

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

DATE	JULY 26, 2013	PROJECT ADDRESS	6341 167 TH AVE NW
PROJECT TITLE	PATHWAYS COMMUNITY CHURCH CUP		
ESCROW #	113724		
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 constructing an accessory building attached to the principal building via an enclosed walkway. Religious institutions are a conditional use in the R-1 Residential zoning district and expansion of conditional uses requires an amended conditional use permit. The proposed accessory building will be used for storage purposes, will be 1,344 square feet in size, and includes one (1) overhead door. The property is about 11.6 acres in size and is zoned R-1 Residential (Rural Developing).

Accessory Building Size: Properties that are at least ten (10) acres but less than twenty (20) acres are eligible for up to 6,000 square feet of accessory building space. The proposed accessory building will be 1,344 square feet, well below the allowable square footage.

Accessory Building Height: Attached accessory buildings shall not exceed the height of the principal structure. The proposed accessory building will have twelve (12) foot tall sidewalls and will not exceed the height of the principal (church) building.

Number of Accessory Buildings: On properties at least ten (10) acres but less than twenty (20) acres, a maximum of six (6) accessory buildings are permitted. There had been a small (12' x 16') shed on the property that has been or is in the process of being removed. The only other buildings on the property are the church and the parsonage (approved by conditional use permit in 1992). There are no other accessory buildings on the property.

Setbacks: The proposed accessory building appears to comply with all required setbacks.

Architectural and Exterior Finish Requirements: The proposed accessory building will have hardboard lap siding painted to blend with the principal building and asphalt shingles, both of which are acceptable. The proposed building includes soffit, fascia and eave overhangs to match the principal building as well.

Driveway Requirement: A driveway is required for all doorway openings that are eight (8) feet wide by seven (7) feet tall or greater. The overhead doorway opening exceeds that size threshold and thus, should have a drive-lane leading to it. A drive-lane can be extended from the existing driveway to the proposed accessory building. *Please verify with City Staff what the driveway/drive-lane details are to ensure compliance with City Code.*

Building Permit: Prior to commencement of construction, a building permit must be secured. Where the enclosed walkway connects with the principal building, certain fire safety modifications will be necessary. Please coordinate these details with the Building Division as part of the building permit review process.