



## 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 8/29/2025. 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 a 32.3-foot by 24.3-foot shop to remain 19.9 feet in the building setback granted by Old Kasilof Subdivision Addition No 1, Plat KN 87-117.

KPB File No. 2022-167

Petitioner(s) / Land Owner(s): Jeffrey and Gretchen Druhot of Homer, AK.

Purpose as stated in petition: Purchased property in June 2022, 'as-is' and thought the garage/shop was not within the set-back, based on KPB imagery. The garage is approx. 24 x 32 ft, 1.5 stories on a concrete pad, it would be expensive to move the building. The road is not borough-maintained, the garage does not limited road visibility or utilities, and is approximately 10 feet from the gravel road base. As-built completed and shows the garage is 0.1 ft from property line and the well head is within the utility easement.

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, September 22, 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.

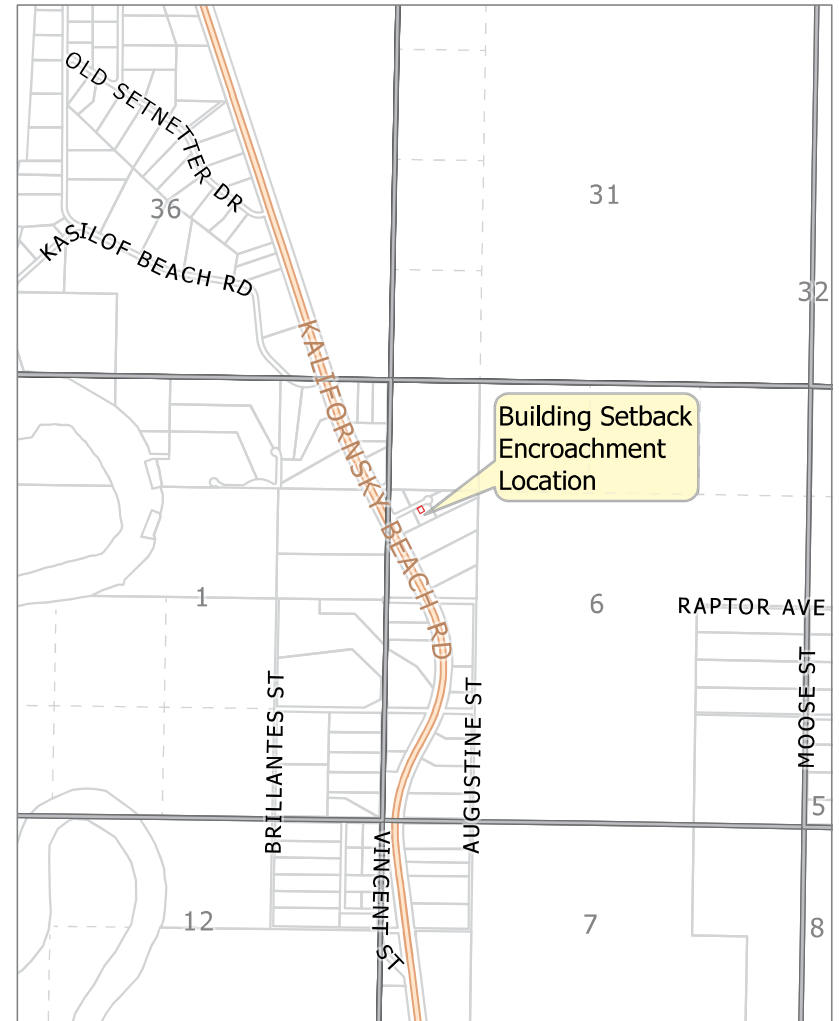
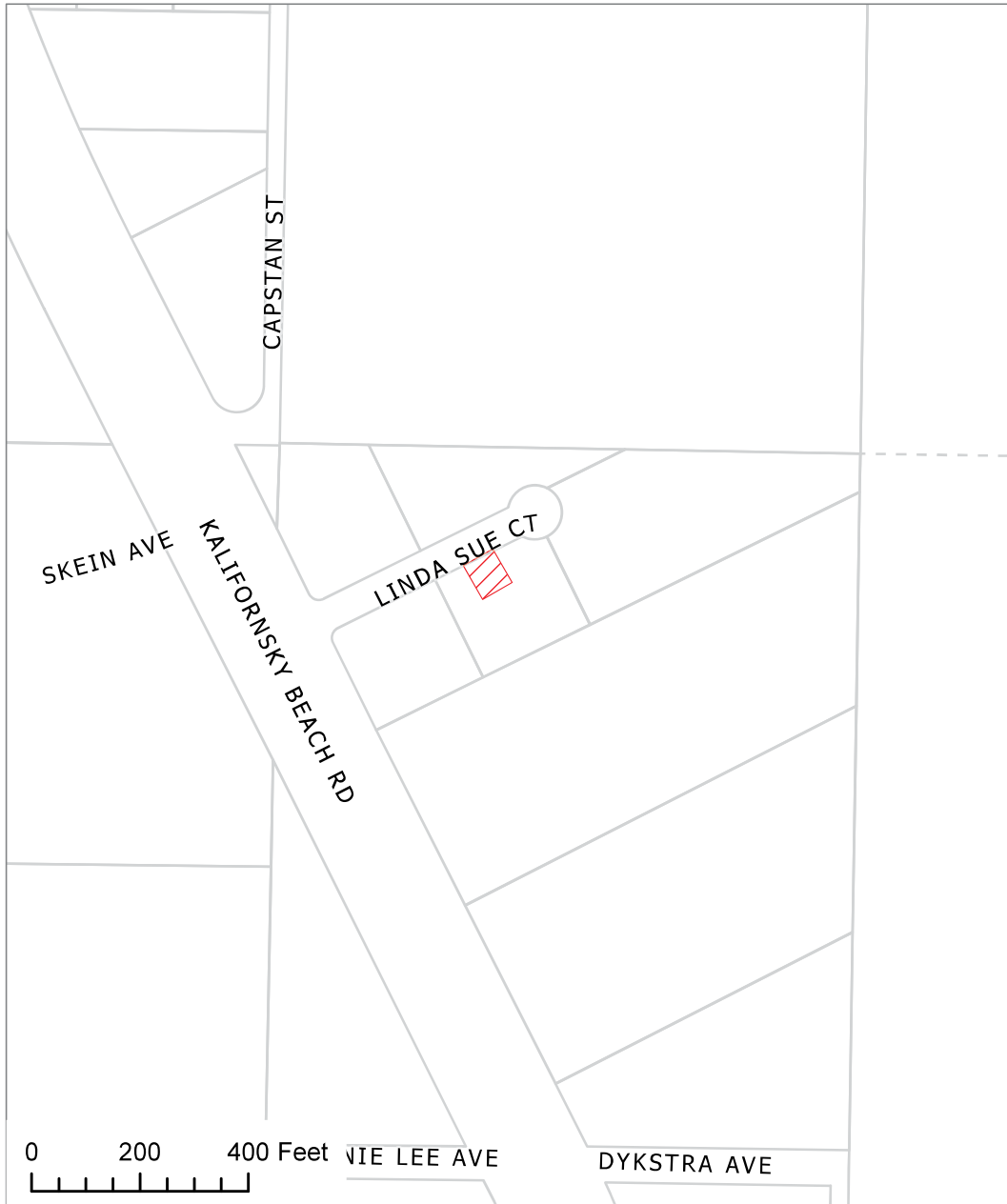
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, September 19, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

