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

RESOLUTION #15-05-113

RESOLUTION ADOPTING FINDINGS OF FACT #0945 RELATING TO A REQUEST FROM ALLEN AND ALYCIA SKOGQUIST FOR A VARIANCE TO THE MAXIMUM ALLOWABLE HEIGHT FOR A DETACHED ACCESSORY BUILDING ON A PROPERTY LESS THAN TWO (2) ACRES IN SIZE

WHEREAS, Allen and Alycia Skogquist, hereinafter referred to as "Applicant," have properly applied for a variance from Section 117-349 (Accessory Uses and Buildings) of the Ramsey City Code regarding the allowable height for a detached accessory structure on the property generally known as 9491 Inverness Lane NW and legally described as follows:

> Lot 1, Block 1, Northfork Highlands Second Addition, Anoka County, Minnesota, subject to easement as shown on plat
>
> (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 appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on May 7, 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.

2. That the Subject Property is zoned PUD (Planned Unit Development) and is approximately 1.71 acres in size.

3. That the properties to the east, west, and south of the Subject Property are zoned PUD (Planned Unit Development) and the parcel to the north is zoned R-1 Residential (Rural Developing).

4. That the properties to the west and south of the Subject Property are a similar size; the parcel to the north is almost six (6) acres in size, and the parcel to the east is part of the Northfork Golf Course.

5. That City Code Section 117-349 (Accessory Uses and Buildings) states that on parcels less than two (2) acres in size, accessory buildings shall not exceed a mean gable height of sixteen (16) feet.

6. That the Applicant is proposing to construct a detached accessory building with a mean gable height of nineteen feet eight inches (19 ft. 8 in.).

7. That the Applicant has stated that they have a large motorhome and fish house with a rooftop air conditioner unit that require a minimum door height of twelve (12) feet.

8. That the Applicant has stated that the Northfork Architectural Committee requires the roof pitch of accessory buildings to match that of the home, which increases the height of the proposed detached accessory building due to the 8/12 roof pitch of the dwelling unit on the Subject Property.

9. That the proposed detached accessory building would be located in the northwest corner of the Subject Property, which is about six (6) feet lower than the grade where the dwelling unit is situated.

10. That the increased height of the proposed detached accessory building will be compatible with the principal building on the Subject Property due to the grade difference and the overall height of the principal building on the Subject Property.

11. That the proposed detached accessory building would comply with all required setbacks.

12. That the proposed detached accessory building would replace an existing, smaller, detached accessory building currently on the Subject Property.

13. That the detached accessory building would not exceed the allowable square footage for accessory buildings on the Subject Property.

14. That the exterior finish of the proposed detached accessory building would match that of the dwelling unit on the Subject Property.

15. That the owner of the parcel west of the Subject Property, adjacent to the proposed location of the detached accessory building, has stated that he supports the request for the additional height.

16. That the parcel north of the Subject Property would be eligible for an accessory building with a mean gable height of twenty-two (22) feet based on its size.

17. That the parcel to the east of the Subject Property is part of a Golf Course, not another residential parcel.

18. That economic circumstances alone do not create the practical difficulties.

19. That the plight is/is not due to circumstances unique to the Subject Property.

20. That the plight was/was not created by the Applicant.

21. That, if granted, the variance will/will not alter the locality's essential character.

22. That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.

23. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.

24. That, if granted, the variance will/will not unreasonably increase the congestion on the public street.

25. 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.

26. That, if granted, the variance will/will not diminish established property values within the neighborhood.

27. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.

28. That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.

29. That, if granted, the variance will/will not grant the Applicant 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 7th day of May, 2015.

_____
Chairperson

ATTEST:

_____
City Clerk