



Hearing Examiner Staff Report and Recommendation

Report Date: August 31, 2023

Application Submittal Date:

CVAR, August 12, 2022/ ZVAR, January 21, 2022

Hearing Date: September 7, 2023

Application Complete Date:

CVAR, March 3, 2023 / ZVAR, February 1, 2022

Project Name: Shirley-Wetland Buffer Reduction for Single Family Residence (SFR)

Type of Application: Critical Area Variance (Type III) and Zoning Variance (Type II)

Permit Number: 22-03914 and 22-00285

Project Location

9615 N.E. Dronawood Dr.
Kingston, WA 98346
Commissioner District 1

VICINITY MAP



Assessor's Account

4344-000-026-0007

Applicant/Owner of Record

Brandon & Jolie Shirley
Po Box 1015
Kingston, WA 98346-1015

Recommendation Summary

Approved subject to conditions listed under section 13 of this report.

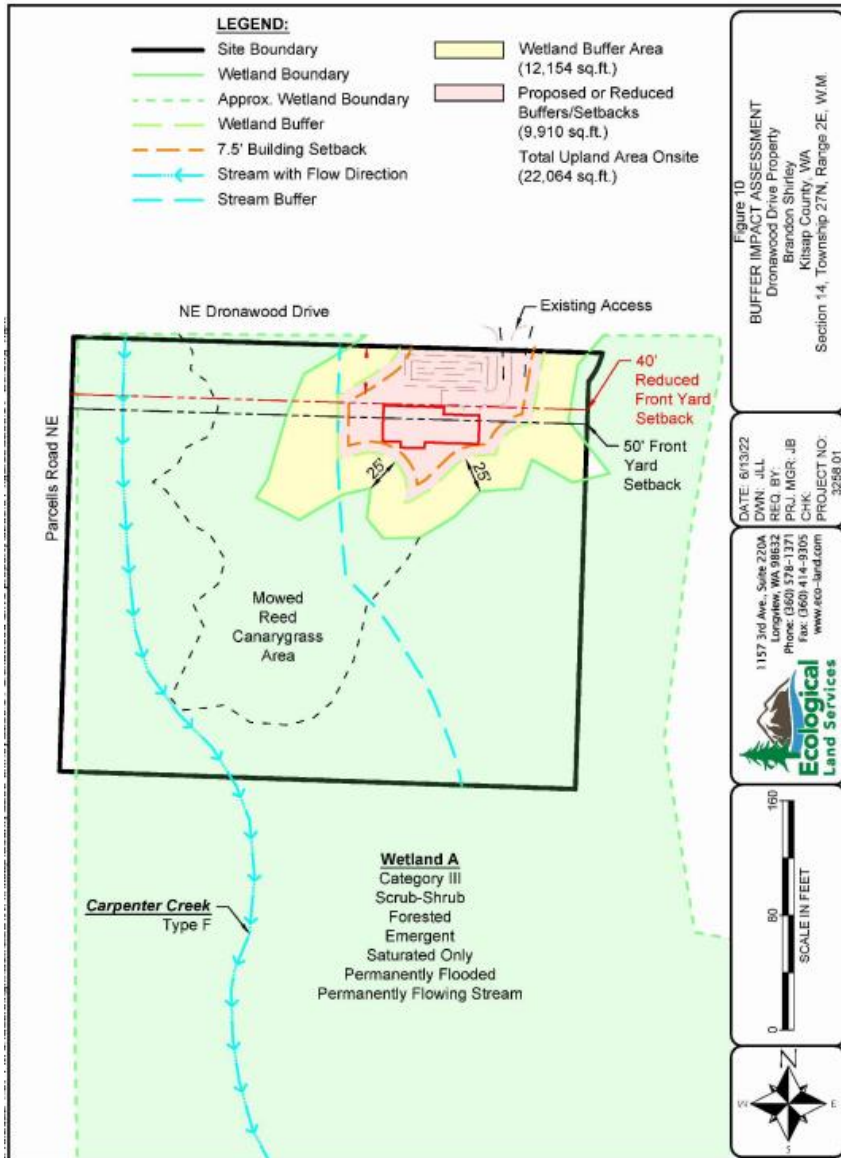
1. Background

The proposal is for the combined review of a Critical Area Variance (CVAR) and a Zoning Variance (ZVAR). The CVAR is to allow the reduction of the standard wetland buffer from 110 feet to 25 feet (88% reduction) and structure setback from 15 feet to 7.5 feet. A Critical Area Variance may be granted when criteria in KCC 19.100.135 are met. Due to the limited buildable area on the lot. Both requests are to allow for the future construction of a single-family home on a lot acquired by the applicant in 2019. An application for a building permit (21-04860) for this site, was submitted to Kitsap County, September 7, 2021, and is still in review pending this approval.

2. Project Request

The applicant requests approval of a CVAR application to reduce a standard wetland buffer by more than 50% to allow for one single-family home on a lot, heavily constrained

Buffer Impact Assessment



Buffer Mitigation Plan

