



## 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 1/16/2025. 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 the southern corner portion of a 32.2-foot by 40.3-foot garage to remain approximately 2 feet within the 20-foot building setback.

KPB File No. 2025-008

Petitioner(s) / Land Owner(s): Camron C. and Genevieve E. Presley of Soldotna, AK.

Purpose as stated in petition: The garage building setback encroachment does not interfere with road maintenance efforts. The garage building setback encroachment does not interfere with line of sight while traveling on Independence Ave. The garage building setback encroachment does not create any safety hazard. The garage is 18 feet from the property line and 38 feet from the drivable surface of Independence Ave. Current owners recently purchased property and are not responsible for placement of the garage.

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, February 10, 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.

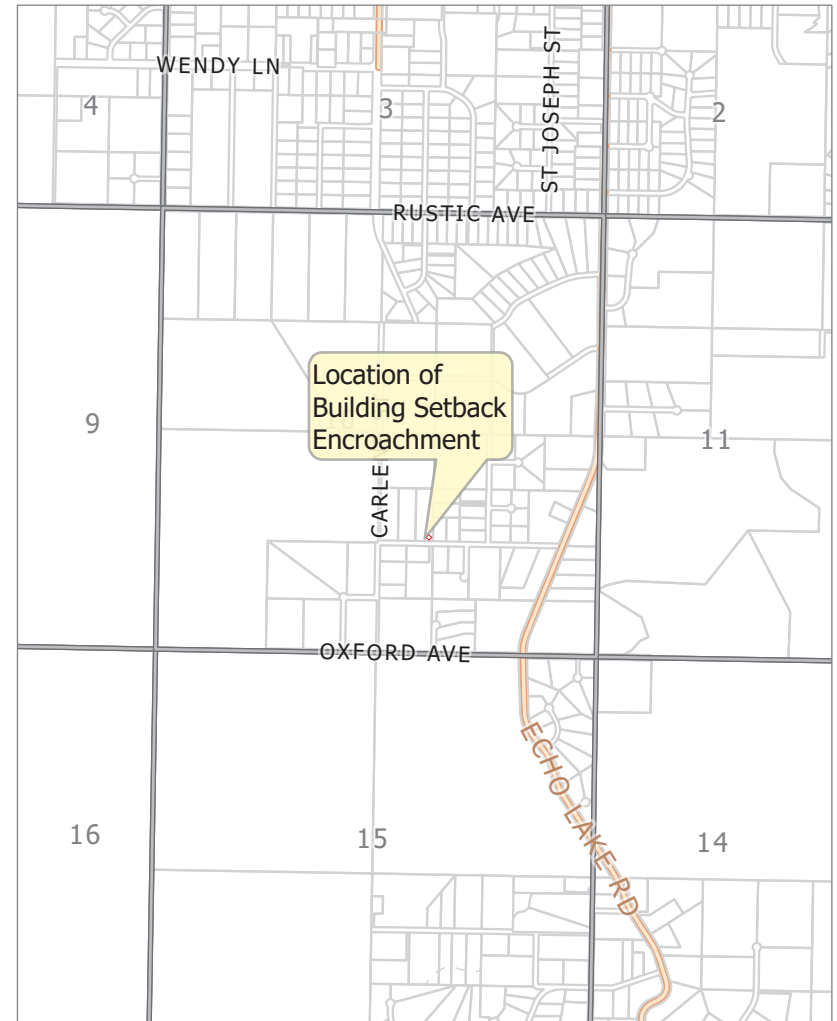
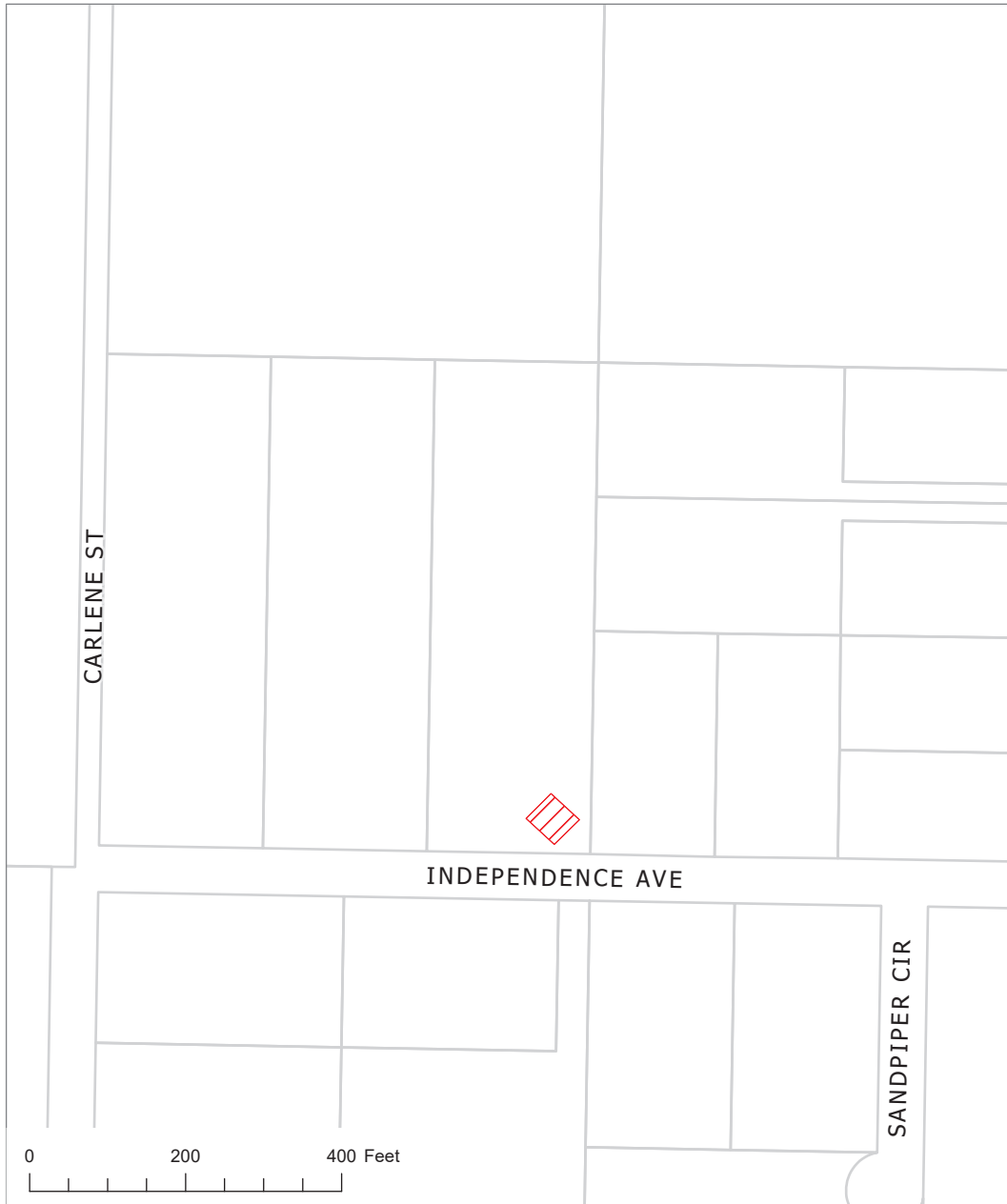
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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, February 7, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

