



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 2/18/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits an existing 32.9' x 40' garage to be reconstructed in the same location, which currently encroaches 18' into the building setback.

KPB File No. 2025-018

Petitioner(s) / Land Owner(s): David C. and Barbara J. Caswell of Sterling, AK.

1. Purpose as stated in petition: The proposed building is replacing an old structure in the same location. There had been a garage in the same location on air photos dating back until 1996 and the current owners have been there since 1993 and the original structure was in place at that time. See provided photo of the original structure. The previous building had been in place for over 25 years without complaint or issue. The landowner wants to simply replace the structure in the historic location.
2. The proposed building setback encroachment does not interfere with road maintenance efforts. The proposed building corner will be 25 feet or more from the traveled surface of Greenfield Drive. There is no constructed ditch on the East side of Greenfield Drive and there is adequate space for snow berm storage.
3. The proposed setback encroachment does not interfere with line of sight while traveling on Greenfield Drive. The proposed building is 25 feet from the traveled surface of Greenfield Drive. Greenfield Drive is a straight road, and the proposed building is well out of the necessary line of sight while traveling Greenfield Drive. There is existing vegetation and trees closer to the intersection with Robinson Loop Road than the proposed building, with sufficient line of sight left and right along Robinson Loop while parked at stop sight of Greenfield Drive.
4. The proposed building setback encroachment does not create any safety hazard. The proposed building corner is 2 feet from the property line and does not create any safety hazards while traveling Greenfield Drive. The area in question is near the intersection and traffic is traveling slow in this area. Greenfield Drive has low traffic pattern with less than 40 homes located beyond this parcel.

5. There is no platted utility easement along the rights-of-way from the parent plat and all the local utility lines appear to be within the right-of-way. The proposed building there fore will not block any easements.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, March 24, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

