

Variance Application

Void - Expired

Applicant/Contact Information

Applicant Name					Anna L. Talkinen				
Applicant Address		Street address			City		State	Zip	
		14503 Bowers Dr NW			Ramsey		MN	55303	
Home Phone Number (763) 427-1949				Cell Work Phone Number (763) 486-8073					
Email Address				Annie@ties2.net					
Name of Business (if applicable)				Fax Number ()					
Business Address (if applicable)									
Business Phone Number					Business Fax Number				

Proposed site (subject property) of Variance

Address		14503 Bowers Dr NW Ramsey MN 55303							
PIN		30-32-25-41-0013							
Legal Description		govt. lot 2							
		14503 Bowers Dr NW							
		(circle one)							
Zoning		<input checked="" type="radio"/> R-1 / <input type="radio"/> R-2 / <input type="radio"/> R-3 / <input type="radio"/> B-1 / <input type="radio"/> B-2 / <input type="radio"/> E-1 / <input type="radio"/> E-2 / <input type="radio"/> TC other _____							

Property Owner Contact Information

(if different from applicant's information)

Name									
Address		Street Address			City		State	Zip	
Phone Number		Home phone number ()			Work phone number ()				

Please provide a detailed description of your request
and attach a copy of your property layout (if applicable)

re-divide lot into the original two lots
that existed prior to 1991.
see attached letter for more detailed
information, as well as sketches

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the
opportunity to obtain information about your request.

I understand that the application fee is non-refundable. All costs associated with the processing of this
application are the responsibility of the applicant whether this application is approved or denied. Any excess of
escrow account deposits over expenditures will be refunded at the time of account closure. I also understand
that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable
regulatory agencies for this Land Use Application.

<i>Anna L. Jalkanen</i>	Aug 28, 2007		
Applicant Signature	Date	Co-Applicant Signature	Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned
property. Failure to prove ownership may void any agreements entered into by the City of Ramsey and I will be
held liable for any and all costs incurred by the City.

<i>Anna L. Jalkanen</i>	Aug 28, 2007		
Property Owner Signature	Date	Co-Property Owner Signature	Date

To be filled out by the City of Ramsey:

Application amount: 200.00
 Escrow Amount: 400.00
 Date Paid: 08/28/2007
 Cash Receipt: 195.93
 Date Received: 08/28/2007
 Escrow Number: 109831

14503 Bowers Drive Northwest
Ramsey, Minnesota 55303
August 24, 2007

City of Ramsey
Planning and Zoning
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Dear Planning Committee,

At some time in the future I am planning to sell my home on 14503 Bowers Drive and would like to split off a lot that had been combined into one lot about 1991. I would like to keep the second lot so as to have the option of building a house on that lot.

Accordingly, I am requesting that my lot on Bowers Drive be re-divided to its original description of two lots. The lot upon which the house at 14503 was built was registered as document 305016, book 773, page 183 and the second lot was document 372807, recorded in book 985, page 302. The Attachment listed as "Exhibit A" was used about 1991 to combine the two lots. The first paragraph is the legal description for the lot with house at 14503 Bowers Drive, and the second paragraph was for the second lot.

In brief discussions with persons at the Ramsey City Hall, it was stated that the split lot would have to be buildable as demonstrated by having a house and two possible septic system locations fitting on the lot with the setbacks for front, side and rear lot lines.

Attached is a sketch to scale of the second lot showing where a modest sized house, garage and septic system options could be built. The sketch also has the various front, side and rear setbacks located along with the approximate location of an existing shop building. The existing structure is more than 10' but much less than 30' from lot lines. This structure was built about 1988 when the lot was separate and should have these dimensions showing on the building permit issued at that time. It is my understanding that there is a rear setback requirement of 30' and a side setback of 10'. I question whether the Easterly diagonal North-South property line shown as 305.92 feet long intersecting Bowers Drive is considered as rear line (30') or a side line (10'). Precedent for the existing structure at 10' from this line may establish that this line is not considered a rear line. If this is the case, then the house location is much more flexible.

Background:

- 1.) At the time Bowers drive was paved (about 1975), the assessment basis was on each "buildable lot. There was a determination by the city of Ramsey that the second lot was buildable and I was therefore required to pay for both lots.
- 2.) There is a question as to whether this is a rural or urban lot and what setbacks may apply. The plot of Bowers drive does not look like a rural plot and this lot should not be required to meet those size requirements.

