

CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING

A public hearing on the matter below is scheduled for Wednesday, August 2, 2023 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Variance 23-01 to allow relief under Homer City Code (HCC) 21.72 Variances, from dimensional requirements of HCC 21.14.040 (b)(1) Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3) of this section; at 1125 Shelley Avenue, T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for July 28, 2023 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

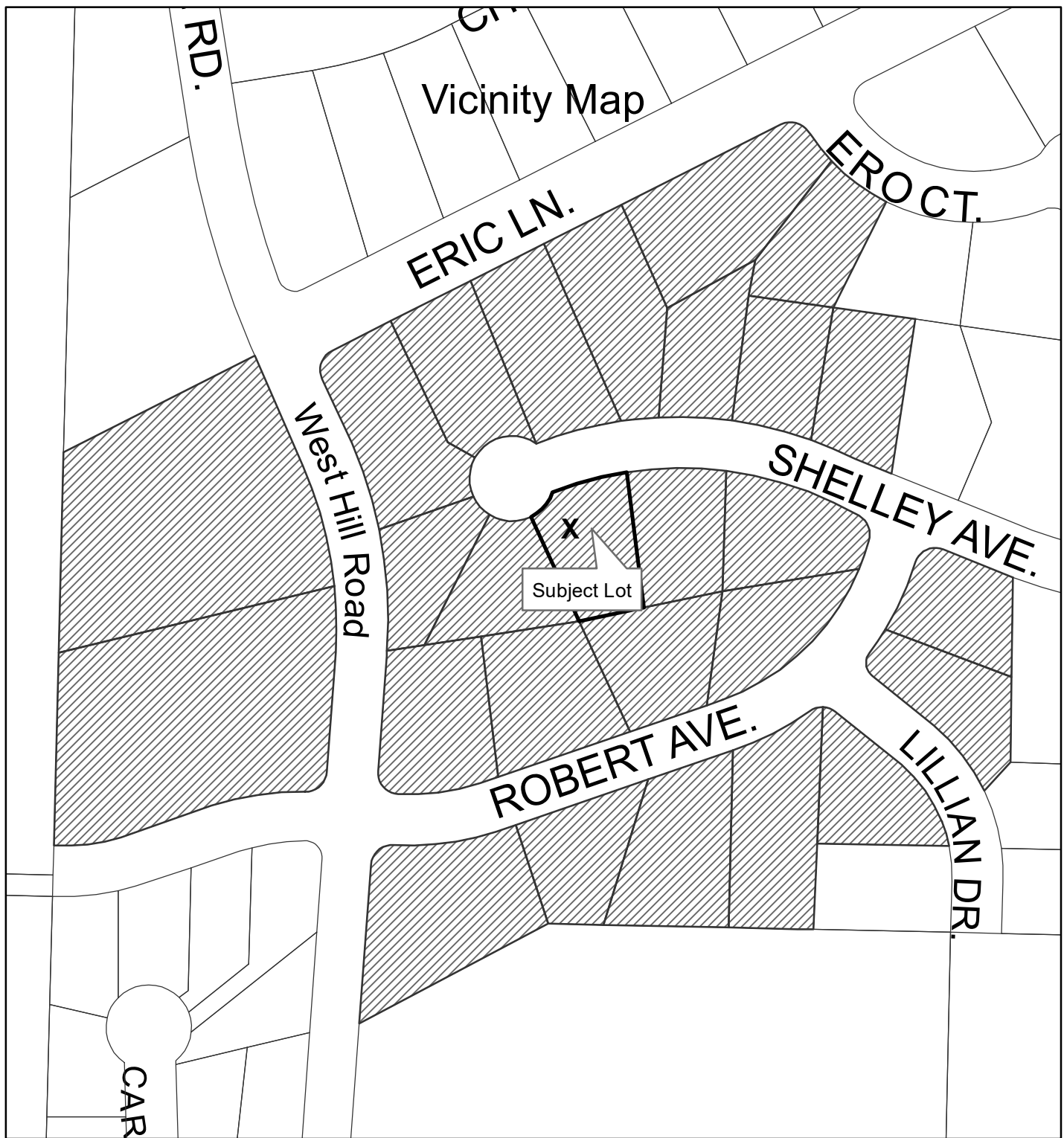
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

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VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

July 19, 2023

Request for a Variance at 1125 Shelley Ave

Marked lots are within 300 feet
and property owners notified.

