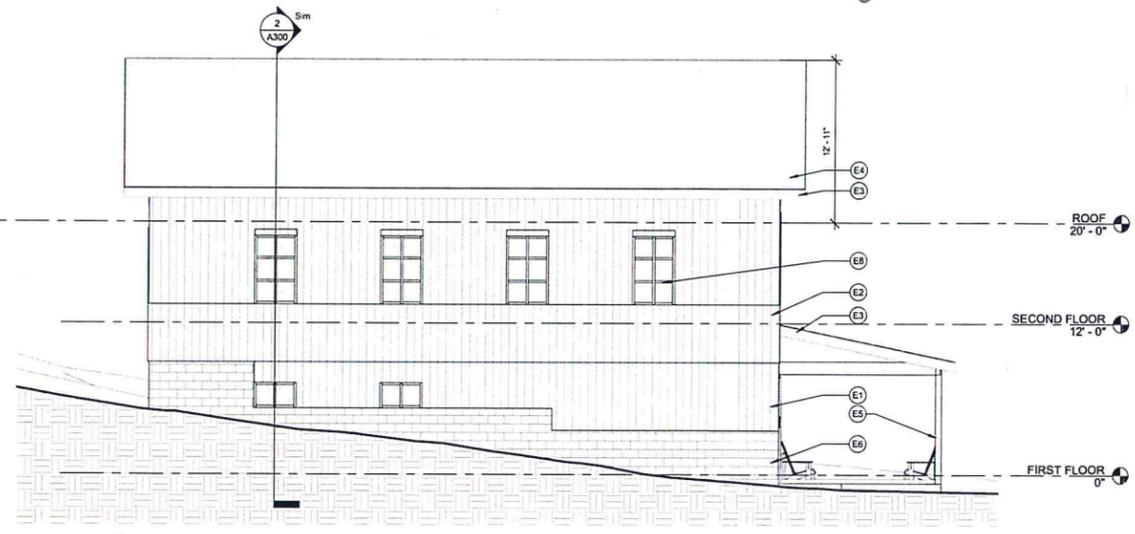
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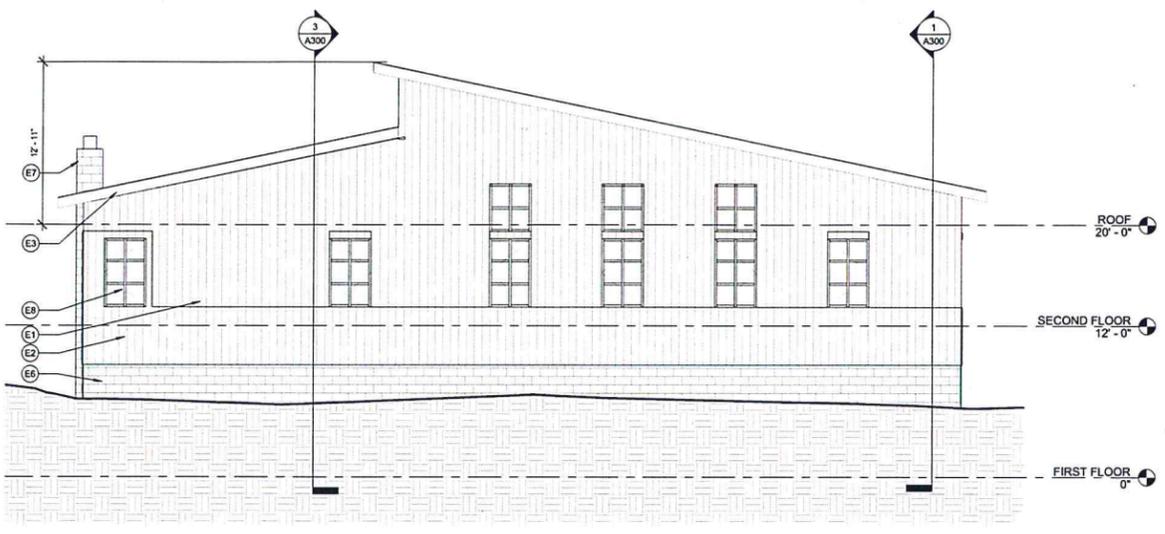
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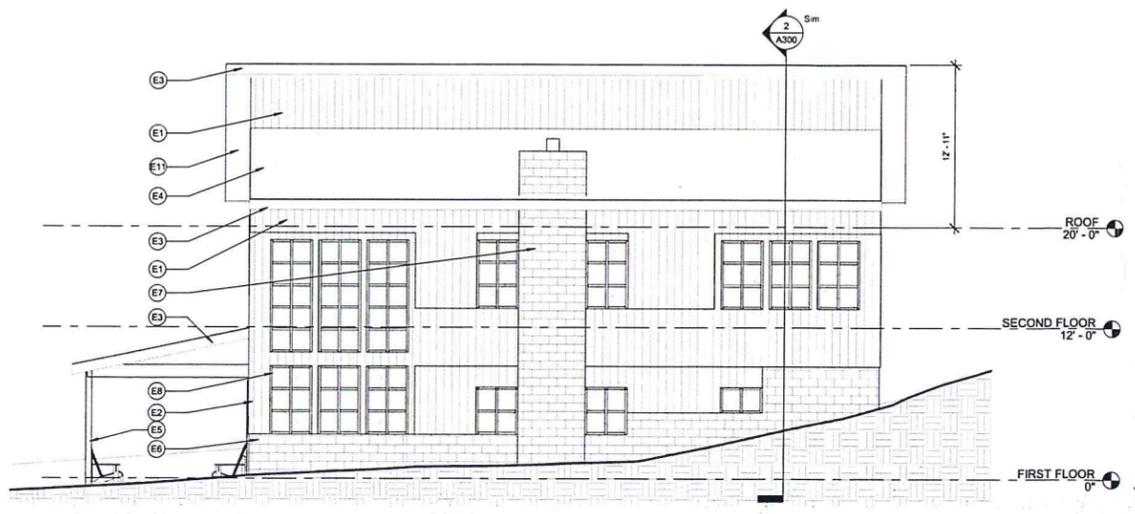
CERTIFICATION



