

Board Member _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-09-____

RESOLUTION ADOPTING FINDINGS OF FACT #____ RELATING TO A REQUEST FROM ROB SCHILLER FOR A VARIANCE TO FRONT YARD SETBACK AT 8700 171ST AVE NW

WHEREAS, Rob Schiller, hereinafter referred to as the “Applicant,” has properly applied for a variance from Section 117-111 (R-1 Residential District) of the Ramsey City Code to construct an addition to an existing attached accessory building (the “Structure”) encroaching on the front yard setback on the property generally known as 8700 171st Ave NW and legally described as follows:

Lot 1, Block 4, Alicia Addition

(the “Subject Property”).

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Applicant appeared before the Board of Adjustment for a public hearing pursuant to Section 117-53 of the Ramsey City Code on September 8, 2011 and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
2. That the Subject Property is approximately 2.02 acres in size and is located in the R-1 Rural Developing zoning district.
3. That the Subject Property is surrounded by properties also zoned R-1 Rural Developing.
4. That the Subject Property has frontage along 171st Avenue and Rabbit Street.
5. That the Applicant is proposing to construct a four (4) foot extension to the existing attached accessory building (the “Structure”) on the Subject Property, which will create the effect of having a four (4) foot encroachment into the front yard setback.
6. That the minimum front and side yard setback for properties within the R-1 Rural Developing District are forty (40) feet and ten (10) feet, respectively.
7. That the Variance is/is not in harmony with the general purposes and intent of the ordinance.
8. That the Variance is/is not consistent with the Comprehensive Plan.

9. That the Applicant proposes to use the Subject Property that is/is not in a reasonable manner not permitted by the ordinance.
10. That the plight is/is not due to circumstances unique to the Subject Property
11. That the plight is/is not created by the Applicant.
12. That the Variance will/will not alter locality's essential character
13. That economic circumstances alone do/do not create the undue hardship.
14. That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
15. That, if granted, the Variance will/will not unreasonably increase congestion on the public street.
16. That, if granted, the Variance will/will not have the effect of allowing any uses prohibited in the applicable zoning district.
17. That if granted, the Variance will/will not permit a lesser degree of public health, safety, and general welfare.
18. That, if granted, the Variance will/will not permit standards that are lower than those required by state law.
19. That, if granted, the Variance will/will not increase the danger of fire or endanger public safety.
20. That, if granted, the Variance will/will not diminish or impair established property values within the neighborhood.

The motion for the adoption of the foregoing resolution was duly seconded by Chairperson _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey Board of Adjustment this the 8th day of September, 2011.

Chairperson

ATTEST:

City Clerk