



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 10/6/2025. 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 30.7' x 40.5' shop to remain 15.3' into the 20' building setback.

KPB File No. 2025-153

Petitioner(s) / Land Owner(s): John Robert Stevens of Erina, NSW 2250 Australia, [Petitioner_State].

Purpose as stated in petition: Building setback for existing shop building and carport.

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, October 27, 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.

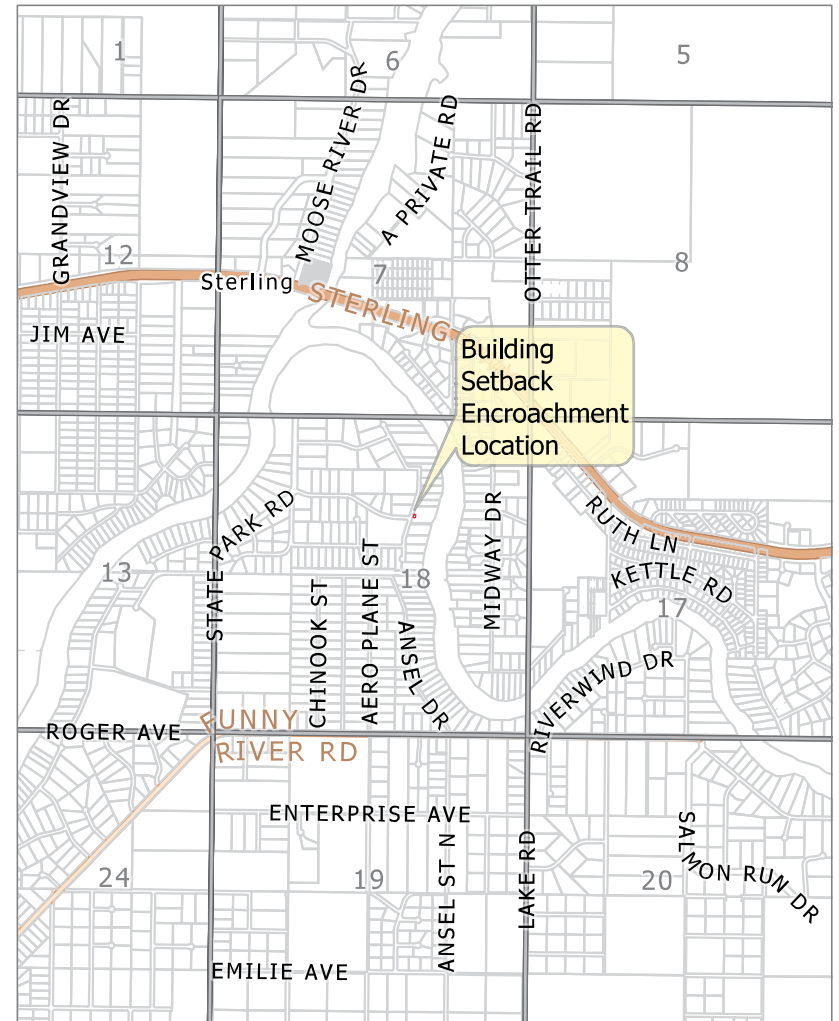
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

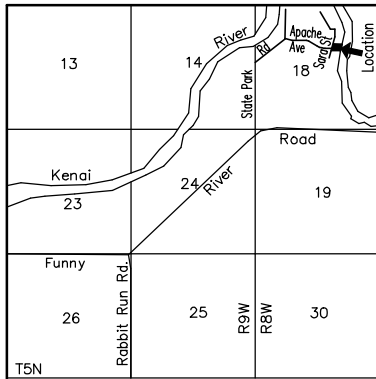
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 10/6/2025



KPB File 2025-153
T 05N R 08W SEC18
Funny River



VICINITY 1" = 1 mile MAP

Asbuilt Survey of Shop

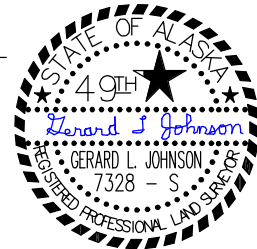
Located on a portion of the North 440' of Government Lot 6 lying East of Sara St. and excepting Apache Acres Subd. Part 6.
 Located in the NE 1/4, Section 18, T5N, R8W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough

Prepared for

John Robert Stevens
 P.O. Box 3171
 Erina, NSW 2250
 Australia

Prepared by

Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772



SCALE 1" = 50' 3 October, 2025

NOTES

Shop extends 15.3' into building setback.

