

May 31, 2013

Michael and Diane Dahlberg
9321 169th Ave NW
Ramsey, MN 55303

Re: Conditional Use Permit request

Dear Mr. & Mrs. Dahlberg:

The City of Ramsey has received your application for a Conditional Use Permit to exceed allowable square footage for detached accessory buildings on the property located at 9321 169th Ave NW. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated May 31, 2013.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council. A copy of the Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, June 6th, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the Conditional Use Permit request will be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, June 25th, 2013, at 7:00 p.m. in the Council Chambers.

Please let me know if you have any questions or concerns. I can be reached at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator

Enclosures

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 16, 2013	PROJECT ADDRESS	9321 169 TH AVE NW
PROJECT TITLE	DAHLBERG CUP		
ESCROW #	113639		
DEPARTMENT:	Community Development		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We offer the following comments regarding your request for a conditional use permit:

General: The project proposal consists of removing two (2) existing detached accessory buildings and constructing one (1) larger detached accessory building that would be 3,072 square feet in size. The building would consist of steel wainscot on all four sides and includes three (3) overhead doors and one (1) service door. The property is about 2.21 acres in size and is zoned R-1 Residential (Rural Developing).

Accessory Building Size: Properties between 2 and 2.49 acres in size are eligible for up to 2,400 square feet of accessory building space, excluding attached garages. Exceeding the allowable square footage requires a conditional use permit.

Accessory Building Height: On properties two (2) acres or larger, detached accessory buildings shall not exceed twenty-two (22) feet in height, measured from the mean ground to mean gable. *At the time of Building Permit application, please confirm that the mean gable height of the building does not exceed twenty-two (22) feet.*

Number of Accessory Buildings: On properties between two (2) and 2.49 acres in size, a maximum of three (3) accessory buildings are permitted. The application indicates that there are two existing detached accessory buildings on the property that will be removed prior to construction of the proposed building. There are no other accessory buildings on the property.

Setbacks: The property is a corner lot and thus is considered to have to front yards for the purposes of determining setbacks. The required front and side corner (second front yard) setback is forty (40) feet while the required rear yard setback is a minimum of five (5) feet. The proposed building location would comply with all required setbacks from property lines and from the well and septic system on the property.

Architectural and Exterior Finish Requirements: On parcels two (2) acres or larger, the exterior finish of detached accessory buildings shall have the same general design and materials as the home or have color compatible metal panels. All detached accessory buildings shall have soffit, fascia and eave overhangs to match the home. The proposed building plans indicate a twelve (12) inch overhang on all four (4) sides along with solid steel soffits. *At the time of Building Permit application, please confirm or revise building plans to indicate that fascia will be included on all sides of the building.*

Driveway Requirement: A driveway is required for all doorway openings that are eight (8) feet wide by seven (7) feet tall or greater. All three (3) doorway openings exceed that size threshold and thus, each door should have a drive-lane leading to it. However, in the R-1 Residential (Rural Developing) zoning

district, properties are allowed a maximum of two (2) driveways. *It appears that there are already two (2) existing driveways for this property. The drive-lanes to the new building will need to either tie in to one of the existing driveways or one of the two existing driveways will need to be removed and a new driveway installed that provides access to each of the three (3) overhead doors. Driveway surface shall consist of class V gravel, asphalt or concrete. If gravel is used, it should be to a depth of at least two (2) inches.*

Accessory Apartments: Detached accessory buildings shall not contain complete independent living facilities (accessory apartments), which would include permanent provisions for living, sleeping, eating, and sanitation. It does not appear that the proposed building includes complete independent living facilities.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5/30/13	PROJECT ADDRESS	7820 RIVERDALE DRIVE NW
PROJECT. TITLE	Case of Michael and Diane Dahlberg		
ESCROW #	113639		
DEPARTMENT:	Building		
TECHNICAL REVIEWER:	Name: Lee Gladitsch Phone: 763-433-9849 Email: inspectron@ci.ramsey.mn.us		

We offer the following comments regarding your request for an extension to an interim use permit:

General: Accessory building location on lot meets building code minimum setbacks, also well and septic are not affected by proposed building. Building department has no technical issues with request.