



Hearing Examiner Agenda THURSDAY, MARCH 26, 2026

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

<https://us02web.zoom.us/j/83017443470>

OR Join by Phone: 253-215-8782

Webinar ID: 830 1744 3470 Password: 132698

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, MARCH 26, 2026 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)

23-05358: Over Yonder LTD Partnership - Substantial Shoreline Development (SSDP)

25-01573: OVER YONDER LIMITED PARTNERSHIP - Conditional Use Permit to Construct an Accessory Dwelling Unit (CUP-SHORELINE)

25-01579: OVER YONDER LIMITED PARTNERSHIP - Conditional Use Permit - Accessory Dwelling Unit (CUP-ADU)

Project Description: The proposal is seeking a Shoreline Conditional Use Permit (SCUP) and Conditional Use Permit for an Accessory Dwelling Unit (CUP-ADU) to allow the development of an approximately 900 square foot Accessory Dwelling Unit (ADU). The 2.9 acres site is a developed shoreline site with a permitted replacement Single

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Family Residence (SFR) currently under construction. The site is not located within an urban growth boundary. In addition to the ADU the applicant is proposing to demolish the existing 2,048 square foot SFR and replace it with an approximately 3,000 square foot SFR. The property is a shoreline property and development will occur within the 200' of shoreline jurisdiction, there will be no development within the 130' standard shoreline buffer.

Project Location: 32550 Hoffman Rd NE, Kingstons WA, 98346

Applicant/Owner of Record: Over Yonder Limited Partnership, Burien WA

Authorized Agent: Michael Rausch, Bainbridge Island WA

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.

AGENDA ITEM (B)

23-04888: F&L PROPERTIES - Shoreline Variance Type 3 (SVAR)

Project Description: Shoreline variance request to reduce 85-foot shoreline buffer and 15-foot building setback to construct a new 1,080 square foot garage 50-feet from existing bulkhead. Request also includes additions to an existing 891 square foot home approximately 40-feet from existing bulkhead but no further waterward than existing.

Project Location: 3022 Beach Dr E, Port Orchard WA 98366

Applicant/Owner of Record: F&L Properties LLC, Manchester WA

Authorized Agent: William Palmer, Port Orchard WA

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

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)

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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>