

Commissioner Van Scoy introduced the following resolution and moved for its adoption:

**RESOLUTION #16-12-218**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO LOT DEPTH FOR LOT 2-15 BLOCK 1-3 OF WOODLANDS 4<sup>TH</sup> ADDITION AND DECLARING TERMS OF SAME.**

**WHEREAS**, Lennar Corporation, hereinafter referred to as “Applicant”, properly applied for a variance from the lot depth standard prescribed in Section 117-614, Subd. (h)(11) on portions of the property legally described as follows:

Outlot B, Woodlands Addition, Anoka County, Minnesota; and

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

-or upon recording-

Lot 15, Block 3 Woodlands 4<sup>th</sup> Addition

(the "Subject Property"); and

**WHEREAS**, the Planning Commission met on December 1, 2016, conducted the public hearing and adopted Findings of Fact #0973 relating to the request for a variance from the maximum cul-de-sac length on the Subject Property.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA**, as follows

1. Based on Findings of Fact #0970, a variance to the lot depth standards, as established in Section 117-614, Subd. (h)(11) of the Ramsey City Code, is hereby granted/denied for the **Subject Property**.

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2. The variance allows/denies for a parcel that does not meet the requirement of 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.
3. No construction of any building shall commence without the issuance of a building permit.
4. The **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this variance if approved.
5. This variance, if approved, shall automatically become null and void if it is not initiated within twelve (12) months of the date of approval, unless an extension is granted at the written request of the **Permittee**. Approval of the plat of Woodlands 4<sup>th</sup> Addition shall be considered as initiation of the variance.

The motion for the adoption of the foregoing resolution was duly seconded by Nosan and upon vote being taken thereon, the following voted in favor thereof:

Chairperson Bauer  
Commissioner Van Scoy  
Commissioner Nosan  
Commissioner Surma

and the following voted against the same:

Commissioner Anderson  
Commissioner Brauer

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 1<sup>st</sup> day of December, 2016.

**PERMITTEE**

Lennar Corporation, hereby acknowledges receipt of this variance and that they have reviewed the terms of the variance and have agreed that they will comply with the terms of the variance.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of Lennar Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public

