



MARYSVILLE
PUBLIC WORKS

ENGINEERING VARIANCE REQUEST

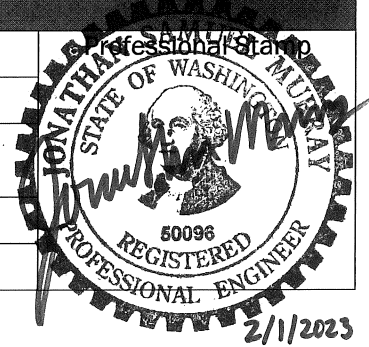
One variance request form shall be submitted for each section of the Marysville Municipal Code (MMC) or Engineering Design and Development Standards (EDDS) for which variances are being sought. Each variance shall be considered on a case-by-case basis, and shall not be construed as setting precedent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

PROJECT INFORMATION:

Project Name:	Marysville 44th PRD
Project Number:	PA22-024
Request Submittal Date:	2/1/2023

CONTACT INFORMATION:

Engineer/Surveyor Name:	Jonathan S. Murray, P.E.
Firm Name:	D.R. STRONG Consulting Engineers
Mailing Address:	620 7th Avenue, Kirkland, WA 98033
E-Mail Address:	jonathan.murray@drstrong.com
Phone Number:	425-827-3063



VARIANCE REQUEST INFORMATION:

MMC/EDDS Section:	3-209 Intersections B. Spacing
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

City of Marysville EDDS Section 3-209, Intersections, specifies a 150 foot spacing between adjacent intersecting streets along a Residential Access Street. The proposed centerline spacing between 75th Ave NE and Autocourt serving Lots 1-6 is 133.50 feet. Deviating from the 150 foot spacing is necessary due to the unique situation of the fixed, existing location of the 75th Ave NE right of way to the east, and extent of wetlands and associated buffers to the west, both of which are not within the applicant's control. Auto-court location must be as shown in order to provide a workable plat layout and strict enforcement would create an unnecessary hardship for the applicant. The variance is the minimum necessary to grant relief to the applicant. The 150 foot spacing is typically required to allow for a reasonable queue of vehicles to stack up without blocking an intersection. The proposed 35 lot plat is proposing a loop road with two access points onto 75th Ave NE. Having multiple access points will split the number of trips using each intersection which would translate into less vehicles queuing at each leg of the plat road at its intersections with 75th Ave NE. In this way the variance will not create health or safety hazards. Additionally, the variance will not allow establishment of any use not permitted in the zone or allow for the creation of lots that exceed the base residential density. Finally, the variance will not infringe upon or interfere with any easements.

(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
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred
Decision:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove

Findings/Decision/Conditions:

The City is in agreement with the applicant's justification, offered in accordance with the decision criteria in MMC 22G.010.420. The variance is hereby granted.

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Signature/Date