



PUBLIC WORKS DEPARTMENT  
 80 Columbia Avenue, Marysville, WA 98270  
 (360) 363-8100, (360) 651-5099 FAX

## ENGINEERING VARIANCE REQUEST FORM

One variance request form shall be submitted per Marysville Municipal Code (MMC) Section or Marysville Engineering Design and Development Standards (EDDS) Section in which a variance is being requested for the project. Each variance shall be considered on a case-by-case basis, and it shall not be construed as setting precedence for any subsequent applications. Submit with plans.

### PROJECT INFORMATION:

Project Name:	Groundhog PRD		
Project Number:	PreA22-009		
Request Submittal Date:	05-06-2022		
Civil Plan Reviewer:	Ken McIntyre	Shane Whitney	Open

### CONTACT INFORMATION:

Engineer/ Surveyor:	Latta Engineering, PLLC (Neil Latta, PE)	<b>Professional Stamp</b>
Address:	5970 Birch Point Rd, Blaine, WA 98230	
Phone Number:	360-671-7002	

### TYPE OF VARIANCE REQUESTED:

<input type="checkbox"/> Streets/ROW/Access	\$250.00 Processing Fee Submitted <input type="checkbox"/>
<input type="checkbox"/> Sanitary Sewer	
<input type="checkbox"/> Water	
<input type="checkbox"/> Storm/Surface Water	

### VARIANCE REQUESTED FOR THE FOLLOWING MMC OR EDDS SECTION:

Marysville Municipal Code (MMC) Section:	
Marysville Engineering Design and Development Standards (EDDS) Section:	EDDS 3-207 (CUL-DE-SAC)

**VARIANCE REQUEST JUSTIFICATION (ATTACH PAGES WHEN NECESSARY):**

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Applicant is requesting a variance to EDDS 3-207(A) and Standard Plan 3-207-002 that requires a temporary cul-de-sac to be constructed at the proposed north limit of Road A.

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Please refer to Sheet C-03 titled "Preliminary Plat" dated 04-29-2022. As shown on the site plan, proposed Road A extends to the north property boundary of the project, is greater than 150 ft in length, and serves more than 5 lots. This road is required to be extended to the adjacent property in the future (offsite by others) therefore an approved temporary turnaround is required. A temporary cul-de-sac per Standard Plan 3-207-002 is not feasible for this location due to the 20 ft building setback requirement from the temporary 40 ft radius easement (i.e. effectively creates a 35 ft front yard setback on Lots 13-17 resulting in unbuildable lots due to insufficient building envelope required for single family homes). The applicant recently reviewed this matter with City staff (Community Development, Public Works and Fire) and is proposing an Alternative Turnaround per Standard Plan 3-207-004 as depicted on Sheet C-03.

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Our justification for the proposed design variance is outlined below:

1. Road A is ultimately required to extend onto the adjacent property per the City's transportation plan requirements. This future road extension requirement therefore prohibits a permanent cul-de-sac per Standard Plan 3-207-001.
  2. As noted above, a temporary cul-de-sac per Standard Plan 3-207-002 is not feasible at this location due to the 20 ft building setback requirement from the temporary 40 ft radius easement (results in an effective 35 ft front yard setback on Lots 13-17 and insufficient building envelope area for single family homes). The applicant has no control over when Road A will ultimately get extended to the north so these 5 lots would be indefinitely unbuildable.
  3. An Alternative Turnaround per Standard Plan 3-207-004 is proposed and is justified for this location based on the following that was previous discussed with City Staff:
    - The hammerhead style turnaround proposed is fully adequate for Fire Dept apparatus access (24 ft access width, 55 ft length, and 20 ft radii dimensions),
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**VARIANCE REQUEST ATTACHMENTS (SITE MAPS, LITERATURE CITED, ETC.):**

1. Groundhog PRD Preliminary Plat Map (Sheet C-03 of submitted plat application).

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4.

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***For Office Use Only:***

Date Submitted and Paid: \_\_\_\_\_ Received By: \_\_\_\_\_

***Please Provide Variance Request to Appropriate Plan Reviewer***

***FOR OFFICE USE ONLY***

Project Number \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Response Date: \_\_\_\_\_

**PLAN REVIEWER FINDINGS:**

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**PUBLIC WORKS/ENGINEERING DEPARTMENT COORDINATION:**

Staff Member: \_\_\_\_\_ Evaluation Date: \_\_\_\_\_

Comments/  
Recommendations: \_\_\_\_\_  
\_\_\_\_\_

**VARIANCE APPROVAL / DENIAL STATUS:**

**Denied**

Reasoning: \_\_\_\_\_  
\_\_\_\_\_

**Approved with Conditions**

Conditions: \_\_\_\_\_  
\_\_\_\_\_

**Approved without Conditions**