

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

<b>DATE</b>	MARCH 29, 2017	<b>PROJECT ADDRESS</b>	15329 ZUNI CT
<b>PROJECT. TITLE</b>	ROEDER VARIANCE		
<b>ESCROW #</b>	115602		
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: <a href="mailto:llinton@ci.ramsey.mn.us">llinton@ci.ramsey.mn.us</a>		

The Engineering Department offers the following comments regarding the Roeder Variance Application. The submittal consists of 1 sheet prepared by the applicant.

**Observations:**

The lot was platted as part of Highlands at River Park 4<sup>th</sup> Addition. Zuni Ct runs along the west property line of the lot. The cul-de-sac bulb forms the northwest corner of the lot. The lot is graded as a walk out lot with grades falling from west to east across the lot. The only flat area on the lot outside of the building foot print is in the northwest corner of the lot. This falls within the building setback area from the cul-de-sac. The applicant is requesting a variance to allow a shed to remain in this location.

Engineering can support the variance request if the Planning Commission feels the variance is justified. Engineering can also support the easement encroachment agreement on the same basis.