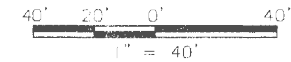
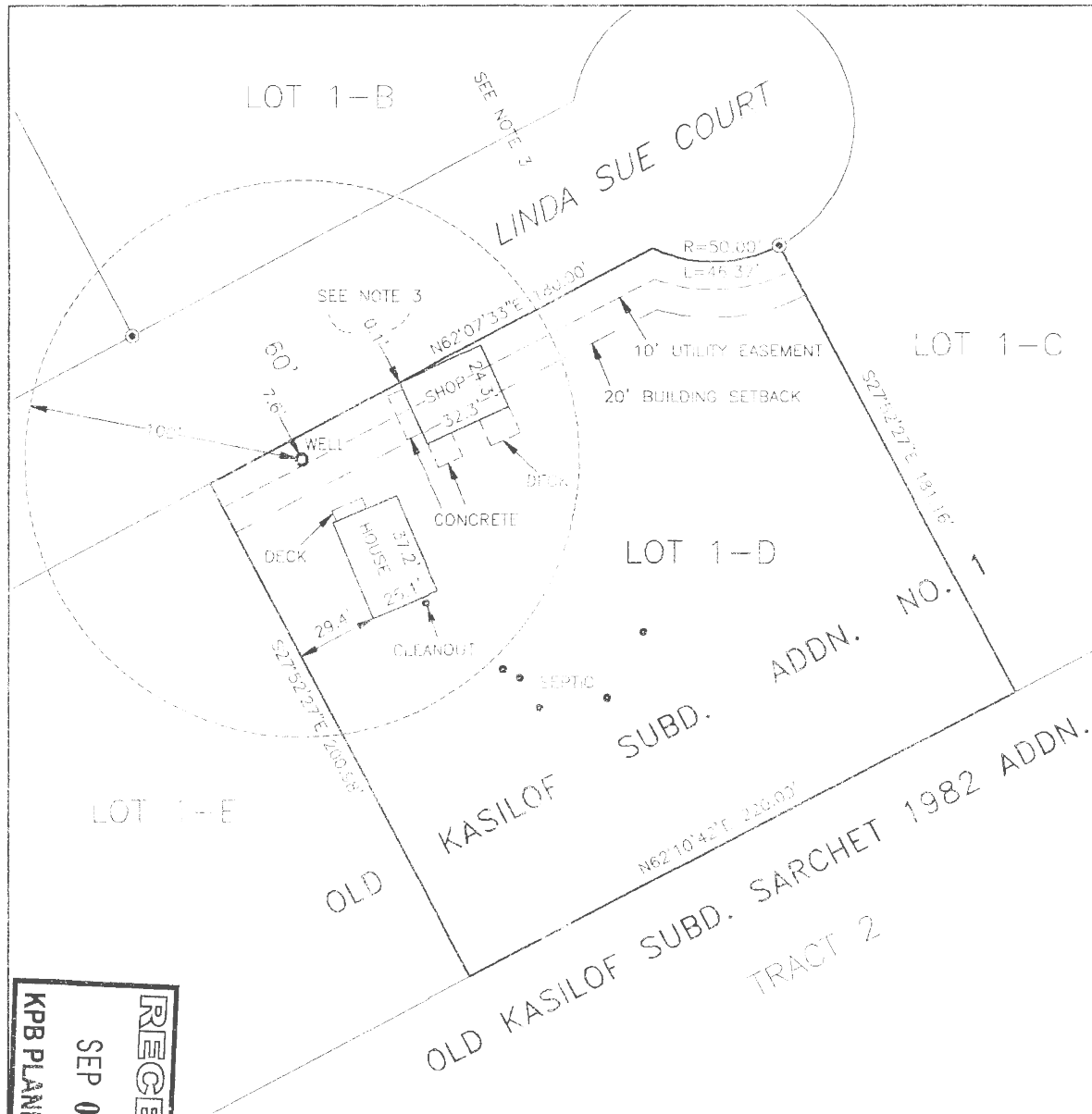
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