4 Elevation 4 - a  
3/16" = 1'-0"



3 Elevation 3 - a  
3/16" = 1'-0"



DATE: 7 MAY 2024	COMMISSION: 114019	COORD: EJD	APPROVED: AH	Date
DRAWN: EJD				
No.	Description			

BURTON BARND  
GLACIAL VALLEY BUILDERS  
EXTERIOR ELEVATIONS  
SHEET NAME:

A200  
SHEET NO



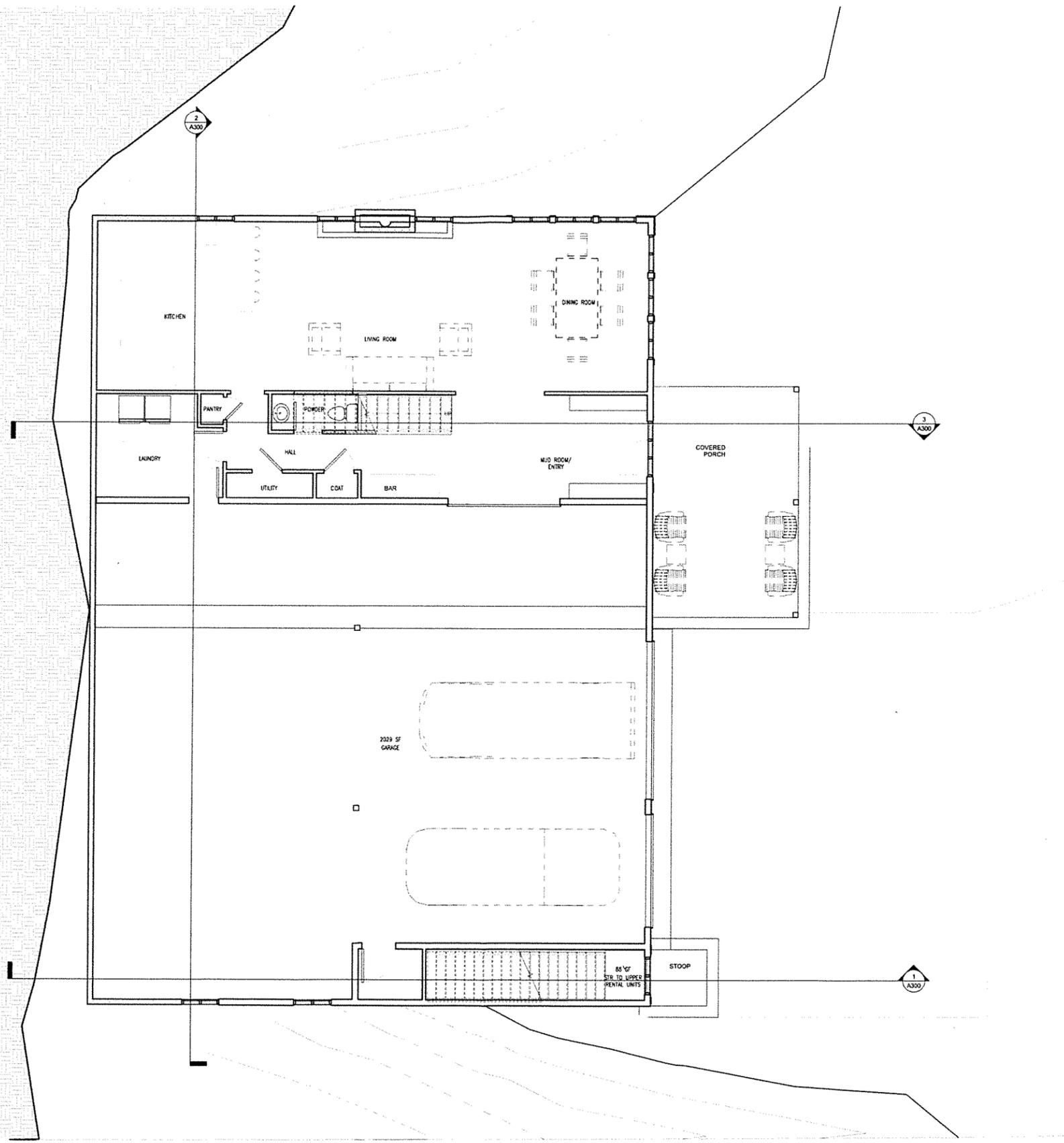
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DRAWN: EJD				
No.	Description			

BURTON BARND  
GLACIAL VALLEY BUILDERS  
FIRST FLOOR ARCH PLAN  
SHEET NAME:

A103

SHEET NO

1 - FIRST FLOOR ARCH PLAN  
1/4" = 1'-0"



