



**Application for
Review of Development in the
Townsite Historical (TSH) Zoning
District**

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

PROPERTY OWNER

Name:							
Mailing Address:		City:		State:		Zip Code:	
Phone Number(s):							
Email:							

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:							
Mailing Address:		City:		State:		Zip Code:	
Phone Number(s):							
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):							
Physical Address:							
Legal Description:							
Acres:							

DEVELOPMENT DESCRIPTION

Describe the proposed development and how it is compatible with the TSH District:

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Is a Building Permit Required? ☐ Yes ☐ No

This development will not create one of the following (not allowed within the TSH District): (a) Buildings with "modern design style of architecture" that have no historical correlation with the district; (b) Gas stations; (c) Auto repair shops; (d) Kennels or similar uses; (e) Livestock, stables, commercial horseback riding; (f) Auto body and paint shops;	<input type="checkbox"/> Yes
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REQUIRED ATTACHMENTS

<input type="checkbox"/> Current color photographs of the site and of any existing structures representing both the overall condition of structures and accurately portraying materials and color
<input type="checkbox"/> Reproducible schematic plans of the proposed construction sufficient to show building size and layout, exterior elevations, proposed materials and colors.
<input type="checkbox"/> A landscaping and site plan complying with KMC 14.25 and the development criteria of this chapter drawn to scale showing the existing structure and all proposed alterations and additions in relation to the site.

SIGNATURE

Signature:				Date:	
Print Name:		Title/Business:			



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CHECKLIST

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- ☐ Evaluate uses allowed in the TSH District at www.kenai.city/planning/page/zoning.
- ☐ Evaluate the Intent and Development Criteria of the TSH Zone in Kenai Municipal Code. 14.20.105 - Townsite Historic (TSH) Zoning District available at kenai.municipal.codes/KMC/14.20.105 .
The Intent of the TSH Zone is to provide for a mixed, controlled use in a designated area, which will protect and enhance the historic character of the zone. The City shall encourage, whenever possible and compatible with historic character of the TSH zone, foot traffic; restaurants, gift shops, parks, etc.; indigenous Kenai Peninsula flora; wooden structures including log style with soft colored or natural sidings. The City shall discourage uses which will violate the historic and scenic quality of the TSH zone; buildings and building additions that are not compatible with adjacent buildings or which violate the existing character and scale of the district.
- ☐ The distinguishing original qualities or character of a building, structure, or site in its environment shall not be destroyed. The removal or alteration of any historic material or destruction of architectural features cannot be done without approval.
- ☐ If constructing a commercial building, it must to no more than 5,000 square feet per story. Any individual unit within the structure must be no more than 2,500 square feet, unless approved by the Planning & Zoning Commission.
- ☐ City staff will evaluate your application following Kenai Municipal Code 14.20.105- Townsite Historic (TSH) Zoning District (kenai.municipal.codes/KMC/14.20.150). Please answer questions from City staff about your application.
- ☐ If the property is noted in the Kenai Townsite Historic District Survey Report as having no historical significance, the application may be approved administratively. If the property does have historic significance, the Planning & Zoning Commission must approve the application. Planning staff will contact you with information on attending a Planning & Zoning Commission meeting if one is required.
- ☐ If required, attend Planning & Zoning Commission meeting. Attendance is beneficial so you are able to answer questions of the Commission.

Thank you for choosing the City of Kenai!

Please contact the Planning & Zoning Department with application questions.