



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 5/29/2026. 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 a 36' X 48' shop's southwest corner to remain 6.6 feet into the 20' building setback and the southeast corner to remain 6.1' into the 20' building setback, fronting Karluk Ave.

KPB File No. 2026-057

Petitioner(s) / Land Owner(s): Bette M Swan, PR of Kenai, AK.

Purpose as stated in petition: The property was acquired through inheritance from our parents following their passing. And as built survey identified that the existing shop structure encroaches approximately 6.6 feet into the required 20 foot setback. The structure is existing construction affixed to a permanent slab foundation, and the encroachment was discovered during a pending real estate transaction. Approval is requested to allow the structure to remain in its current location. To the best of the owner's knowledge the structure does not impede roadway sight lines or interfere with roadway maintenance, utilities, drainage, access, or create a known safety hazard

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, June 22, 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>.

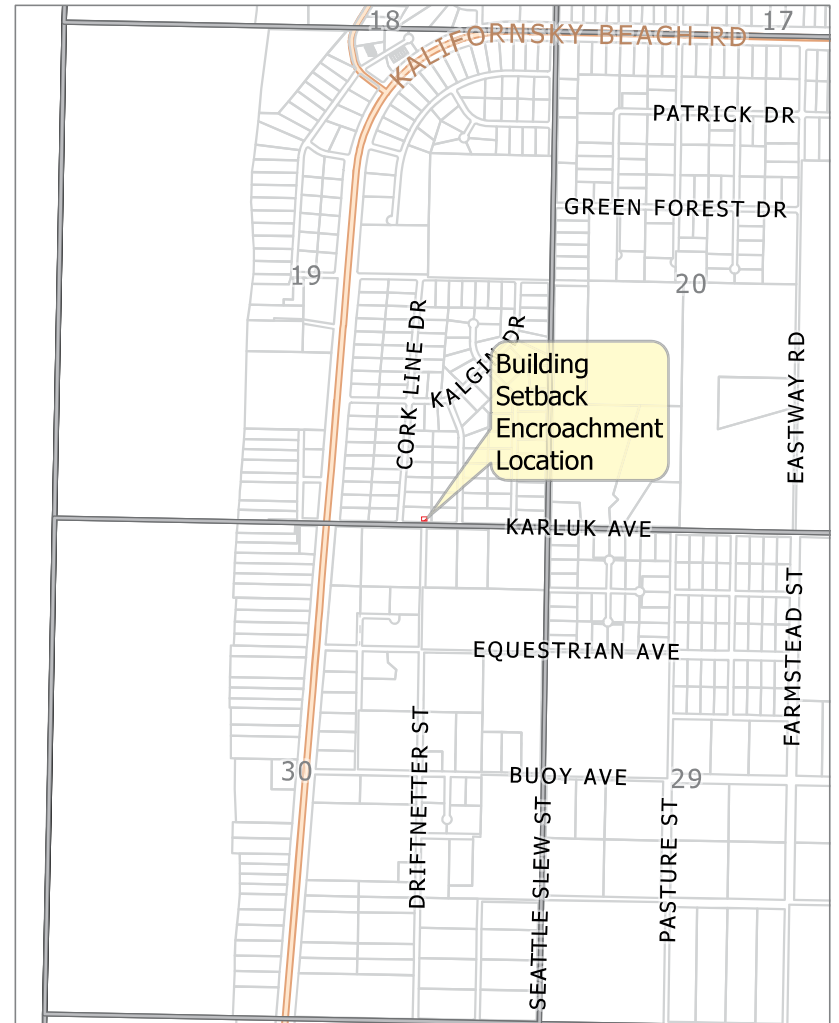
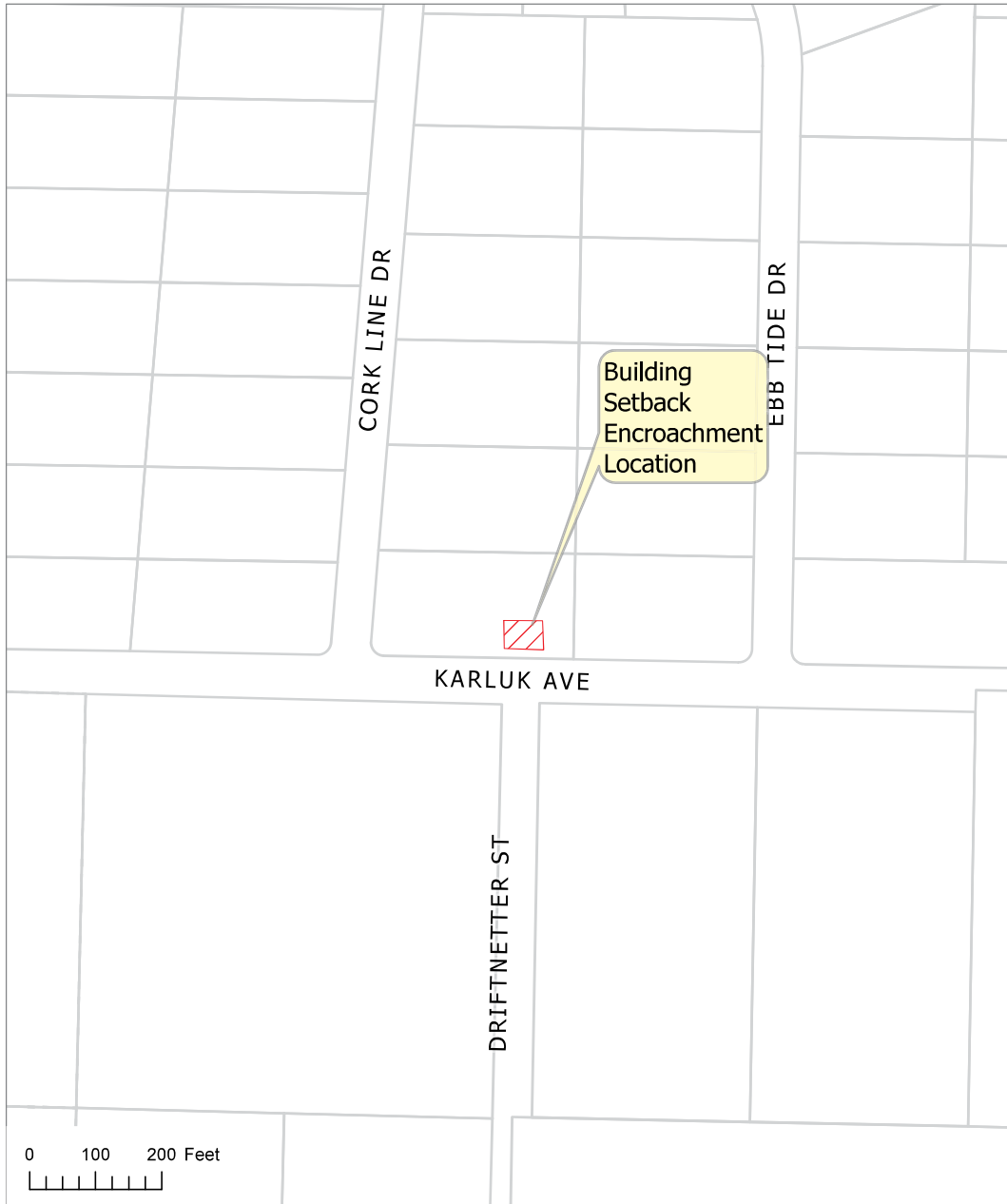
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM**,

