

Application for Dimensional Variance

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



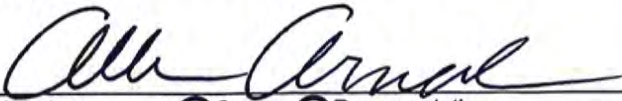
| PETITIONER* | | PETITIONER REPRESENTATIVE (if any) | |
|---|-------------------------|--|-------------------------|
| Name (last name first) Arnold, Allen | | Name (last name first) Miles, Lisa - Z Architects | |
| Mailing Address PO Box 427 | | Mailing Address PO Box 842 | |
| | | Girdwood, AK 99587 | |
| Contact Phone – Day | Evening 907-441-9278 | Contact Phone – Day | Evening 907-957-1090 |
| E-mail w063mgr@costco.com | | E-mail Lisa@zarch-ak.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): 07519140000 | | |
| Site Street Address: 1230 Timberline Drive, Girdwood | | |
| Current legal description: (use additional sheet if necessary) Alyeska Basin #7, BLK 31, Lot 10 A1 | | |
| Zoning: gR-2 | Acreage: 13,410 sq ft | Grid #: SE5015 |

| PETITIONING FOR |
|---|
| Dimensional variance for a garage addition to an existing home to encroach 10 feet into the required 20-foot front setback and to encroach entirely within the 50-foot riparian edge zone stream setback. Dimensional Variance to include existing deck built to the rear of the home in 1996. |

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 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 variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Zoning Board of Examiners and Appeals for administrative reasons.


 Signature Owner Representative Date: 12-12-2024
(Representatives must provide written proof of authorization)

Allen Arnold
 Print Name

| | | | | |
|--------------|---------------------|------|---------------------------|-----------------------------------|
| Accepted by: | Poster & Affidavit: | Fee: | Case Number: 2025-0009 | Meeting Date: 2BEA: 02/13/2025 |
|--------------|---------------------|------|---------------------------|-----------------------------------|

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Allen Arnold
 Print Name

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|----------------------------|----------------------------|---------------|---------------------------|------------------------------------|
| Accepted by: E. Appleby | Poster & Affidavit: 1+1 | Fee: \$710 | Case Number: 2025-0009 | Meeting Date: ZBEA : 02/13/2025 |
|----------------------------|----------------------------|---------------|---------------------------|------------------------------------|

The HLBAC meeting on Thursday, February 27th at 1:30, the public hearing for the Work Plan

To join via Microsoft Teams [click this link to enter the meeting.](#)

To join via telephone call 907-519-0237 and use conference ID 987 366 530#

Or join in-person at the Permit & Development Center, Conf. Room 170, 4700 Elmore Road, Anchorage, Alaska 99507 (Follow green signs from the main lobby)

Agenda will be uploaded 2/13

Community members may provide public comment under *Action Items* or *Items or Persons Not on the Agenda*. Anyone wishing to provide public comment via email, telephone or Teams must email hlb@anchorageak.gov by 5:00 pm the day before the meeting. In the email, please provide your name, phone number, and the subject line should read "HLBAC Public Comment." All members of the public on the Teams Meeting shall be muted until called on to speak. Those wishing to speak in-person do not need to sign up prior to the meeting. Should you need additional assistance or special modifications to participate, or if you have questions, please call the HLB office at 343-7536 or email hlb@anchorageak.gov.

2025 ANNUAL WORK PROGRAM & 2026-2030 FIVE-YEAR MANAGEMENT PLAN (Public Review Draft)

From December 9th through January 23, 2025, HLB held a comment period for the 2025 Work Plan. Comments received during this period will be included and responded to in an appendix of the Work Plan (Public Hearing Draft). Any comments received after January 23 will not be included in the appendix but will be provided to the HLB Advisory Commission at the public hearing. *Please include parcel or page number where applicable.* The public hearing for the Work Plan is tentatively scheduled for Thursday, February 27, 2024. More meeting details will be sent out to the HLB mailing list and posted on the HLB website as the meeting approaches.

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States.

PUBLIC NOTICE DATE: February 7, 2025

EXPIRATION DATE: March 10, 2025

REFERENCE NUMBER: POA-2023-00473

WATERWAY: Glacier Creek

APPLICANT: Mr. William Laurie, Pomeroy Lodging

AGENT: Mr. Casey Volk, 3-Tier Alaska

LOCATION: The project site is located within Section 9, T. 10 N., R. 2 E., Seward Meridian; USGS Quad Map Seward D-6 NW; Latitude 60.97014° N., Longitude 149.1015° W.; Municipality of Anchorage, Alyeska Prince Addition Subdivision, Tract B, Frag Lot 9; in Girdwood, Alaska.

PURPOSE: The applicant's stated purpose is to construct the Pomeroy Development to alleviate housing rental needs for Girdwood and Alyeska Resort workforce. Components of the project include home buildings, recreational facility (aquatic center, fitness center, and open-air covered ice rink), parking lots, and pedestrian walkway.

CONTACT: Please contact Estrella Campellone at (907) 753-2518, toll free from within Alaska at (800) 478-2712, or by email at NAME@usace.army.mil if further information is desired concerning this public notice.