Mailed 9/4/2025



KPB File 2022-167  
T 03N R 11W SEC 06  
Kalifornsky



#### LEGEND

● FOUND PEGS

#### NOTES

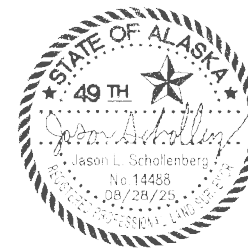
1. A TITLE REPORT WAS NOT PREPARED FOR THIS SURVEY. ADDITIONAL RECORDED AND UNRECORDED EASEMENTS MAY EXIST.
2. BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
3. THE SHOP FOUNDATION DOES NOT ENCROACH ON THE ROW. IT IS ENTIRELY WITHIN LOT 1-D.
4. BEARINGS AND DISTANCES ARE FROM FIELD MEASUREMENTS AND PLAT KN 87-117.

#### SURVEYOR'S 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 ON: 08/25/2025.

*Jason L. Schollenberg* 08/28/2025

JASON L. SCHOLLENBERG DATE  
P.S. 14488-S



PENINSULA SURVEYING, LLC  
2000 W. MAIN STREET, SUITE 200  
ANCHORAGE, ALASKA 99503  
2020-000000

AS-BUILT SURVEY  
LOT 1-D, OLD KASILOF SUBDIVISION  
ADDITION NO. 1  
SECTION 6, T3N, R11W, S.M.

SCALE:  
1" = 40'

DATE:  
08/28/2025

DRAWN:  
JLS

SHEET:  
1 OF 1

**KPB 2022-167**

**RECEIVED**  
SEP 02 2025  
KPB PLANNING DEPT.