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:	Taylor Lane
Project Number:	PA24-002
Request Submittal Date:	2/6/2024

CONTACT INFORMATION:		
Engineer/Surveyor Name:	Tom Abbott, PE	**Professional Stamp**
Firm Name:	Solid Ground Engineering	
Mailing Address:	8105 166th Ave NE #202	
E-Mail Address:	tabbott@solidgroundpnw.com	
Phone Number:	(425) 281-8324	

VARIANCE REQUEST INFORMATION:	
MMC/EDDS Section:	EDDS Section 3-205.E.3
$250 Application Fee Submitted:	☑ Yes ☐ Deferred

Variance Justification (attach additional pages if needed):

The proposed alignment of the private road to serve lots 18-21 extends from the proposed cul-de-sac. This request intends to propose an access solution that better meets City requirements than an EDDS-compliant design, which would require lots to access directly off of the proposed cul-de-sac. The reasons for a better design should the deviation be approved are as follows:

- The project is located in the Whiskey Ridge subarea. Per the subarea plan, lots along an arterial such as 83rd Ave need to have pedestrian access to the arterial. The proposed layout provides that. Lots 18-19 would be served in an “alley loaded” scenario from the private road where a door would front onto 83rd for access. If the deviation is not approved, individual driveways would be needed to extend to lots 18 and 19. This would create two flag lots next to each other off the cul-de-sac, which is not allowed by City requirements. The only option to provide lots in this location would be to extend the cul-de-sac closer to the property line, eliminating lots 20 and 21 and increasing the wall height along the wetland buffer along the cul-de-sac by 10'.

- If the proposed deviation were to be approved, there would be less access points to the cul-de-sac abutted next to each other.

- If the flag lot driveway scenario for lots 18 and 19 was approved via deviation to serve those lots, then lots 20 and 21 would be forced to orient north/south to access the cul-de-sac. In this revised lot orientation, the proposed rear wall on lots 20 and 21 would be 10’ taller. These two lots (if two could even be kept, which is unlikely) would now be facing towards the cul-de-sac and ruin the potential for the 10’ step that they currently have towards the rear off the lots, thereby reducing the wall height & its associated

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

MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

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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

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Signature/Date