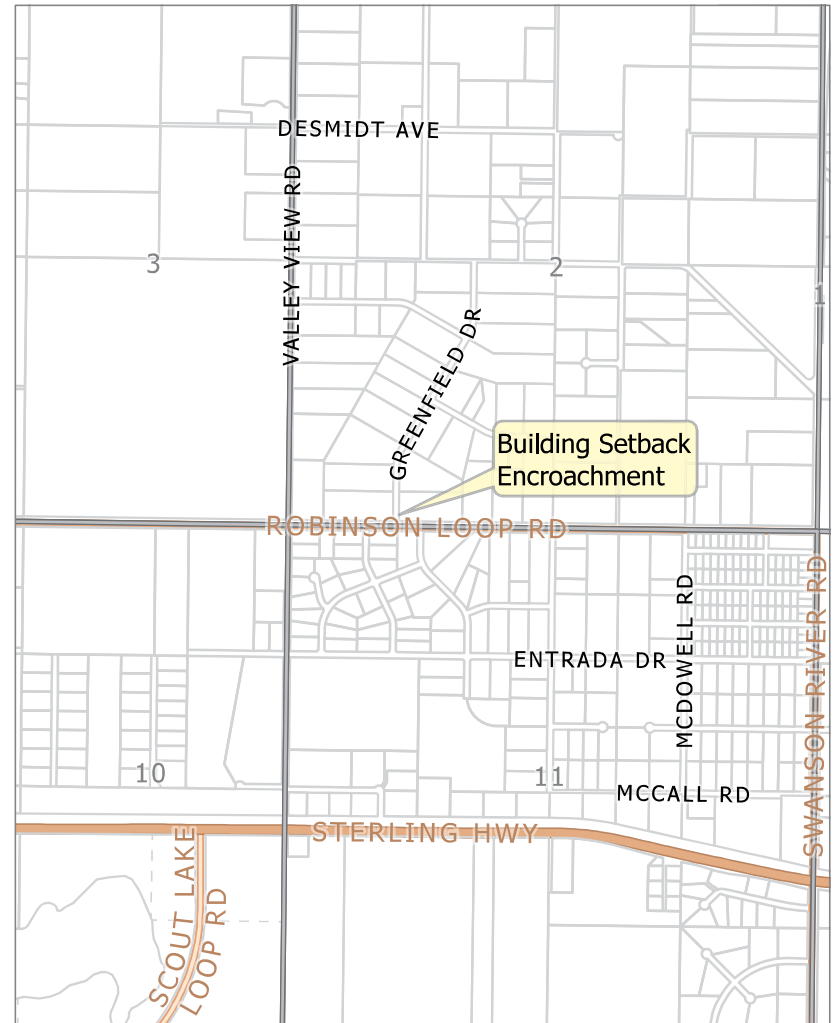
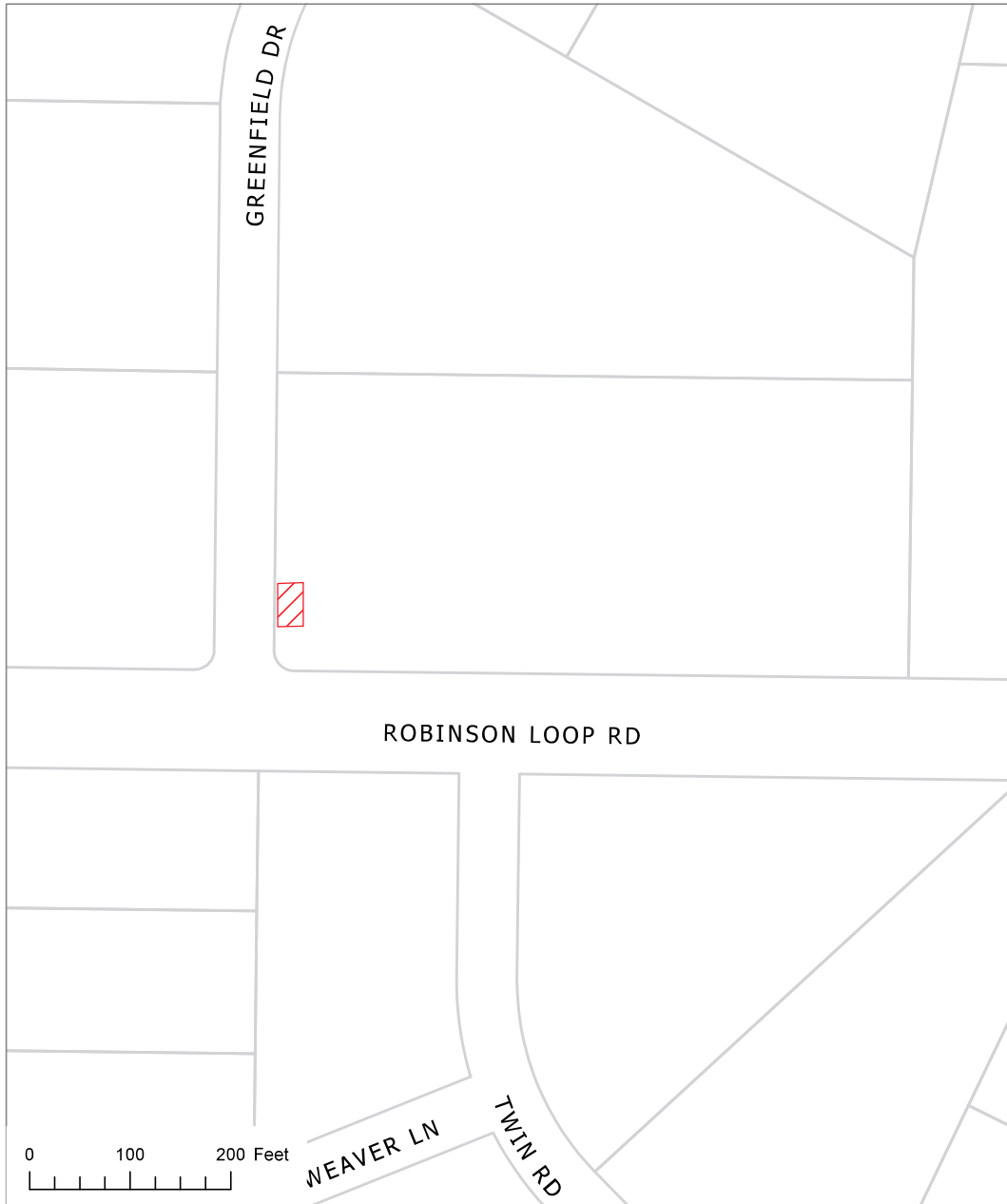
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, March 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

