



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:	Sunnyside Nursery Expansion
Project Number:	
Request Submittal Date:	12/9/2022

CONTACT INFORMATION:

Engineer/Surveyor Name:	Elias Troutman	Professional Stamp
Firm Name:	Omega Engineering Inc	
Mailing Address:	2707 Wetmore Ave, Everett WA, 98201	
E-Mail Address:	elias@omega-eng.com	
Phone Number:	425-903-4852	

VARIANCE REQUEST INFORMATION:

MMC/EDDS Section:	
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

Variance is being requested for a 3rd entrance into the proposed parking lot along 40th St. NE. This entrance would be for the receiving area of our wholesale vendors and not designated for general public use. Signage will be part of the final design designating the entrance as "Receiving Entrance" or "Shipping and Receiving" or something similar.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

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



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FINDINGS/DECISION (City Staff Use Only)	
Reviewing Staff Member:	Ken McIntyre, PE - Assistant City Engineer
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred
Decision:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove
<u>Findings/Decision/Conditions:</u> <p>Applicant operates a retail nursery business, and this property is currently used as a parking lot for the business. A portion of the property will be used to store bulky items (e.g. bulk hogfuel, bags of topsoil) as well as a live-plant staging area. The applicant requests continued use of the three existing entrances to the business which do not meet the City's non-arterial access standards. It appears from historic aerial photos that the west two accesses have been used for many years. The business intends for the most easterly access to be used as a receiving gate for large deliveries, with the two existing accesses to remain in-use for the commercial business.</p> <p>The City will approve the continued use of the two westerly access points for customer access/parking, since it coincides with two existing drive aisles through the parking area. The third (most easterly) access will be allowed as a receiving gate/lane for commercial vehicles, and for vehicles exiting with bulk purchases. The applicant shall place a sign at the easterly entrance indicating that it is intended for trucks only. The amount of traffic using this access at peak traffic times is expected to be negligible.</p>	

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Signature/Date