

Rogers Park Community Council

(including Anchor Park, College Village, Woodside East and Rogers Park)

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Date: September 25, 2017

To: Mayor Ethan Berkowitz
Anchorage Assembly Chair
Federation of Community Councils
MOA Urban Design Commission

A RESOLUTION SUPPORTING MUNICIPALITY OF ANCHORAGE ACTION TO REMOVE 40' x 8' x 9.5' INDUSTRIAL CONNEX PER PLANNING NOTICE #2017-0103

Whereas the owner of 1860 E 27th Avenue has installed an industrial storage connex unit (dimensions 40 ft. by 8 ft. by 9.5 ft.) on his property in violation of Anchorage Municipal Code Title 21.05.070(d)11 which provides zoning rules to protect the character and attractiveness of residential neighborhoods like Rogers Park; and

Whereas the owner of this property is now petitioning the Municipality of Anchorage for a variance to allow him to permanently locate this industrial connex on his property; and

Whereas this industrial connex unit is not consistent with the relatively small lots and use patterns or character for homes within the Rogers Park neighborhood (per Anchorage Municipal Code Title 21.05.070(d)11) and it is clearly visible from both directions on Northern Lights Blvd., Maplewood Street and the alley behind 27th Avenue; and

Whereas, in addition to diminishing the character and attractiveness of the Rogers Park neighborhood in general, this connex diminishes the use and enjoyment of the adjoining neighbor's home (see photos) by: reducing the view of the Chugach Mountains from the backyard/garden; diminishing the strong morning sun into the garden, and creating an eyesore; diminishing the attractiveness of the adjoining home next door thus reducing its owner's enjoyment of their property as well as its value; and

Whereas, were this industrial connex allowed to permanently remain on this property, it would set a precedent that could allow any property owner in the Rogers Park neighborhood to place other industrial connexes on their property, thus incrementally extending negative impacts to many properties and the neighborhood as a whole; and

Whereas this property is already crowded with: two sheds, two stored recreational vehicles as well as a boat; and

Whereas any reasonable level of storage can be handled by this existing sheds already located on this property and it's four car garage.

Now therefore be it resolved, that the Rogers Park Community Council urges the Municipality of Anchorage to uphold the prohibition of the Industrial connex installed at 1860 E. 27th Avenue (per Anchorage Municipal Code 21.05.070(d)11) and require its removal as quickly as possible.

The Rogers Park Community Council passed this resolution on 9/11/2017 by a vote of 29 in favor, 27 opposed and 18 abstentions.

Respectfully,



Marilyn Pillifant, President

Rogers Park Community Council













