

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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|----------------------------|--|------------------------|------------------------------|
| DATE | AUGUST 29, 2017 | PROJECT ADDRESS | 6451 170 TH LN NW |
| PROJECT. TITLE | BONIFAS TWO-STORY ACCESSORY BUILDING CUP | | |
| ESCROW # | | | |
| DEPARTMENT: | Community Development: Planning Division | | |
| TECHNICAL REVIEWER: | Name: Eric Maass Phone: 763-576-4306 Email: EMaass@wsbeng.com | | |

Conditional Use Permit

We offer the following comments regarding the Conditional Use Permit (CUP) request at 6451 170th Lane NW for a two-story accessory building by Raymond and Linda Bonifas as it relates to the City's Zoning Code.

Staff provides the following comments for general review of applications:

Conditional Use Permit

In accordance with the R-1 Residential (Rural Developing) District standards, the submittal includes an application for a Conditional Use Permit for (CUP) which is required for a two-story accessory building on a parcel outside of the Municipal Urban Service Area (MUSA) and which the subject property is less than two acres in size.

Minnesota State Building Code classifies the bonus area in the roof of the structure as a second story as the measurement from floor to ceiling is 8' 1.5" constituting the requirement for a conditional use permit.

Exterior Finish

City Code Section 117-349(d)(6) outlines acceptable exterior wall finishes and indicates that the materials shall be generally consistent with the exterior finish of the principal building or finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry. The Applicant has indicated that the materials for the proposed structure will be brick, vinyl siding, and shakes that match the principal structure.

Dimensional Standards

| | Required by Code | Proposed by Applicant |
|-----------------------------------|-------------------------|------------------------------------|
| Height (Less than 2 acres) | 16 feet (mean gable) | 15 feet 11 1/8 inches (mean gable) |

| | | |
|----------------------|---|--|
| Front Setback | 40 feet (not in front of principal structure) | 80 feet (and behind principal structure) |
| Side Setback | 10 feet | 90 feet |
| Rear Setback | 5 feet | 128 feet |