

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

RESOLUTION #17-04-081

RESOLUTION ADOPTING FINDINGS OF FACT #0979 RELATING TO A REQUEST FROM STEVE AND CHRISTINE ROEDER FOR A VARIANCE TO THE SIDE CORNER YARD SETBACK REQUIREMENT.

WHEREAS, Steve and Christine Roeder, hereinafter referred to as “Applicant,” has properly applied for a variance to the side corner yard setback requirement established in Section 117-111 (R-1 Residential District) of the Ramsey City Code on the property generally known as 15359 Zuni Ct. NW and legally described as follows:

Lot 9, Block 1, Highlands at River Park 4th 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 February 16, 2017.
2. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on April 6, 2017 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 14,810 square feet (0.34 acres) in size.
4. That the Subject Property is surrounded by properties also zoned R-1 Residential (MUSA).
5. That the Subject Property is guided as Low Density Residential on the Future Land Use Map as are the surrounding properties.
6. That the Subject Property is within the Highlands at River Park, 4th Addition subdivision, which plat was recorded in 2004.
7. That Section 117-111 (d) of the Ramsey City Code establishes a corner side yard setback of thirty (30) feet from the right-of-way of public roads for accessory structures on properties within the R-1 Residential (MUSA) District.
8. That the Applicant is requesting a six (6) foot setback from due to the irregular shape and layout of the Subject Property.

9. That the standard side yard setback for accessory buildings in the R-1 (MUSA) district is six (6) feet.
10. That the accessory structure has already been constructed within the required corner side yard setback.
11. That the property has public right-of-way on three sides of the property severely inhibiting the amount of buildable area on the lot.
12. That there is a six (6) foot privacy fence in place that screens the majority of the accessory structure from view.
13. That the plight is/is not due to circumstances unique to the Subject Property.
14. That the plight was/was not created by the Applicant.
15. That, if granted, the Variance will/will not alter the locality's essential character.
16. That, if granted, the Variance will/will not impair an adequate supply of light and air to adjacent property.
17. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
18. That, if granted, the variance will/will not increase the congestion on the public street.
19. 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.
20. That, if granted, the Variance will/will not permit standards that are lower than those required by state law.
21. That, if granted, the variance will/will not diminish established property values within the neighborhood.
22. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicants.
23. 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 6th day of April, 2017.

Chairperson

ATTEST:

City Clerk