Sincerely,

Anna L. Tolkinen
Tel 763 486 0873 (cell)

9/19

• NO variance needed -

BG has determined

MB a lot of record →

SO NO CONCERN about

Zoning / MUSA reqs.

Other than septic

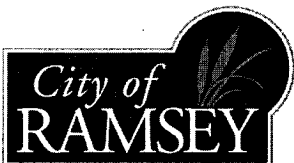
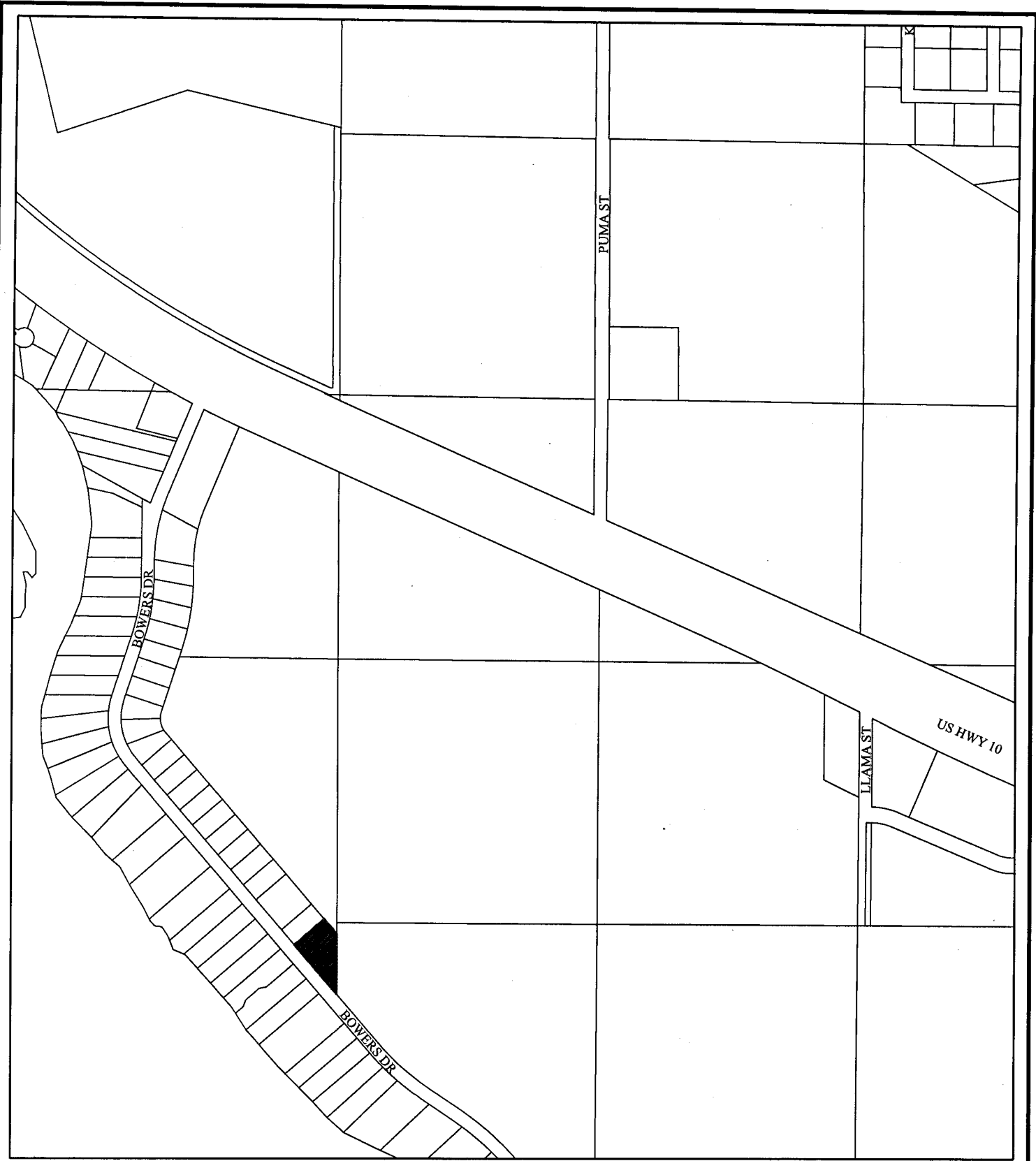
• Accessory bldg either

