

City of Ramsey
Attn: Tim Gladhill, Community Development Director
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Gladhill:

I am requesting for the Planning Commission to consider the attached floor plan through the appeal process as compliant with The COR Design Framework and a nearly identical front elevation approved several times in this neighborhood. We would anticipate putting this home on up to 4 lots, specifically those lots best suited for this style given the lowest floor elevations we are contending with.

I feel the proposed floor plan meets the definition of a covered front porch because it meets the required dimensions stated in the design criteria, excluding a 4' walkway in front of the door pathway. Overall the covered front porch area is roughly 96SF and is no different than other plans that have been approved for me in The COR before. We have been told several times that split entry plans do not meet the requirements yet we find no such language in the Design Framework and believe this to be arbitrarily applied based on staff preference.

Additionally, we would ask that the \$250 appeal fee be refunded in the event the plan is approved given this near identical front elevation has been approved before, and on a 2/10/17 email it was suggested it could be allowed to proceed without the fee to start and let the planning commission and city council decide if the fee was required.

Sincerely,

Tom Purmort
Purmort Homes, Inc.

REVISIONS	BY
XXXX	XX

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 ARCHITECTURAL DESIGN AND DRAFTING, INC.
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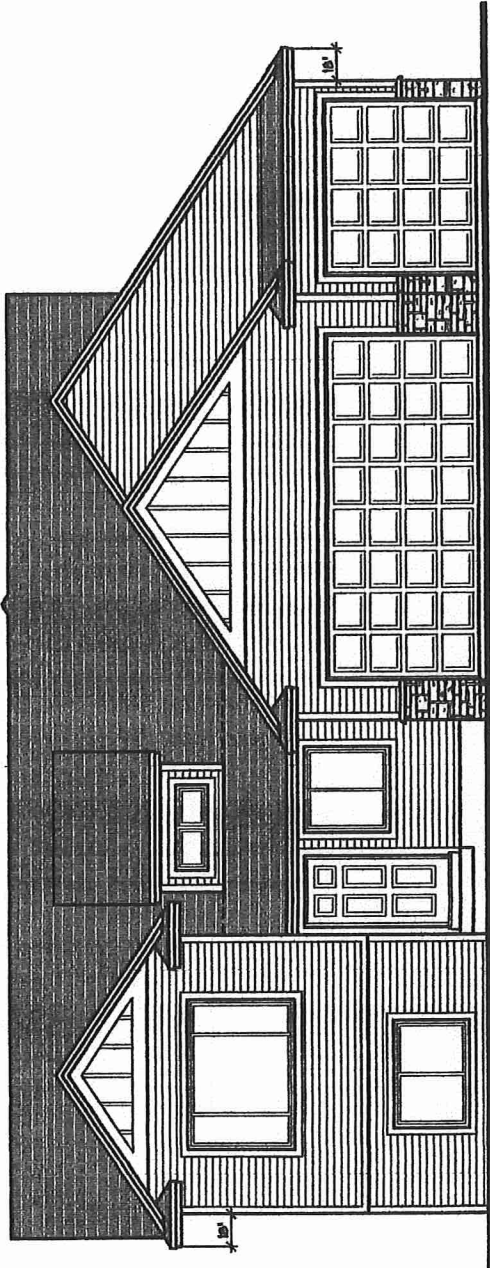
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BUILT BY:

SHEET	1
OF	X
DATE	11/06/2016
SCALE	AS NOTED
PROJECT	11000 UNIVERSITY AVENUE, SUITE 100, MINNETONKA, MN 55369
DRAWN	XX
CHECKED	XX
DATE	11/06/2016

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	RISER	TOP OF R.C.
BASEMENT	6'-1 1/8"	6'-10 1/2"
MAIN LEVEL	6'-1 1/8"	6'-10 1/2"

- SILVERLINE WINDOWS SPEC'D.
- MAINTENANCE FREE SCOFFS & FASCIA
- STONE VENEER WHERE SHOWN
- VINYL SIDING/CORNER TRIM (CTP)
- BOARD & BATTEN SIDING WHERE SHOWN
- 4" WINDOW/DOOR TRIM WHERE SHOWN



FRONT ELEVATION 1/4"=1'-0"
 DIS. SCOFF, MAIN LEVEL

PROJECT SCHEDULE

PROJECT IN	11/03/2016
PROJECT N	11/04/2016
PROJECT I	11/05/2016
PROJECT S	11/06/2016
PROJECT E	11/06/2016

