

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

RESOLUTION #15-02-031

RESOLUTION ADOPTING FINDINGS OF FACT #0940 RELATING TO A REQUEST FROM 21ST CENTURY BANK FOR A VARIANCE TO THE FRONT YARD SETBACK REQUIREMENT.

WHEREAS, 21st Century Bank, hereinafter referred to as “Applicant,” has properly applied for a variance to the front yard setback requirement established in Section 117-111 (R-1 Residential District) of the Ramsey City Code on the property generally known as 16877 Feldspar Street NW and legally described as follows:

Outlot F, Brookfield First Addition, Anoka County, Minnesota

Or upon recording

Lot 1, Block 1, Brookfield 5th 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:

1. That the Applicant submitted an application for a variance on January 15, 2015.
2. That the Applicants appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on February 5, 2015, 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.
3. That the Subject Property is zoned R-1 Residential (MUSA) and is approximately 10,800 square feet in size.
4. That the Subject Property is surrounded by properties also zoned R-1 Residential (MUSA).
5. That Section 117-111 (d) of the Ramsey City Code establishes a front yard setback of thirty (30) feet from the right-of-way of public roads for properties within the Metropolitan Urban Service Area (MUSA).
6. That the Subject Property received preliminary and final plat approval on January 27, 2015 and consists of one (1) urban single family residential lot served by municipal sewer and water.
7. That the Feldspar Street cul-de-sac bulb was designed in such a way that the majority of the bulb lies east of the north/south stretch of Feldspar Street.

8. That the existing configuration of the cul-de-sac bulb causes the placement of a home on the Subject Property that meets the minimum required setback to be located entirely east of the rear wall of the existing home to the north, likely resulting in a partial loss of privacy for the adjacent property owner.
9. That the Applicant is requesting the setback to better align a new home on the Subject Property with the existing home to the north and to provide more usable (not encumbered with easement) rear yard space on the Subject Property.
10. That the design of the Feldspar Street cul-de-sac bulb creating the practical difficulty was not the result of actions by the Applicant.
11. That the plight is/is not due to circumstances unique to the Subject Property.
12. That the plight was/was not created by the Applicant.
13. That, if granted, the Variance will/will not alter the locality's essential character.
14. That, if granted, the Variance will/will not impair an adequate supply of light and air to adjacent property.
15. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
16. That, if granted, the variance will/will not increase the congestion on the public street.
17. That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.
18. That, if granted, the Variance will/will not permit standards that are lower than those required by state law.
19. That, if granted, the variance will/will not diminish established property values within the neighborhood.
20. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicants.
21. That, if granted, the variance will/will not grant the Applicants any special privilege that is denied to the owners of other 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 the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 5th day of February, 2015.

Chairperson

ATTEST:

City Clerk