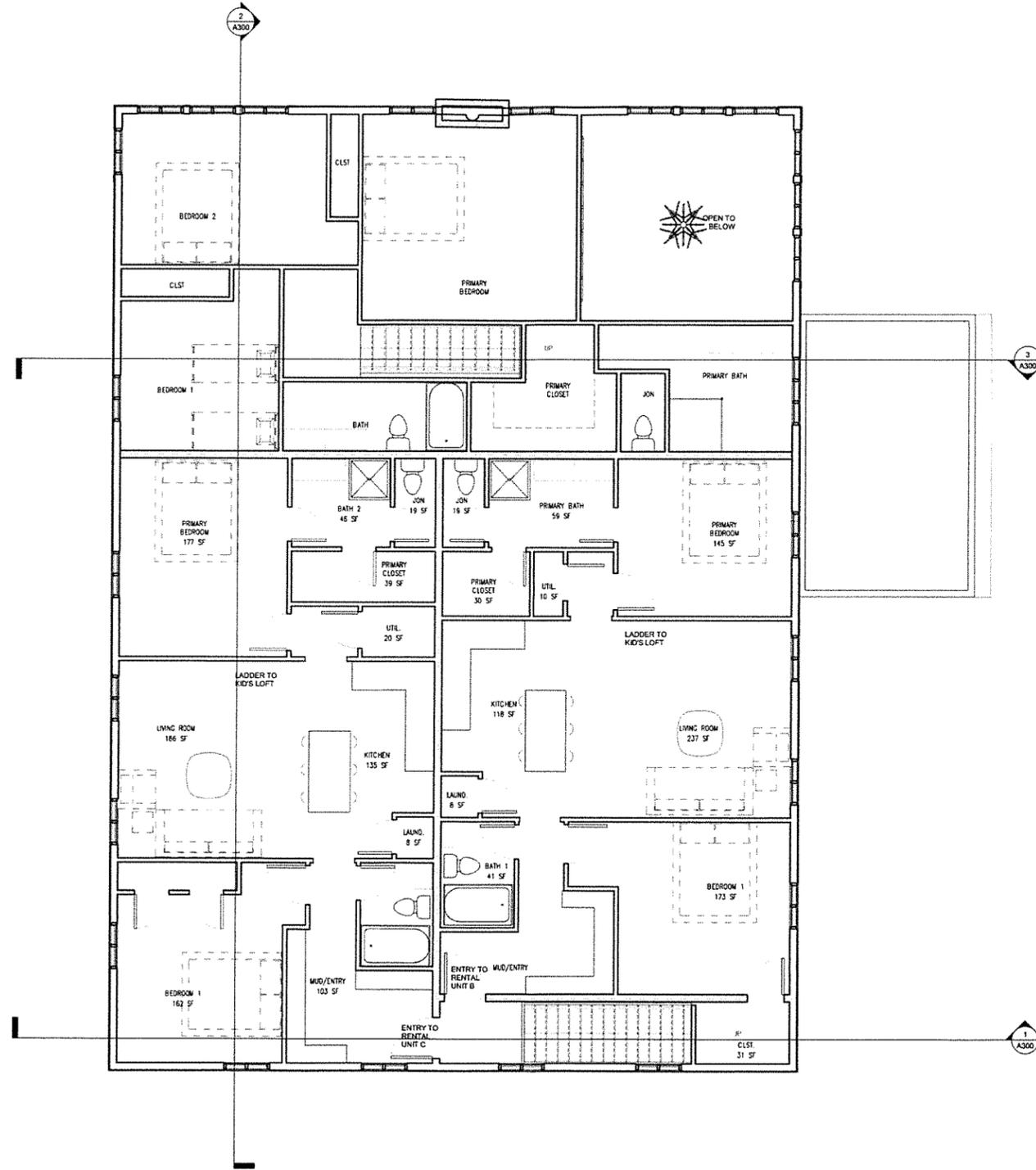
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