U.S. Army Corps of Engineers

Recent and Archived Public Notices website:

<http://www.poa.usace.army.mil/Missions/Regulatory/PublicNotices.aspx>

All comments regarding this Public Notice should be sent to this address:

U.S. Army Corps of Engineers, Alaska District

Regulatory Division / CEPOA-RD

P.O. Box 6898

JBER, AK 99506-0898

If you desire to submit your comments by email, you should send it to the Project Manager's email as listed above or to regpagemaster@usace.army.mil. All comments should include the public notice reference number listed above.

The full text of this public notice, including any associated maps and drawings, is attached and is also available on our website at: <https://www.poa.usace.army.mil/Missions/Regulatory/Public-Notices/>

(Note: if the above link isn't clickable or part of the link is cut off, please copy and paste the entire URL into your browser's address bar and press Enter)

ALPENGLLOW MIXED USE DEVELOPMENT

204 Hightower Road, Girdwood, Alaska



Z ARCHITECTS LLC
commercial · planning · interiors · residential
 G I R D W O O D , A L A S K A
 Box 842 99587
 PH 907.783.1090
 ZARCHITECTS@ALASKA.NET

- Survey 49TH STAR SURVEYING
JEREMY A. HURST
GIRDWOOD, ALASKA
- Civil TRIAD ENGINEERING
GRANT MATTHEWS
ANCHORAGE, ALASKA
- Landscape EARTHSCAPE
ELISE HUGGINS
ANCHORAGE, ALASKA
- Structural ENNOVATIVE. LLC
JEFFREY S. ROBERTSON,
ANCHORAGE, ALASKA
- Mechanical T3 ALASKA
ALEC C. THOMSON
ANCHORAGE, ALASKA
- Electrical T3 ALASKA
SAMANTHA REDICK
ANCHORAGE, ALASKA



DATE:

Z ARCHITECTS LLC
commercial · planning · interiors · residential
 194 OLYMPIC MOUNTAIN LOOP
 GIRDWOOD AK, 99587
 (907) 783-1090
 LLC CORPORATE #10072843

PROJECT INFORMATION

THIS PROJECT IS A MIXED USE DEVELOPMENT WITH COMMERCIAL SPACE ON THE FIRST FLOOR AND SECOND FLOOR AND RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOOR.

ADDRESS

204 HIGHTOWER ROAD, GIRDWOOD AK 99587

LEGAL DESCRIPTION

NEW GIRDWOOD TOWNSITE
BLOCK 3, LOT 2

BUILDING AREA

| | |
|---|------------------|
| FIRST FLOOR (COMMERCIAL & GARAGE) | 5,548 SF |
| SECOND FLOOR (RESIDENTIAL & COMMERCIAL) | 5,667 SF |
| THIRD FLOOR (RESIDENTIAL) | 5,428 SF |
| TOTAL GROSS BUILDING AREA | 16,643 SF |

ZONING INFORMATION

ZONING: gC-9
 FLOOD ZONE: AE, X
 BASE FLOOD ELEVATION (BFE): 113 FT
 LOWEST FLOOR MINIMUM ELEVATION BFE +1': 114 FT
 BUILDING HEIGHTS ALLOWABLE: 35 FT
 FRONT YARD SETBACK: 16 FT MIN, 20 FT MAX⁶
 SIDE YARD SETBACK: 10 FT⁶
 REAR YARD SETBACK: 10 FT

DRAWING INDEX

- T1.1 COVER SHEET
- AS-BUILT SURVEY
- L1.0 DEVELOPMENT MASTER PLAN_LANDSCAPE ANALYSIS
- R1.1 RENDERINGS
- R1.2 RENDERINGS
- R1.3 RENDERINGS

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- A0.1 SITE PLAN - 2 LOTS
- A0.2 SITE PLAN
- A0.2 GENERAL NOTES AND ABBREVIATIONS
- A0.3 BUILDING CODE PLAN
- A0.4 ACCESSIBILITY DIAGRAMS
- A0.5 TYPE B DIAGRAMS
- A0.6 TOILET ROOM MOUNTING HEIGHTS
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A5.1 WALL TYPES
- A5.2 FLOOR AND ROOF TYPES
- A5.3 EXTERIOR WALL DETAILS
- A5.4 ROOF DETAILS
- A5.5 EXTERIOR RAILING DETAILS
- A5.6 INTERIOR STAIR/RAILING DETAILS

ARCHITECTURAL, CONT.

- A6.1 INTERIOR ELEVATIONS
- A7.1 WINDOW SCHEDULE
- A7.2 FINISH SCHEDULE
- A7.3 DOOR AND HARDWARE SCHEDULE

ALPENGLLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA

DESIGN DEVELOPMENT

COVER SHEET

JOB NO. 25-02

DRAWN BY: ET
 CHECKED BY: MAZ
 REVISIONS:

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T1.1

INTERIM DESIGN DEVELOPMENT
2-4-25



DATE:



194 OLYMPIC MOUNTAIN LOOP
GIRDWOOD AK, 99587
(907) 783-1090
LLC CORPORATE #10072843

ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
DESIGN DEVELOPMENT

RENDERINGS

JOB NO. 25-02
DRAWN BY: XX.XX.XX
CHECKED BY: ET
REVISIONS: MAZ

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1 IMAGES FROM THE MODEL
SCALE: NO SCALE

INTERIM DESIGN DEVELOPMENT
2-4-25

R1.1



DATE:



194 OLYMPIC MOUNTAIN LOOP
GIRDWOOD AK, 99587
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ALPENGLOW RESIDENCES
204 HIGHTOWER ROAD, GIRDWOOD, ALASKA
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RENDERINGS

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2-4-25

R1.2

