



Hearing Examiner Agenda

THURSDAY, APRIL 10, 2025

Please click the link below to join the Hearing webinar remotely:

<https://us02web.zoom.us/j/88529529327>

OR Join by Phone: 253-215-8782

Webinar ID: 885 2952 9327 Password: 347801

OR Attend in person: 619 Division Street, Port Orchard WA

Public Hearing(s) will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, APRIL 10, 2025 at 9:00 A.M.**

The Kitsap County Hearing Examiner holds hearings in a remote/hybrid format, accessible remotely, via *weblink or dial-in phone number, or in-person. The Hearing Examiner, applicant(s), staff, interested parties and the public may link into the hearing through video conference, or telephonically through a call-in number. **All interested persons are welcome to attend this hearing either remotely, or in person at the Board of County Commissioners' Chambers at 619 Division Street, Port Orchard WA.**

***Remote Access information including links, and Staff Reports** for each application will be made available for public viewing and **can be found on the Department of Community Development's website,** <https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx> or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing.

AGENDA ITEM (A)

Permit 24-03100: RAISL - Zoning Variance for new Single-Family Residence (ZVAR-HE)

Project Description: The subject property is zoned Rural Residential (RR), which requires a 50-foot setback from the road and 20-foot side setbacks. However, the property across Carney Lake Road is zoned Rural Wooded (RW), zoning regulations, require a 100-foot zoning setback when abutting to an RW zone. The zoning code defines "abutting" in a way that does not consider the right-of-way as a separation between the two zones. The application seeks a variance to reduce the required 100' zoning setback to 50' to accommodate for a 1,644 square foot single-family residence and appurtenance. Kitsap County Code 21.04.100.33 requires a zoning variance

greater than 25% to be a Type III decision to be adjudicated by the Kitsap County Hearing Examiner. The property is designated as Shoreline Residential, which requires an 85-foot buffer. The proposal seeks to reduce a portion of this buffer to 50 feet, as allowed under KCC 19.400.120(B)(2), provided there is no net loss of shoreline ecological functions. Relocating the home further from the shoreline is not feasible due to the steep slope. Mitigation measures will be implemented to offset the buffer reduction. No additional environmental permitting is required for the buffer reduction.

Project Location: 8120 SW Lake Vista Way, Port Orchard WA 98367

Applicant/Owner of Record: Edward & Lynn Raisl, Tacoma WA

Authorized Agent: Jill Sousa, Tacoma WA

PLEASE NOTE: THIS PROJECT IS SEPA EXEMPT UNDER KCC 18.04 STATE ENVIRONMENTAL POLICY ACT.

AGENDA ITEM (B)

Permit 24-02178: ROLAND GARDNER LLC - Conditional Use Permit for Accessory Dwelling Unit (CUP-ADU)

Project Description: Applicant is proposing an 897 square foot detached Accessory Dwelling Unit to be built concurrently with a new 4,489 square foot primary residence and located 150 feet from the SFR on the same roundabout driveway. The parcel is currently undeveloped. Both residences will be built with the same farmhouse styling.

Project Location: 2610 SW Glenacres Ct, Port Orchard WA 98367

Applicant/Owner of Record: Roland Gardner LLC, Wauna WA

Authorized Agent: Dave Jennings, permits.j2hd@gmail.com; Chris Burk, Chris.J2HD@gmail.com

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROJECT. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

If you have any questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above. If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

The Hearing Examiner may leave the record open at their discretion to accommodate submission of written comments. If allowed, you may send comments to 'Attention: Clerk to the Hearing Examiner' via email at help@kitsap1.com or mail to 619 Division Street MS-36, Port Orchard WA 98366.

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at the public hearing, or who require this information in a different format, should contact the ADA Coordinator at (360) 337-5777 (voice) or (TDD) (360)

24-03100 Raisl ZVAR-HE
24-02178 Roland Gardner CUP-ADU

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337-7275 or (800) 816-2782. Please provide two weeks' notice for accommodations, if possible.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER
<https://www.kitsap.gov/dcd/Pages/HearingExaminer.aspx>