

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #13-11-**

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

**WHEREAS**, Samuel and Andrea Diehl, hereinafter referred to as “Applicant,” has properly applied for a variance to allow a private well and septic system on the property generally known as 6405 Green Valley Road NW and legally described as follows:

Lot 4, Block 1, Valley View Estates, 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 R-1 Residential (MUSA) District and is approximately 4.08 acres in size.
2. That the Subject Property is surrounded by R-1 Residential (MUSA) District zoning developed with businesses.
3. That Sec. 117-111 requires that properties within the R-1 Residential (MUSA) District connect to City sanitary sewer and water systems.
4. That City sanitary sewer and water systems are not in close proximity to the Subject Property.
5. That the variance requested is the minimum variance, which would alleviate the practical difficulty.
6. That the variance is in harmony with the purposes and intent of the ordinance due to the circumstances of availability of City sanitary sewer and water.
7. That if granted, the variance will not permit a use that is prohibited in the R-1 Residential District.
8. That if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
9. That if granted, the variance will/will not unreasonably increase the congestion in the public street.

10. That if granted, the variance will/will not increase the danger of fire or endanger the public safety.
11. That if granted, the variance will/will not unreasonably diminish property values in the neighborhood.
12. That if granted, the variance will/will not violate the intent of the Comprehensive Plan.
13. 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 7<sup>th</sup> day of November, 2013.

\_\_\_\_\_  
Chairperson

**ATTEST:**

\_\_\_\_\_  
City Clerk