

**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT /  
SHORELINE CONDITIONAL USE PERMIT /  
SHORELINE VARIANCE**

**HANNULA & BECKMAN  
(895673 / 895674 / 895675 / 897245)**

Mojgan K. Carlson  
Pierce County Planning & Public Works

# Project Proposal

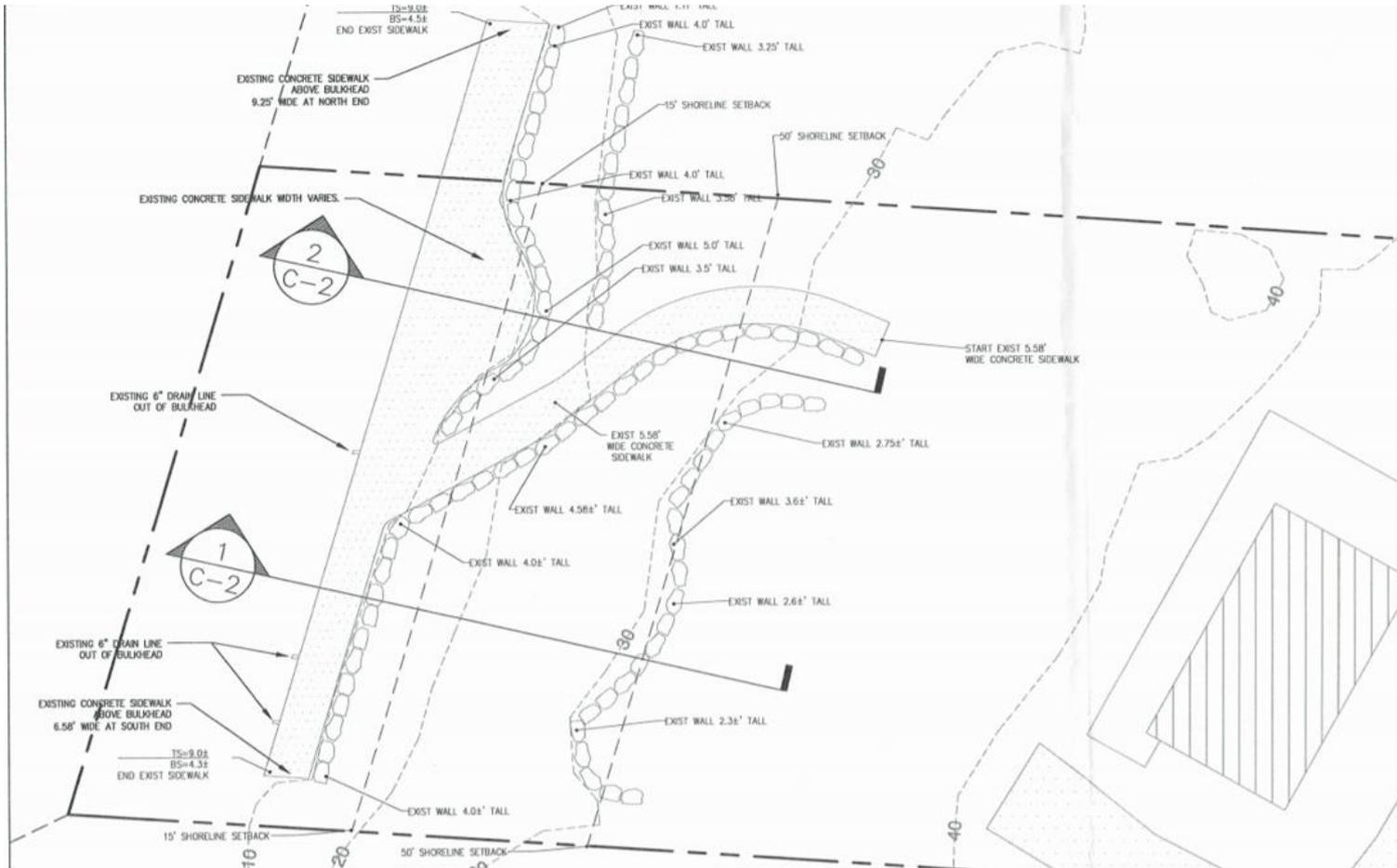
- Retain an approximate 118.5-foot long wood bulkhead ranging in height from 4.5 feet to 4.7 feet (95 feet on parcel #0021283005 and the 23.5 feet on parcel #0021283001).
- Retain the concrete patio ranging in width 58 feet to 18 feet, immediately behind the bulkhead.
- Retain four upland rockeries. Two are located entirely on parcel #0021287300505 and the other two are located partially on each parcel.
- The rockeries vary in length (45 ft. to 120 ft.) and height (1.1 ft. to 4.5 ft.). The closest retaining wall is located 11 feet from the bulkhead.
- Retain 70 ft. long by 5.5 ft. wide concrete pathway located entirely on parcel #0021283005.

