

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **E. NEW BUSINESS**

- 1. Building Setback Encroachment Permit; KPB File 2025-149**

**PC Resolution 2025-26**

**Fineline Surveys / Laida LLC**

**Request: Permits a portion of the house & covered porch to remain in the 20' building setback on Lot 1 Hollywood Kennedy Gibbons 2006 Addition, Plat HM 2007-108**

**Anchor Point Area**

**From:** [Piagentini, Vincent](#)  
**To:** [Simons, Sandee](#)  
**Subject:** FW: <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23  
**Date:** Thursday, October 23, 2025 9:38:48 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Sandee

will you process this comment that has come in.

[Vince Piagentini](#) PLS

**Platting Manager, Planning Department**

**Phone: 907-714-2200 {Office}**

**Fax: 907-714-2378**

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**Kenai Peninsula Borough**

144 N. Binkley St. Soldotna, AK 99669

[kpb.us](http://kpb.us)

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**From:** Planning Dept, <[planning@kpb.us](mailto:planning@kpb.us)>  
**Sent:** Thursday, October 23, 2025 8:59 AM  
**To:** Piagentini, Vincent <[vpagentini@kpb.us](mailto:vpagentini@kpb.us)>; Carpenter, Beverly <[BCarpenter@kpb.us](mailto:BCarpenter@kpb.us)>  
**Subject:** FW: <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23

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**From:** JAMES DROVER <[drover.jim@gmail.com](mailto:drover.jim@gmail.com)>  
**Sent:** Wednesday, October 22, 2025 6:52 PM  
**To:** Planning Dept, <[planning@kpb.us](mailto:planning@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>KPB File2025-149 T 04S R 15W SEC 22& 23

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I would like to contest this setback encroachment application permit do to the fact that I have the property on the south side of the property in question, when I bought the property and was shown the property lines by Bruce koch, at this time the property adjoining mine in question was owned by Don Koch his father. After purchasing the property Don Koch told me that the property line steak had been moved, the southwest property line steak which would be my northeast property line and that part of my property was really his. I had the property surveyd and indeed he was right, the property line steak had been moved. After the survey was done I was deathly ill from an infection in my knee and had to go to the hospital but was still able come home home and talk to Don Koch and he agreed to give me the property that I purchased back which would be to the alder line. I then got

a second infection in my knee and had to go back to the hospital for 3 more months. While I was in the hospital Don Koch had traded houses with his son Ron Koch who did not honor his dad's words and only gave me back a small fraction of what his dad promised me. On top of that Ron Koch and my wife who did not know the original agreement I made with his dad got together and had the property lines redrawn without my knowledge. I confronted Ron Koch's dad Dan Koch and he said that he would talk to his son about the agreement that I get the original property that I bought back.

To this day I still do not have the property back that I originally bought and the original owner agreed to. Because of this I contest the encroachment and believe they knew when they built Don Koch's house which is now Ron Koch's they knew where the property lines were and corner stakes were.

## Piagentini, Vincent

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**From:** Planning Dept,  
**Sent:** Friday, October 24, 2025 11:58 AM  
**To:** Piagentini, Vincent; Carpenter, Beverly  
**Subject:** FW: <EXTERNAL-SENDER>Encroachment of said property.

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**From:** Hugh <hughrosa99@gmail.com>  
**Sent:** Friday, October 24, 2025 11:31 AM  
**To:** Planning Dept, <planning@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Encroachment of said property.

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I contest this request, by Ron Koch,/Laida LLC of Anchorage Point Ak. This encroachment request is just another tactic from this land owner to get what he wants , regardless of boundary property owners.Ron Koch approached me in 2013 , in regards to him moving my fence on the property I rent.I asked him why he would want to move the fence.He said it is my property and I want to sell my property with as much land as I can.I said to him this is my landlords property, and he would not approve of this action.In which my landlord was out of town working.Ron Koch did move the fence and further told me to bad it's my property.Knowing it indeed was not his property.Which was later proven by surveys that it was not his property.The Laida LLC or Ron Koch the property owner has continued to treat us neighbors as having no rights when it comes to property boundaries.The Koch family operated a wood Buisness for many years on Ak.DOT property, knowing full well he was in the wrong.I Hugh Rosa opened a fast food hot dog Buisness in front of my home , as soon as I opened he and his family contacted the Ak DOT to get me shut down, because I was operating within the R.O.W.of the AkDOT,and demanded I take down my Buisness flag because his wife did not like looking at it, as with she did not like my Buisness there in her view.This year the Ak DOT surveyed my front property line, and the front line of the Koch property, after putting Ak DOT survey stakes across both property's , Ron Koch immediately pulled the survey stakes out of the ground, and discarded them.To me the Laida LLC , Koch family request for setback encroachment should be denied.This family says there was a error from the survey company's and the fiber optic company .I find it hard to believe the Koch's say a error occurred.Surveyors rarely make mistakes twice.This is clearly a property owner attempting to get as much land as they can, without consideration for the neighbors true property lines.Respectfully  
Hugh Rosa

## Piagentini, Vincent

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**From:** Planning Dept,  
**Sent:** Friday, October 24, 2025 11:58 AM  
**To:** Piagentini, Vincent; Carpenter, Beverly  
**Subject:** FW: <EXTERNAL-SENDER>Kpb file no. 2025-149  
**Attachments:** 1000001903.jpg; 1000001900.jpg; 1000001904.jpg; 1000001905.jpg; 1000001902.jpg

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**From:** Sylvia Todd <digginlife15@gmail.com>  
**Sent:** Friday, October 24, 2025 11:45 AM  
**To:** Planning Dept, <planning@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Kpb file no. 2025-149

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My name is Sylvia Todd. I am writing to contest the setback easement encroachment permit. I am one of the owners connecting . There was no error in the true knowledge of the property lines. I feel i should share some facts with you. We are the third owners of this land since their family sold it. Each sale shows parcel land property lines. While ive lived here Ron and lidia have Encroached parked on driven through and placed sheds on my property. Each time ive asked them to respect our place. In fact it was when she threw the log down showing that was the property line and him moving the shed to my land we decided to hire a surveyor. In the next 6 weeks she targeted hughs hot dog stand. This got the state surveyors involved .they did their surveys the day after my survey was done. We learned Ron had been using state land to run his wood business on so he had to move back to his actual property line . Ron had to move his wifes log back to its actual property line they had to move the shed back onto their own property and off of mine. I figured that would be that however they then asked our neighbors and their friends to park their trailers and campers along our property line to the west. It is their behaviors in fact that made me realize the importance of all appical spaces and easements along properites need to be honored. The charachter of an owner should never negate the true legal need for these boundries all to be upheld Any buildings eaves and carports should be reduced or relocated to fit into compliance. There was no error The sad truth is ron and lydia stole land from my neighbors to the north.They used state land as their own for years running their wood business off of and even now have set 2 boulders past their property line onto states owned again. Trying to claim more than whats legally owned. Rons even telling drivers parked in state land they cant park there and has them move. Chasing tourists away from getting a beautiful coastal picture. No one present or future should have the right to encroach or change the easements. I contest to this permit. I also request the family land of theirs and their son to the north east end of my property. The garage is within 2 feet of the property line. Ron told me his son was going to move the garage however i believe he moved instead. Im attaching pictures to attest to the truth Thank you for your attention and time in this matter



















