



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 6/2/2026. 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 approximately 22.2' x 34' house to remain encroaching into the 20' building setback along Maria Road, extending approximately 15.6' at the northeast corner and approximately 9.6' at the northwest corner.

KPB File No. 2026-054

Petitioner(s) / Land Owner(s): David J and Ashley A Ganas of Fritz Creek, AK.

Purpose as stated in petition: Building is a permanent structure with a foundation. Maria road is elevated above the driveway, and the structure is not in the sight lines and does not pose any traffic obstructions or any safety hazards. There's no interference with road maintenance.

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, July 20, 2026**, 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.

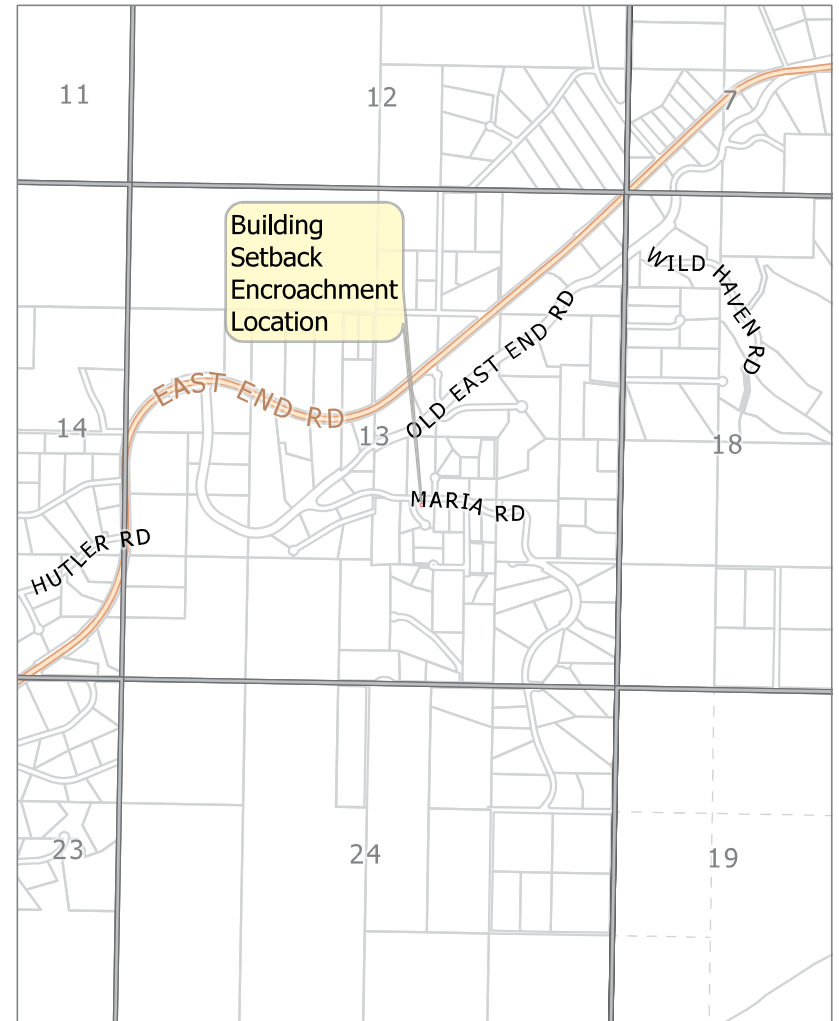
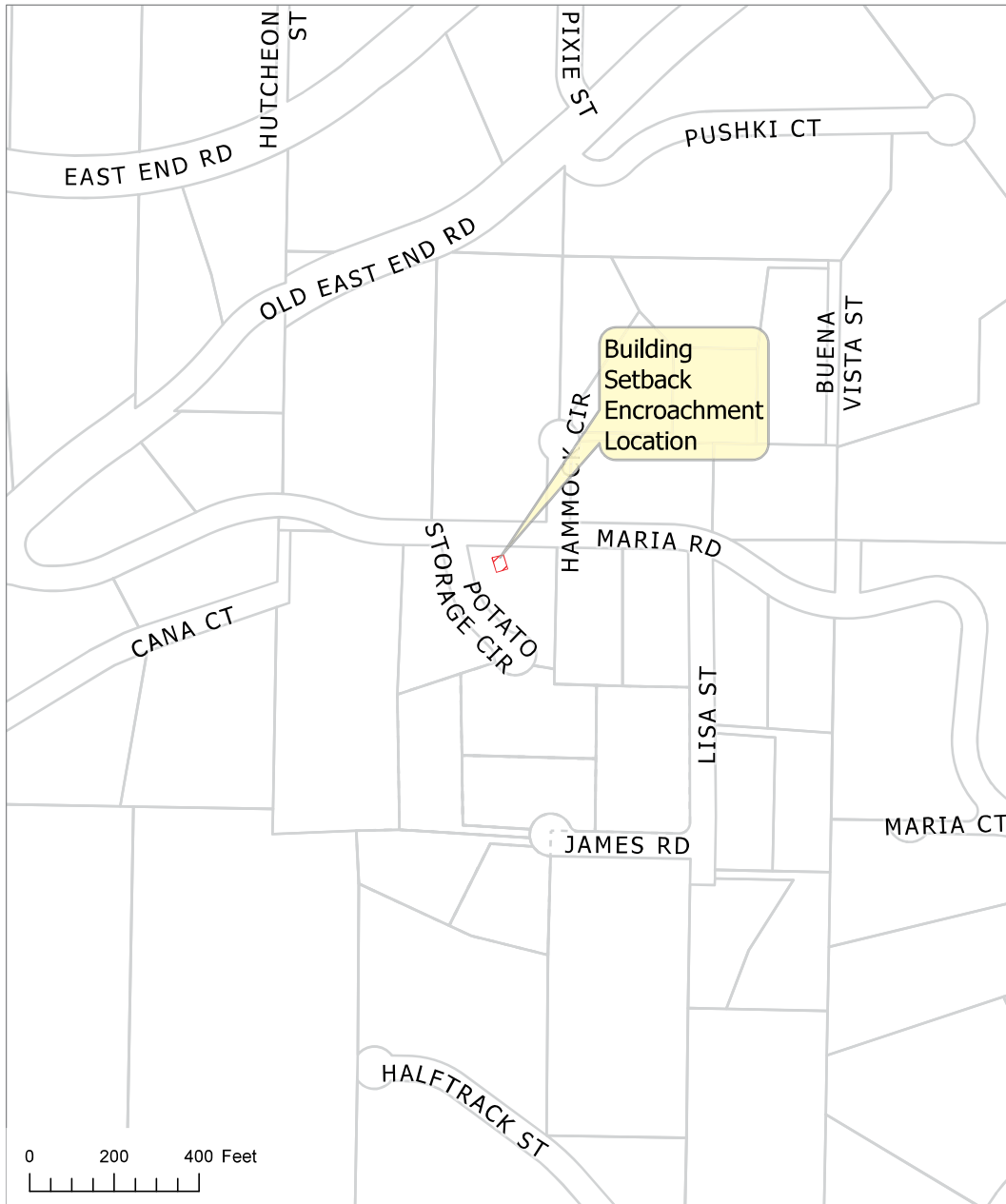
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, July 17, 2026**. 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.