# 2017 Aerial Photo





# Site Plan



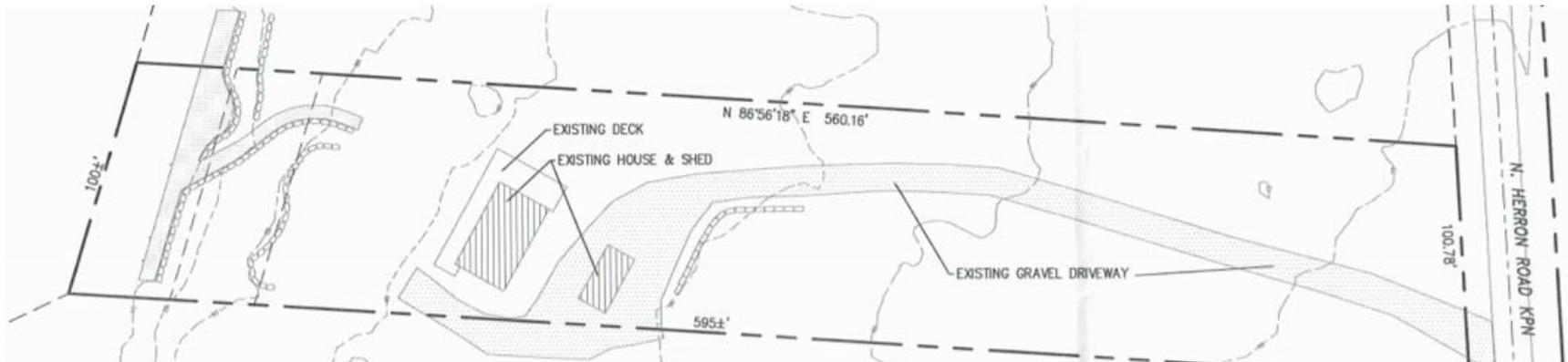
# History

- The matter came to the attention of the County in the form of a citizen complaint on May 27, 2010.
- A “Notice of Violation and Abatement” letter was sent to the applicants from Pierce County Code Enforcement on November 4, 2010.
- Boundary dispute Settlement Agreement and Easement Agreement dated December 27, 2017, between the two parcels (Hannula-0021283005 and Beckman-0021283001), were signed by both property owners.
- JARPA application and SEPA checklist were submitted for the entire project involving both parcels on October 25, 2018.

# Site Information

- The project site is on the western portion of two adjacent rectangular shaped parcels abutting the eastern shore of Case Inlet.
- The northerly parcel #0021283001(Beckman) is 1.26-acre in size with 105 feet of shoreline frontage.
- The southerly parcel #0021283005 (Hannula) is 1.33-acre in size with 108 feet of shoreline frontage.
- The shoreline of both sites is improved with a manmade bulkhead

# Location of patio, walls, and pathway



# 2018 Google Earth



# Site Photos



# Site Photos



County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations.

Staff finds the proposal can be conditioned to be consistent with the Pierce County regulations.



# QUESTIONS?

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Key Peninsula Advisory Commission (KPAC)