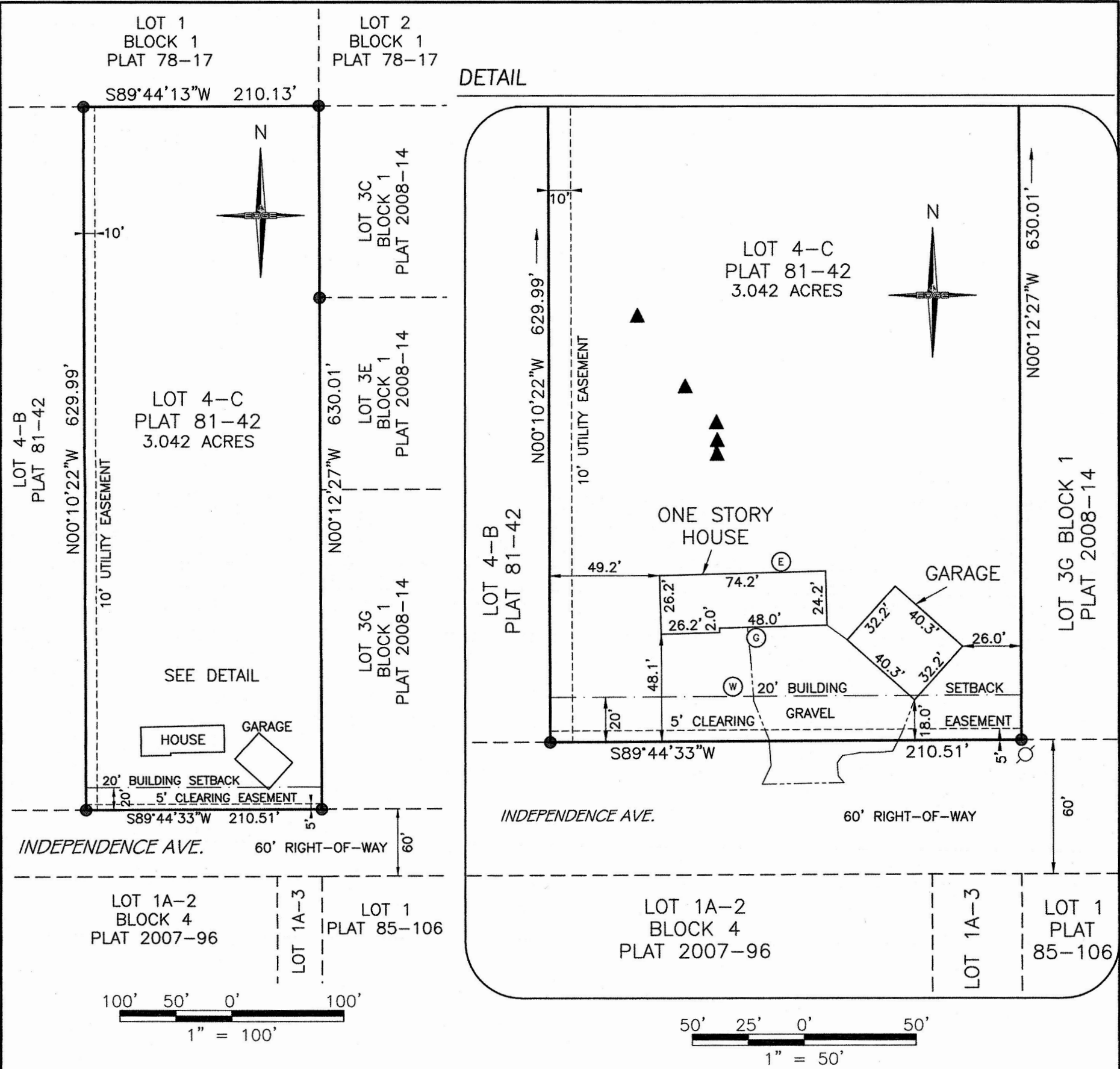
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Heidi Anderson ([handerson@kpb.us](mailto:handerson@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 1/21/2025



KPB File 2025-008  
T 04N R 11W SEC 10  
Kalifornsky



NOTES

THIS AS-BUILT SURVEY WAS PREPARED FOR MORTGAGE PURPOSES. 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 81-142 KENAI RECORDING DISTRICT.

LEGEND

- PROPERTY CORNER FOUND
- ⊙ WELL
- ▲ SEPTIC VENT
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- PARCEL BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - EDGE GRAVEL

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 12/20/24.

*[Signature]*  
RYAN SORENSEN  
PLS 13006-S  
12/20/2024



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

AS-BUILT SURVEY  
LOT 4-C  
ECHO HILLS SUBDIVISION NO. 2  
PLAT 81-142 KENAI RECORDING DISTRICT

DRAWN BY: JY	DATE: 12/20/2024	PROJECT: 24-637
CHECKED BY: RS	SCALE: AS SHOWN	SHEET: 1 OF 1

KPB 2025-008