0 50 100 200 300 400 Feet

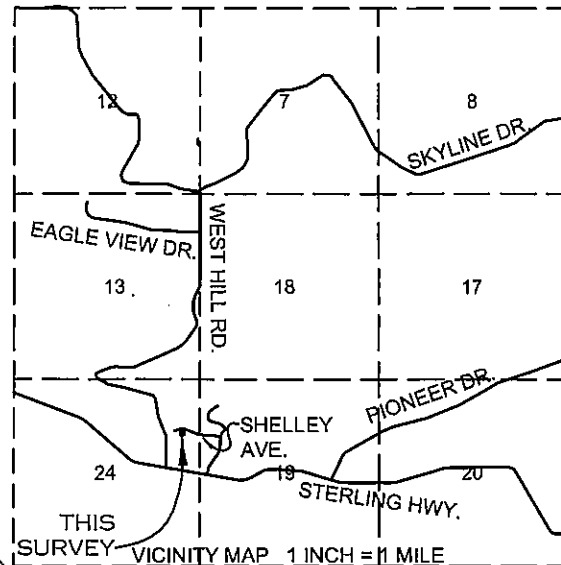
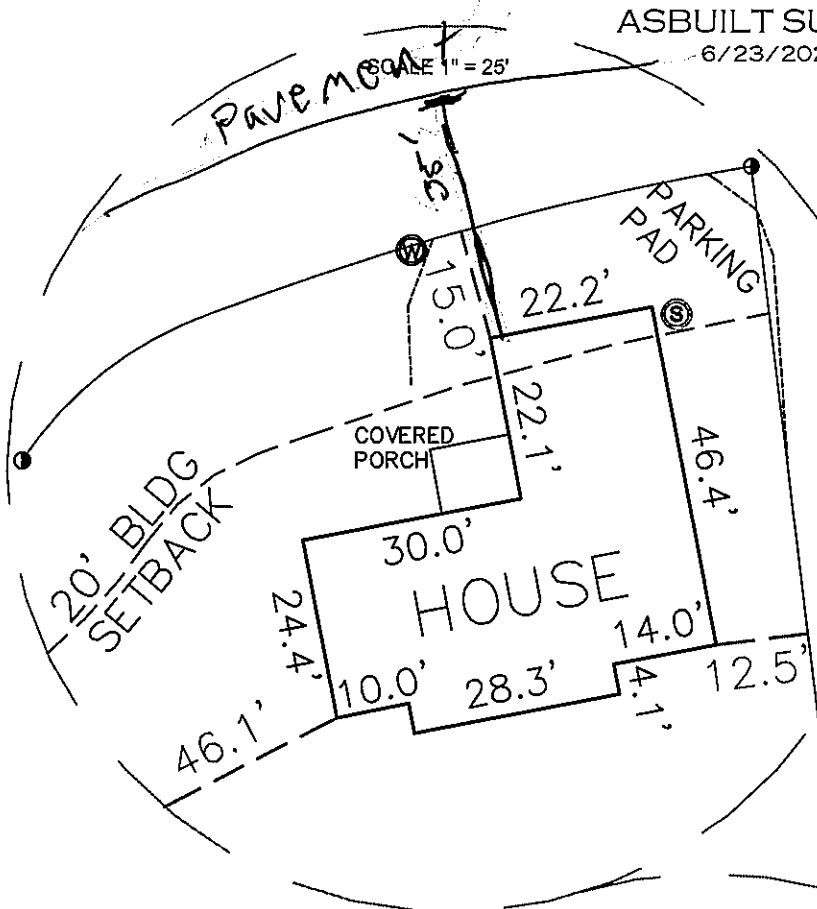


Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.

ASBUILT SURVEY

6/23/2023

SCALE 1" = 25'



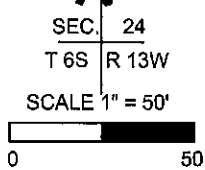
SHELLEY AVE
(60' R.O.W.)

LEGEND:

- FOUND REBAR WITH ALUMINUM CAP
- WATER VALVE
- SANITARY SEWER CLEAN-OUT

NOTES:

1. MEASUREMENTS SHOWN DEPICTING IMPROVEMENTS INCLUDE SIDING AND TRIM, AND DO NOT INCLUDE EAVES.
2. HOUSE SERVED BY CITY OF HOMER WATER AND SEWER.
3. THE HOUSE LIES PARTIALLY WITHIN(5.0' MAX) THE 20' BUILDING SETBACK ALONG SHELLEY AVE.
4. THERE IS MINOR ENCROACHMENT OF THE PARKING PAD ONTO LOT 58 TO THE EAST.



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 59, LILLIAN WALLI ESTATE SUBD., SECTION 24, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN.

Homer 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.



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.

FINELINE SURVEYS

P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382