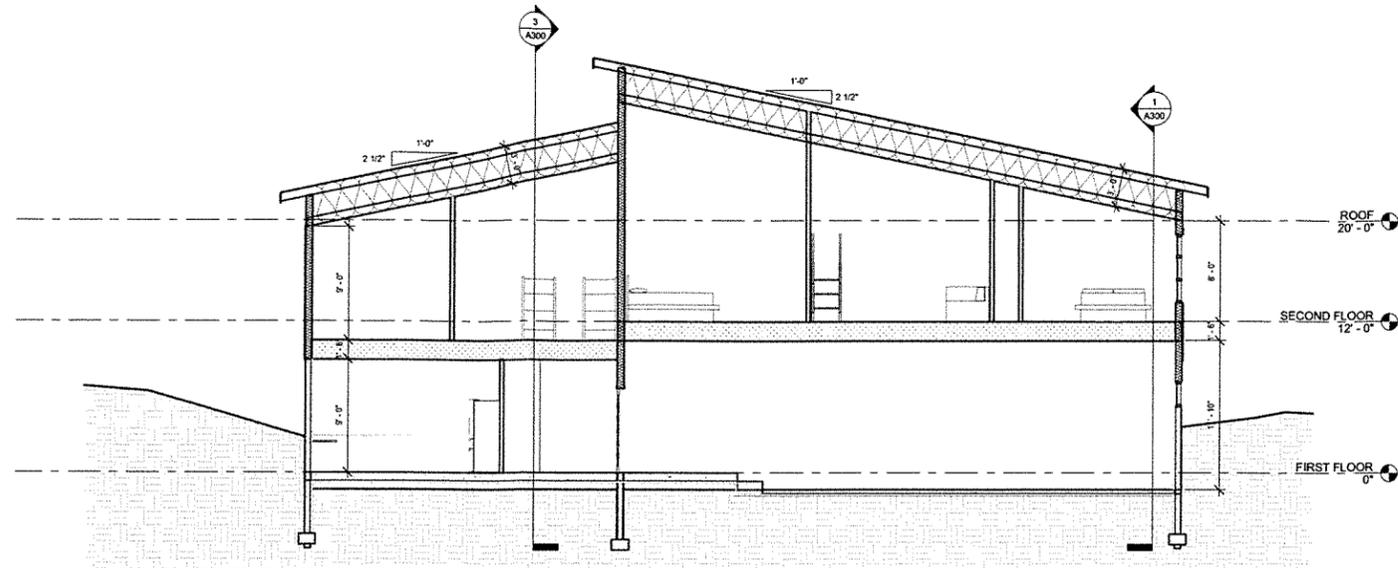
① 2 - SECOND FLOOR - ARCH PLAN  
1/4" = 1'-0"