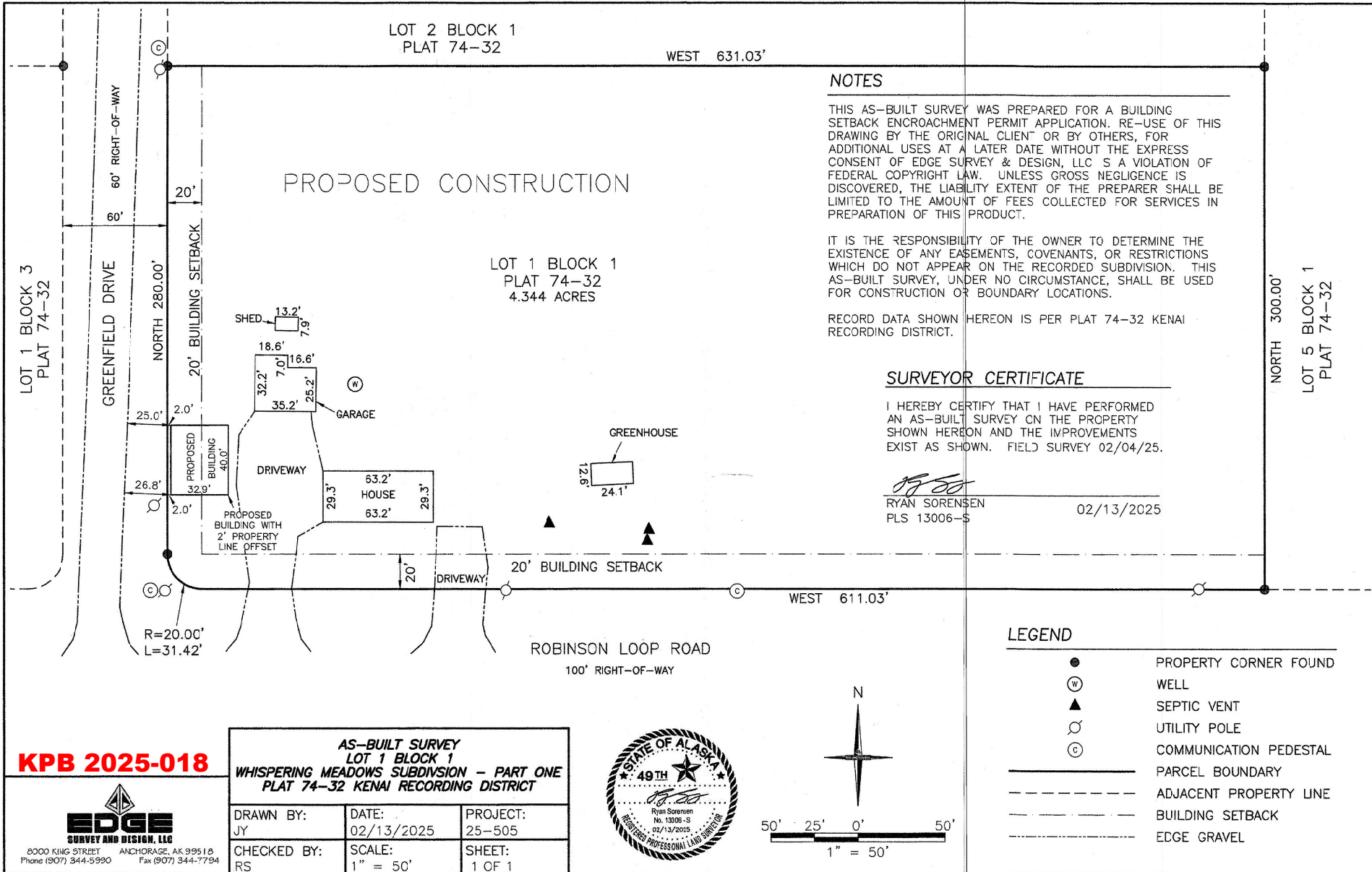
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons ([ssimons@kpb.us](mailto:ssimons@kpb.us)) or Beverly Carpenter ([BCarpenter@kpb.us](mailto:BCarpenter@kpb.us)), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/4/2025