has to go before will

sign PIN form or



Need an escrow ag -

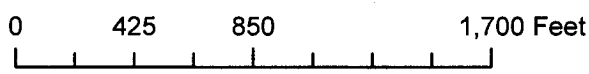
\$ + 1 year to remove



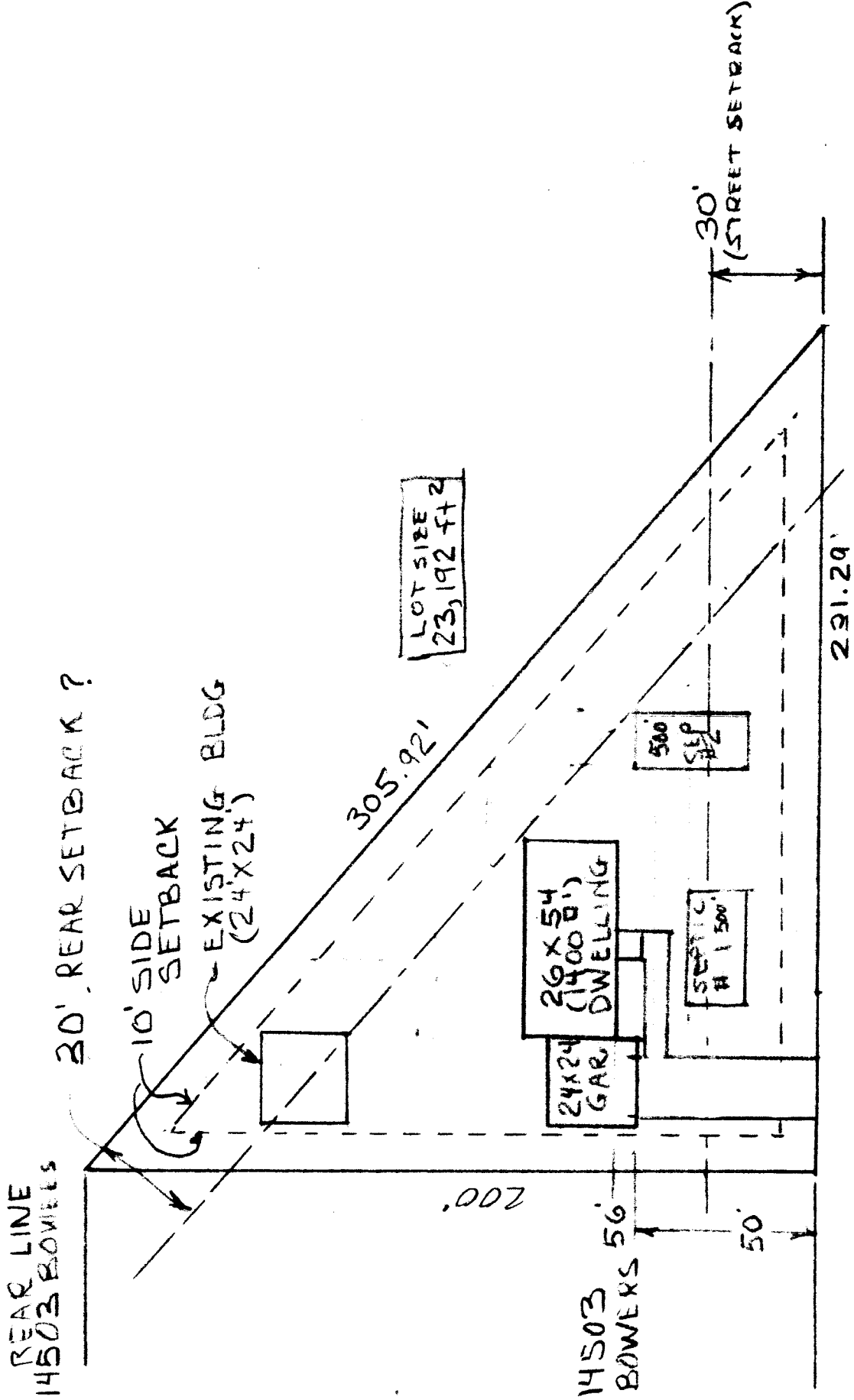
Anna Tolkinen
14503 Bowers Drive

Legend

-  Site
-  Parcels



