

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

DATE	AUGUST 29, 2013	PROJECT ADDRESS	5565 164 TH AVE NW
PROJECT. TITLE	MATT'S PLUMBING SOLUTIONS HOP		
ESCROW #	113775		
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 home occupation permit:

General: The request is for a home occupation permit to operate Matt's Plumbing Solutions from the property located at 5565 164th Ave NW (the "Subject Property"). The business has three (3) non-resident employees; however, only one (1) of them works on the Subject Property, the other two (2) work at the various job sites and only come to the Subject Property three (3) times per week to drop off and/or pick up paperwork. The business is operated in an existing, detached accessory building. A second detached accessory building is used to store materials related to the home occupation. The property is about 2.92 acres in size and is zoned R-1 Residential (Rural Developing).

Home Occupation Residency and Location: The owner of the home occupation does occupy the dwelling unit on the site of the home occupation. The home occupation is conducted in a detached accessory structure and various materials related to the home occupation are stored in a secondary detached accessory structure. There is an attached garage that provides at least 400 square feet of garage space for the primary residential use.

Exterior Evidence of Home Occupation: There shall not be any exterior evidence of the existence of the home occupation including displays, exterior storage of home occupation equipment, materials, supplies, inventory or merchandise, unless in accordance with City Code Section 117-355 (Residential Development Off-Street Parking). Nor shall there be any interior or exterior business signs or displays unless in accordance with Article II, Division 8 (Signs) of the Ramsey City Code. *There are multiple pieces of commercial equipment and motor vehicles that are presently stored outside on the property (see off-street parking paragraph for more information). A small ground sign advertising the business has been removed from the Subject Property.*

Vehicular Traffic: The home occupation shall not generate excessive vehicular traffic (including customers, employees, deliveries, etc.) in the residential neighborhood, which means not more than two (2) vehicle trips per hour per standard eight (8) hour business day or sixteen (16) vehicle trips within a twenty-four (24) hour period. It appears that the vehicle trips related to the home occupation would not exceed this threshold.

Fire Hazard/Nuisance: The home occupation shall not constitute a fire hazard to neighboring residences or be a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances. *While the home occupation does not appear to constitute a fire hazard to neighboring*

residences, concerns have been raised about noise levels resulting from the home occupation. Two specific concerns are related to the beeping sound from a truck(s) backing up and also from sawing/cutting of pipes. It is Staff's understanding the beeping alarm has been disarmed on the commercial vehicle. However, if there is any work related to the home occupation (aside from office/administrative work) being conducted on site, such as prepping of materials (cutting pipe to necessary lengths, etc.), that must be summarized in writing for review and consideration. Additionally, all activities on site, whether related to the home occupation or not, shall be in compliance with Chapter 30 (Nuisances) of City Code, including sound levels.

Type of Home Occupation: The home occupation does not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale.

Off-Street Parking: On properties at least two (2) acres in size but less than five (5) acres, a maximum of eight (8) items are allowed to be stored outside. This includes both private use and commercial vehicles and equipment. *As of August 27, 2013, there were at least fourteen (14) items stored outside on the property. Staff has received a list of items that will be removed from the property no later than September 6, 2013, which would bring the Subject Property into compliance with this requirement.*

All commercial use vehicles and equipment are required to be stored in the side or rear yard of a property and shall be screened at ground level view from public right-of-ways and adjacent properties to a degree of fifty percent (50%). *There were at least two commercially used items (trailer and f450 truck) that were stored on a class V driveway/parking pad that was located in the front yard of the Subject Property. All commercial vehicles and equipment must be repositioned such that they are in the side or rear yard of the property. It is Staff's understanding that you are proposing to install a privacy fence from the front corner of the attached garage to the side property line to provide additional screening. All vehicles and equipment, whether related to the home occupation or not, shall be parked at least fifteen (15) feet from the side or rear lot lines. These corrections shall be completed no later than thirty (30) days after City Council takes action on your request for a home occupation permit.*

Accessory Buildings: The home occupation is currently operating out of an existing detached accessory building. Additionally, there is a secondary detached, Quonset style accessory building that is used for storage of business related materials. It appears that there may have been an addition to the detached accessory building completed without the issuance of a Building Permit and there is no Building Permit on file for the Quonset style accessory building. *Use of a detached accessory building for a home occupation is permissible. However, either Building Permits must be secured both for the addition that was done to rear of the primary detached accessory building as well as for the Quonset style detached accessory building or both must be removed from the Subject Property.*

Driveway and Proposed Fence: There are currently two (2) existing driveways serving access to the Subject Property. The primary driveway, which consists of asphalt and an expansion that consists of class V gravel, serves the attached garage as well as the primary detached accessory building. The secondary driveway consists of class V gravel and was recently installed without the issuance of a Zoning Permit. *While it appears that the secondary driveway and expansion of the primary driveway may comply with zoning standards, a Zoning Permit is required and must be obtained. Additionally, you have stated that a privacy fence would be installed to provide some additional screening of commercial vehicles and equipment. Please note that a Zoning Permit would also be required for that work.*