



MARYSVILLE
PUBLIC WORKS

ENGINEERING VARIANCE REQUEST

One variance request form shall be submitted for each section of the Marysville Municipal Code (MMC) or Engineering Design and Development Standards (EDDS) for which variances are being sought. Each variance shall be considered on a case-by-case basis, and shall not be construed as setting precedent for any subsequent applications.

PROJECT INFORMATION:

Project Name:	Stack Short Plat
Project Number:	
Request Submittal Date:	9/22/2022

CONTACT INFORMATION:

Engineer/Surveyor Name:	Mark Villwock	
Firm Name:	LDC, Inc.	
Mailing Address:	20210 142nd Ave NE Woodinville, WA 98072	
E-Mail Address:	mvillwock@ldccorp.com	
Phone Number:	(425)892-9590	

VARIANCE REQUEST INFORMATION:

MMC/EDDS Section:	3-207(F)
\$250 Application Fee Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

Marysville EDDS 3-207(F) dictates that: Pedestrian walkways shall be provided on all permanent cul-de-sacs to abutting property see Standard Plan 3-207-001.

This project features 5 lots accessing 122nd St NE via new proposed public road and cul-de-sac. Pedestrian access to the site is proposed to be provided as a 5-foot sidewalk along the west side of the street and cul-de-sac to serve the proposed lots which front that portion of the road/cul-de-sac. We are requesting relief from 3-207(F) standard for pedestrian walkways. We find that this configuration is justified by the following:

1. No future development can occur on the east side of Road A, thus no pedestrian access would be taken from that side of the cul-de-sac.
2. Due to site circumstances, this project cannot meet landscape/street tree requirements AND provide sidewalk on east side of the cul-de-sac.
3. The sidewalk on the west side of the cul-de-sac meets safe walk and pedestrian access requirements for the proposed lots.

Additional frontage improvements including curb, drainage infrastructure, and street trees will be installed in the ROW on the east side of the road and cul-de-sac.

[See MMC 22G.010.420 for variance decision criteria]

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

FINDINGS/DECISION
(City Staff Use Only)

Reviewing Staff Member:

\$250 Application Fee Submitted: Yes Deferred

Decision: Approve
 Approve with Conditions
 Disapprove

Findings/Decision/Conditions:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270


Signature/Date

9-27-22