

October 7, 2015

To: Ramsey Planning Commission

From: Rick and Holly Newland, 16821 Wolverine Ct. NW, Ramsey, MN

Re: Variance request to front yard setbacks to allow for accessory structure, 16841 Wolverine Ct NW (a.k.a Lot 6, Block 31, Hunters Ridge, Anoka County, Minnesota).

To Whom It May Concern:

We, Rick and Holly Newland, object to the above referenced code variance request, find the proposed building is unnecessarily obtrusive and draw your attention to the fact that there are other reasonable alternatives on the property that allow for a structure of this size to be built.

Facts and Perspectives

Proposed building is 1600+ square feet with the building projecting in front of existing homes. The characteristic of Hunters Ridge development is that accessory buildings of this magnitude are built on the back of residences property. This maintains as much open space between buildings as possible, a benefit we all enjoy in this subdivision. In looking at the aerial view of Hunters Ridge, it can be noted that there are no other structures of this size with the problems created by this structure.

The proposed building has enough square feet to hold six full size cars. We are concerned that this is a commercial business in development. There are only 2 people living in the home, no children at home, and no recreational vehicles. They already have one accessory building on their property in addition to their existing two car garage attached to their home.

Objection to Variance

We object to this variance because adherence to the code properly maintains the sight lines, overall appearance and intended orderly development and value of these properties.

Building is Unnecessarily Obtrusive

The distance between our residences is currently 100.5 feet from the bedroom side of our home. Proposed building and variance request shortens that distance to 45 feet. There is ample space to build a building of this size on the back of their property, with proper access, which would be 420 feet from our bedroom. We do not object to such a building in this more distant location.

Other Reasonable Alternatives

Most other residents living in Hunter's Ridge have built similar buildings of a smaller size and are almost all built on the back of their properties where maximum open space between buildings is maintained. This is a very desirable practice that has multiple benefits to all who live here. There is more than adequate space available on the back half of the subject property and with reasonable access. Locations different from the one proposed also take into consideration favorable alternatives and requirements for adequate septic/drain field areas.

Post Script

Another concern is the patent dishonesty of the applicant's filing. The filing indicates that we have "no objection" to the proposed building. This written statement was made to the City of Ramsey

before we had any knowledge of the project whatsoever and was never made. This subterfuge brings into question the real intention of this project. We speculate as to the true purpose of this building and wonder if it is intended to be a commercial enterprise. We have no objection to the development of a commercial enterprise, just not crammed between the two homes reducing the open feel of our surroundings and where it is in close in proximity to our bedroom.

Summary:

- We ask that the code be maintained as written.
- We ask that you take into consideration the very obtrusive and objectionable nature of the proposed location.
- We ask that you promote an alternative location for this structure that maintains the desirable esthetic nature of Hunter's Ridge.

Thank you for your consideration in this matter.

Sincerely,

Rick & Holly Newland