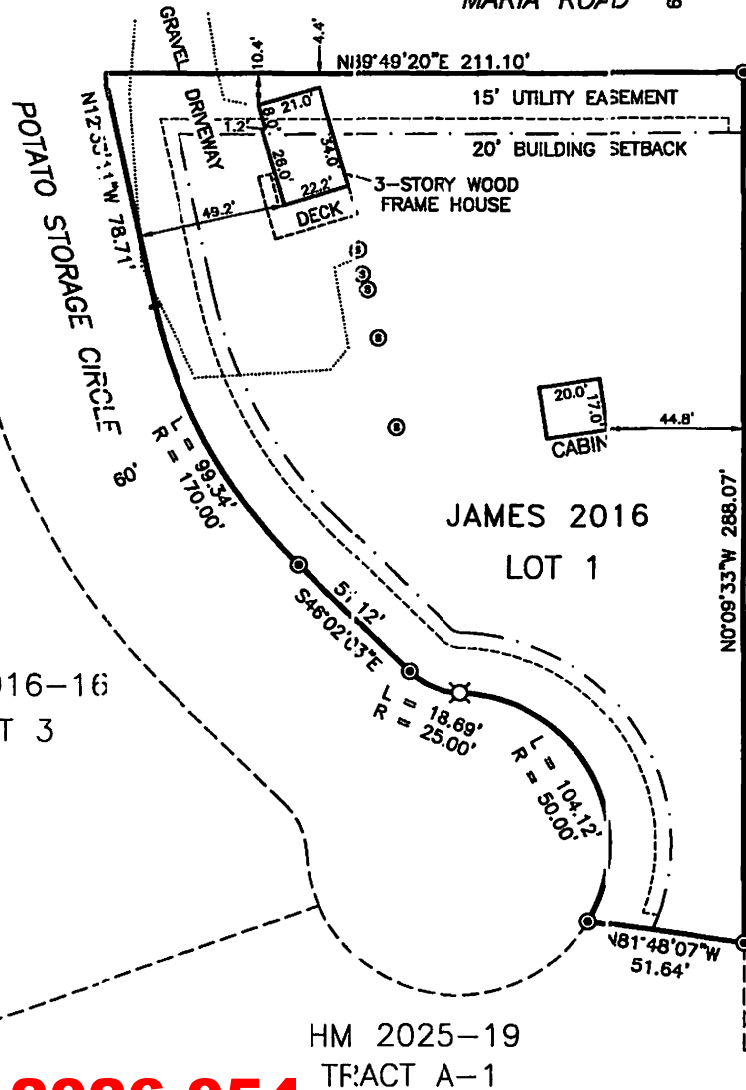
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/2/2026



KPB File 2026-054
T05S R12W SEC13
Fritz Creek

MARIA ROAD



40' 20' 0' 40'
1" = 40'



LEGEND

- ⊗ FOUND 5/8" REBAR
- ⊙ FOUND 2" ALUMINUM CAP
- ⊙ SEPTIC STANDPIPE
- GRAVEL EDGE

NOTES

1. A TITLE REPORT WAS NOT PREPARED FOR THIS SURVEY. ADDITIONAL RECORDED AND UNRECORDED EASEMENTS MAY EXIST.
2. DIMENSIONS ARE TO THE FACE OF THE BUILDING.
3. BEARINGS AND DISTANCES ARE FROM FIELD MEASUREMENTS AND PLAT HM 2016-16.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT AN AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON THE PROPERTY SHOWN HEREON, AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY ON 05/14/2026.

Jason L. Schollenberg 05/17/2026

JASON L. SCHOLLENBERG DATE
PLS 14488-S

PENINSULA SURVEYING, LLC

10515 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

AS-BUILT SURVEY
LOT 1, JAMES 2016
HM 2016-16
SEC 13 T5S R12W 3M, AK

SCALE:
1" = 40'

DATE:
05/17/2026

DRAWN:
JLS

SHEET:
1 OF 1



KPB 2026-054