Friday, June 19, 2026. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

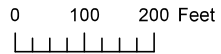
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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).

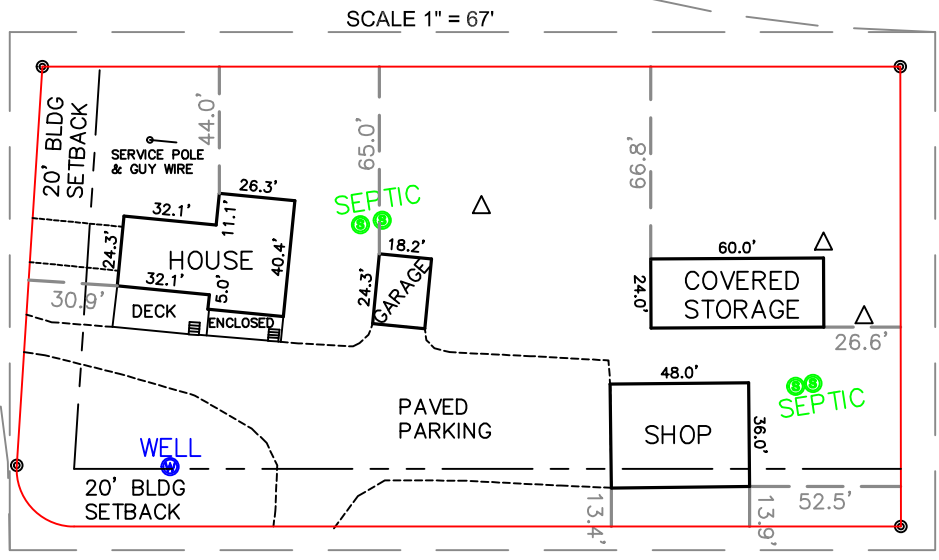
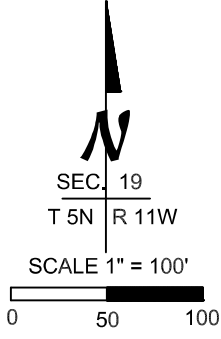
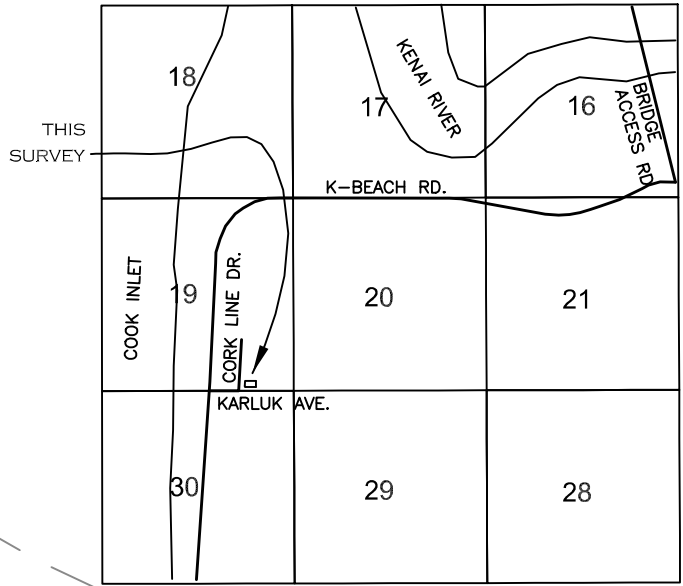
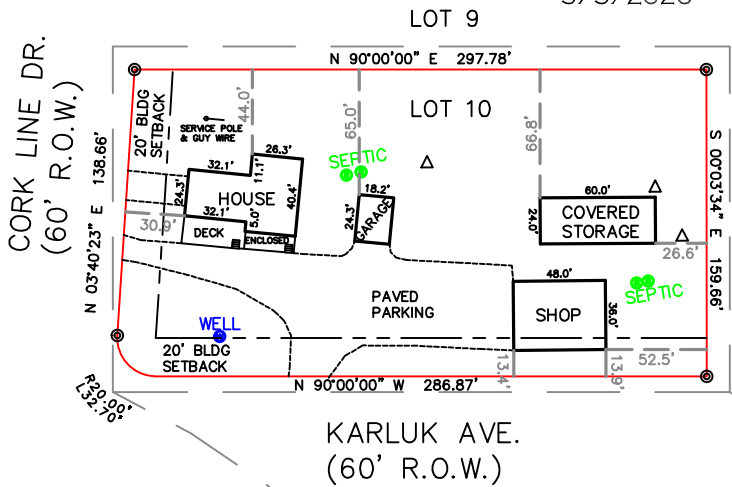
Mailed 6/2/2026



KPB File 2026-057
T05N R11W SEC19
Kalifornsky



5/5/2026



LEGEND:

- FOUND REBAR
- △ MONITOR TUBE

- NOTES:**
- MEASUREMENTS SHOWN DEPICTING IMPROVEMENTS INCLUDE SIDING AND TRIM (IF APPLICABLE), AND DO NOT INCLUDE EAVES.
 - THE SHOP LIES PARTIALLY WITHIN (6.6' MAX.) THE 20' BUILDING SETBACK ALONG KARLUK AVE.

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 plat.



I hereby certify that I have performed an asbuilt survey of the following property:

LOT 10, BLOCK 6, MARINERS WATCH SUBD PART 1, SECTION 19, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN.

Kenai Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on any property lying adjacent thereto, and that no improvements on property lying adjacent thereto encroach on the premises in question, other than those shown.

FINELINE SURVEYS
 P.O. Box 774
 Anchor Point, Alaska 99556
 Dmitri D. Kimbrell, RLS (907) 360 6382

I hereby certify that the information provided is true and correct to the best of my knowledge, and that accepted standards of accuracy have been maintained.