



**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:	E Sunnyside PRD
Project Number:	PA22-033
Request Submittal Date:	2/23/2023

CONTACT INFORMATION:	
Engineer/Surveyor Name:	Jesse Jarrell, PE
Firm Name:	LDC
Mailing Address:	20210 142nd Ave NE, Woodinville, WA
E-Mail Address:	jjarrell@LDCcorp.com
Phone Number:	425-286-2416



VARIANCE REQUEST INFORMATION:	
MMC/EDDS Section:	3-219
\$250 Application Fee Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

City has requested that the development provide access to the adjacent parcel to the south listed under parcel number 00590700017503. As such, a shared driveway easement will need to be provided through proposed Lot 28. Access to Lot 28 is currently designed through an autocourt stemming from the internal plat road. The resulting in overall length of the combined autocourt and shared access drive to the adjacent parcel to the south exceeds 150' from the proposed plat internal road.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

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



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<b>FINDINGS/DECISION</b> <b>(City Staff Use Only)</b>	
<b>Reviewing Staff Member:</b>	Ken McIntyre, PE - Assistant City Engineer
<b>\$250 Application Fee Submitted:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred
<b>Decision:</b>	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove
<b><u>Findings/Decision/Conditions:</u></b> <p>The City had previously asked this project to provide vehicular access to Sno Co Tax Lot Number 00590700017503 because the only current vehicular access to that property is via Sunnyside School Road. That portion of Sunnyside School Road is intended to be closed in the future and turned into a public trail or linear park. With that in mind, the City requested this alternate access to ensure the parcel does not become inaccessible.</p> <p>The offsite lot being accessed will not support more than 1-2 homes, so the traffic volumes should be fairly negligible. The Autocourt will exceed the maximum allowed length, but it is in the public interest to ensure that the off-site lot is not left inaccessible. The requested variance is allowed, subject to the following condition:</p> <p>The grading shall be adjusted so that there is no more than a 2-ft grade-differential at the boundary between the project parcel and Tax Lot No. 00590700017503.</p>	

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Signature/Date