KPB File 2025-018  
T 05N R 9W SEC 2  
Sterling



LOT 2 BLOCK 1  
PLAT 74-32

WEST 631.03'

**NOTES**

THIS AS-BUILT SURVEY WAS PREPARED FOR A BUILDING SETBACK ENCROACHMENT PERMIT APPLICATION. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT THE EXPRESS CONSENT OF EDGE SURVEY & DESIGN, LLC IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT OF THE PREPARER SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS PRODUCT.

IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION. THIS AS-BUILT SURVEY, UNDER NO CIRCUMSTANCE, SHALL BE USED FOR CONSTRUCTION OR BOUNDARY LOCATIONS.

RECORD DATA SHOWN HEREON IS PER PLAT 74-32 KENAI RECORDING DISTRICT.

**SURVEYOR CERTIFICATE**

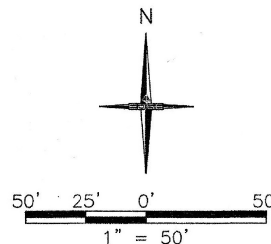
I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY 02/04/25.

*RS*  
RYAN SORENSEN  
PLS 13006-S

02/13/2025

**LEGEND**

- PROPERTY CORNER FOUND
- ⊙ WELL
- ▲ SEPTIC VENT
- ⊙ UTILITY POLE
- ⊙ COMMUNICATION PEDESTAL
- PARCEL BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - BUILDING SETBACK
- - - EDGE GRAVEL



PROPOSED CONSTRUCTION

LOT 1 BLOCK 1  
PLAT 74-32  
4.344 ACRES

LOT 1 BLOCK 3  
PLAT 74-32

LOT 5 BLOCK 1  
PLAT 74-32

GREENFIELD DRIVE

NORTH 280.00'

20' BUILDING SETBACK

25.0'

26.8'

R=20.00'  
L=31.42'

PROPOSED BUILDING WITH 2' PROPERTY LINE OFFSET

2.0'

2.0'

2.0'

2.0'

20'

SHED  
13.2'  
7.9'

18.6'

32.2'

7.0'

16.6'

35.2'

25.2'

2.0'

40.0'

PROPOSED BUILDING

DRIVEWAY

29.3'

63.2'

63.2'

29.3'

2.0'

DRIVEWAY

20'

20' BUILDING SETBACK

WEST 611.03'

ROBINSON LOOP ROAD

100' RIGHT-OF-WAY

**KPB 2025-018**



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794

AS-BUILT SURVEY  
LOT 1 BLOCK 1  
WHISPERING MEADOWS SUBDIVISION - PART ONE  
PLAT 74-32 KENAI RECORDING DISTRICT

DRAWN BY: JY	DATE: 02/13/2025	PROJECT: 25-505
CHECKED BY: RS	SCALE: 1" = 50'	SHEET: 1 OF 1