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:	Creekside
Project Number:	PA23-005
Request Submittal Date:	9/5/2023

CONTACT INFORMATION:		
Engineer/Surveyor Name:	Tom Abbott	Professional Stamp
Firm Name:	LDC, Inc.	
Mailing Address:	20210 142nd Ave NE Woodinville, WA	
E-Mail Address:	tabbott@ldccorp.com	
Phone Number:	(425) 806-1869	

VARIANCE REQUEST INFORMATION:	
MMC/EDDS Section:	EDDS STD PLAN 3-201-003
$250 Application Fee Submitted:	☑ Yes ☐ Deferred

Variance Justification (attach additional pages if needed):

Proposing a variance from the new sidewalk requirement as part of frontage improvements per Standard Plan 3-201-033. Frontage improvements are required for an approximately 280-foot stretch of site frontage along 79th Ave NE near the intersection with Line Rd/44th St NE. The existing roadway is currently located entirely on the west side of R/W centerline, thus entire half-lane improvements must be constructed. This stretch of R/W however is isolated due to separate property ownership to the south at Parcel No. 00590700032201/00590700032203. There is no existing sidewalk along 79th from this intersection down until 40th St NE. This stretch, specifically on the west side, is also situated within a stream buffer adding to the unlikelihood of a continuous sidewalk being developed in the future due to a lack of developable land. Anyone using a developed sidewalk on the west side would be forced to cross to the east as result, posing safety concerns for both pedestrians and drivers. Only having pedestrian facilities along the east side of 79th Ave NE would help force crossings only at marked locations. Half-street improvements will still be constructed for the 280-foot span but it makes the most logical sense not to developed an isolated sidewalk along this portion.

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

(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:	

Signature/Date