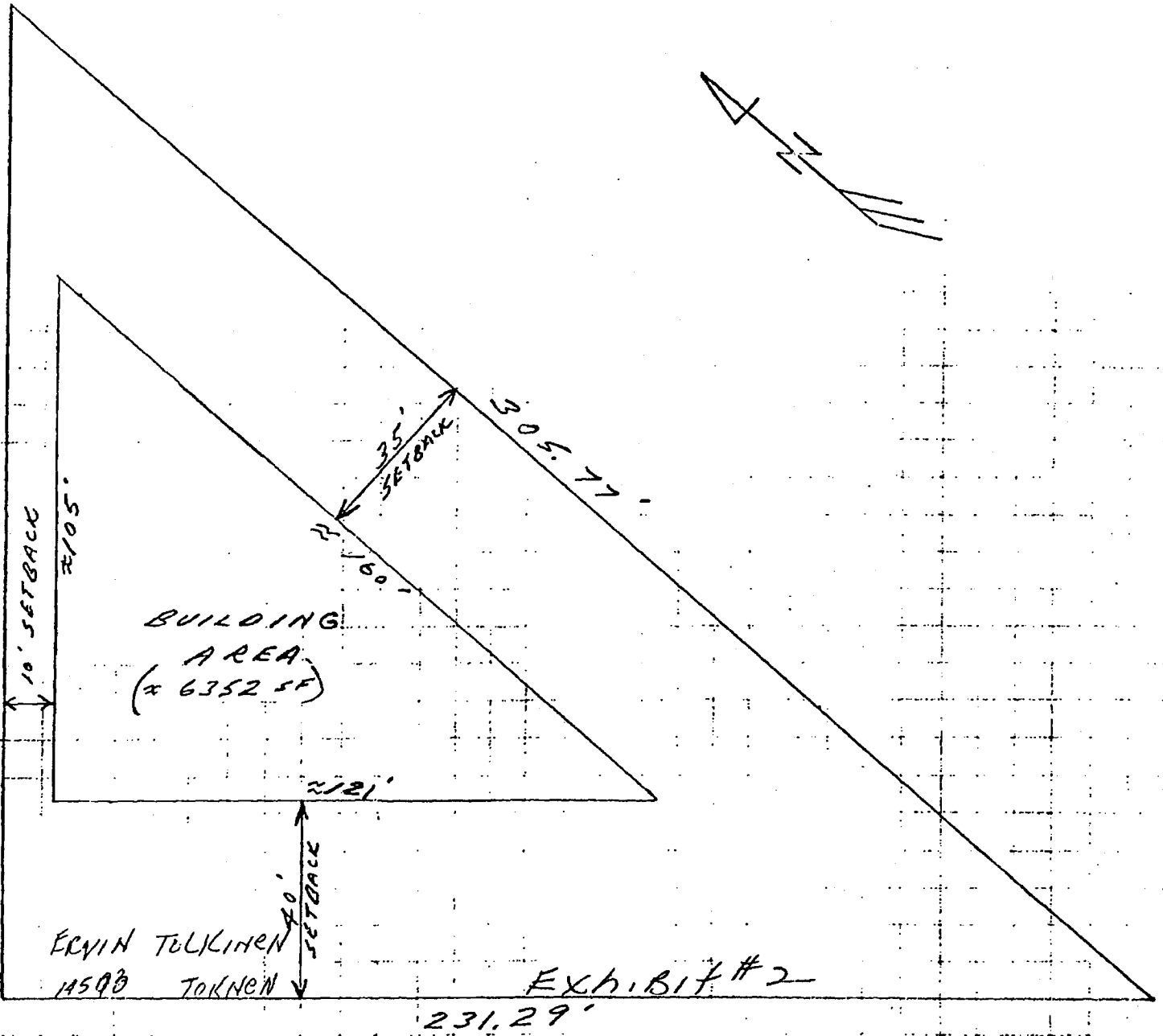
ANNA TOLKINEN REQUEST
FOR LOT REDIVISION @ 14503 BOWERS DRIVE



BOWERS DR. 100 FT
SCALE 1"=40'

PLANS MISSISSIPPI TOWNSHIP
DATE 10/11/10

SKETCH OF PARCEL 2150 WITH BUILDING SETBACKS



F BOWER'S DRIVE

SCALE 1" = 30'