

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #13-06-100

RESOLUTION ADOPTING FINDINGS OF FACT #0913 RELATING TO A REQUEST FOR A VARIANCE TO FRONT YARD SETBACK REQUIREMENTS

WHEREAS, Sharp & Associates, LLC., hereinafter referred to as “Applicant,” has properly applied for a variance from Sec. 117-116 (e) (1) of the Ramsey City Code to construct an addition to the existing building that will encroach on the front yard setback on the property generally known as 6815 McKinley Street NW and legally described as follows:

Lot 1, Block 1, Ebony Addition, Anoka County, Minnesota

and

Lot 1A, Block 1, Ebony Addition, Anoka County, Minnesota.

(the "Subject Property")

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

That the Planning Commission conducted a public hearing pursuant to Sec. 117-53 of the Ramsey City Code on June 6, 2013, 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.

1. That the Subject Property is zoned E-2 Employment District and is approximately 4.08 acres in size.
2. That the Subject Property is surrounded by E-2 Employment District zoning developed with businesses.
3. That Sec. 117-116 (e) (1) (E-2 Employment District) requires a thirty-five (35) foot front yard setback.
4. That the Subject Property is a corner lot and thus has two (2) front yards, one along each public street.
5. That the Applicant is proposing to enlarge an existing building that will have an encroachment of thirteen (13) feet on the southwest corner of the building addition to the front yard setback.
6. That the Subject Property is an irregularly shaped triangular lot that is narrower in the west and wider in the east, with the existing building set parallel to the front yard setback along Ebony Street.
7. That the Subject Property can accommodate the 11,689 square foot addition, but to remain consistent with the existing building design, a portion of the southwest corner of the

addition will encroach on the required front yard setback. Only this corner encroaches into the setback (a total of 585 square feet of building area).

8. That the variance requested is the minimum variance, which would alleviate the hardship.
9. That the variance is in harmony with the purposes and intent of the ordinance due to the circumstances of the irregular shape of the Subject Property that is unique to the property.
10. That if granted, the variance will not permit a use that is prohibited in the E-2 Employment District.
11. That if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
12. That if granted, the variance will/will not unreasonably increase the congestion in the public street.
13. That if granted, the variance will/will not increase the danger of fire or endanger the public safety.
14. That if granted, the variance will/will not unreasonably diminish property values in the neighborhood.
15. That if granted, the variance will/will not violate the intent of the Comprehensive Plan.
16. That, if granted, the variance will/will not grant the Applicant any special privileges that is denied to other owners of land in the same district.

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

and the following voted against:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 6th day of June, 2013.

Chairperson

ATTEST:

City Clerk