DATE: 7 MAY 2024	COMMISSION: 114019	COORD: EJD	APPROVED: AH
DRAWN: EJD			
No.	Description	Date	

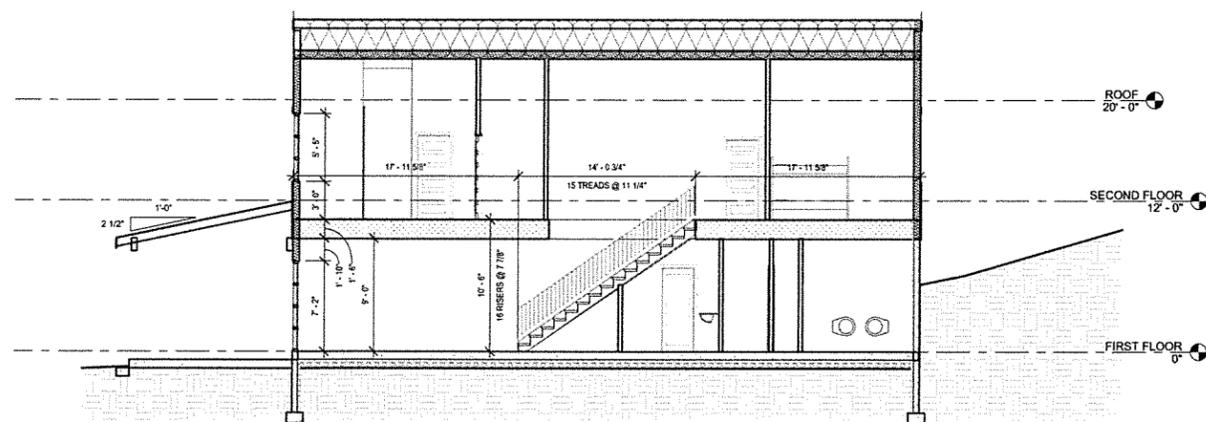
BURTON BARDO  
GLACIAL VALLEY BUILDERS  
SECOND FLOOR ARCH PLAN  
SHEET NAME

A104

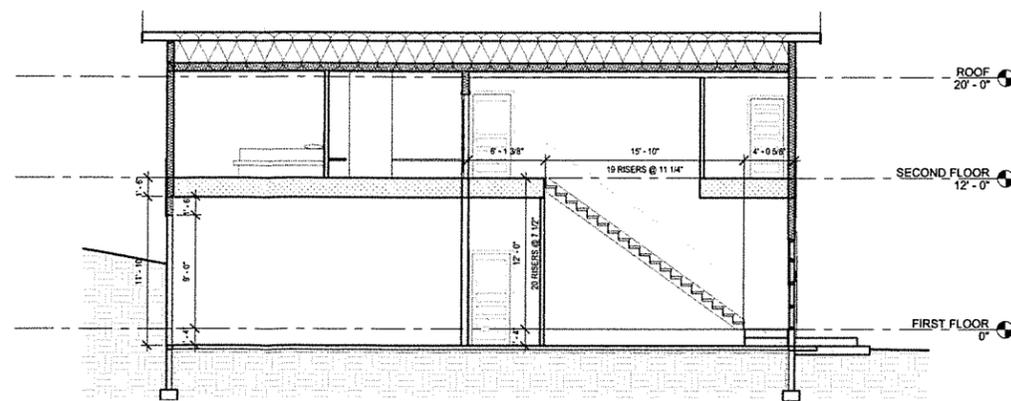
SHEET NO



② Section 2  
3/16" = 1'-0"



③ Section 4  
3/16" = 1'-0"



① Section 1  
3/16" = 1'-0"



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CERTIFICATION

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DRAWN: EJD		APPROVED: AH	
No.	Description	Date	

BURTON BARNDI  
GLACIAL VALLEY BUILDERS  
**BUILDING SECTIONS**  
SHEET NAME:

A300  
SHEET NO