

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

RESOLUTION #17-04-077

A RESOLUTION ADOPTING FINDINGS OF FACT #0980 RELATING TO A REQUEST FOR A VARIANCE TO LOT DEPTH FOR LOTS 1 AND 3, BLOCK 1 OF HOMESTEAD ROAD ADDITION.

WHEREAS, CTW Group, Inc., hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a variance to lot depth standards for development of portions of the property legally described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 32, Range 25, described as follows: Commencing at a point on south line of said Quarter Quarter 670.30 feet east of southwest corner thereof, thence north parallel with east line of said Quarter Quarter 758.10 feet, thence at a right angle west 222 feet to point of beginning thence northerly parallel with west line of aid Quarter Quarter 565.92 feet to north line of said Quarter Quarter, thence westerly along said north line, 448.21 feet to northwest corner thereof, thence southerly along said west line 799.89 feet to appoint on said wet line 523.3 feet north of said southwest corner, thence east parallel with said south line 386.9 feet, thence northeasterly 240.62 feet to point of beginning, except roads subject to easement of record, Anoka County, Minnesota

Or upon recording of the Final Plat

Lots 1 and 3 (exclusive), Block 1 Homestead Road Addition

(the "Subject Property");

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY PLANNING, as follows:

- 1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) 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.
- 2) That the Subject Property is zoned R-1 Residential (MUSA) and the Applicant has made proper application to the City to plat the Subject Property into three (3) single family residential lots.
- 3) That newly created lots are required to have a depth of 100 feet for a continuous width of sixty (60) feet that is not encumbered by wetland, wetland setback area, or floodway.
- 4) That the Applicant has applied for a variance to the lot depth standard for Lot 1, Block 1 and Lot 3, Block 1 of the proposed Homestead Road Addition.

- 5) That as part of the reconstruction of 166th Ave NW, the City installed five (5) sets of utility stubs to the Subject Property.
- 6) That the Applicant is only proposing three (3) lots to minimize deviations from the lot depth standard.
- 7) That the Environmental Policy Board reviewed the request at their March 20, 2017 meeting.
- 8) That the location of the existing dwelling on Lot 2 restricts the Applicant's ability to adjust lot lines to reduce or eliminate the encroachment into the sixty (60) foot by 100 foot buildable area box.
- 9) That both lots still meet the spirit and intent of the lot depth standard as they do have buildable area available to accommodate typical homeowner improvements, such as a deck and/or a detached accessory building.
- 10) That there are significant areas of wetland and floodway encumbering the Subject Property.
- 11) That there is additional buildable area beyond the 60'x100' area on each lot.
- 12) That economic circumstances alone do/do not create the practical difficulties.
- 13) That the plight is/is not due to circumstances unique to the Subject Property.
- 14) That the plight is not created by the Applicant.
- 15) That, if granted, the variance will not alter the locality's essential character.
- 16) That, if granted, the variance will not impair an adequate supply of light and air to adjacent property.
- 17) That, if granted, the variance will not have the effect of allowing a use that is prohibited in the applicable zoning district.
- 18) That, if granted, the variance will not unreasonably increase the congestion on the public street.
- 19) That, if granted, the variance 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 not diminish established property values within the neighborhood.
- 21) That, if granted, the variance requested is the minimum variance necessary to accomplish the intended purpose of the Applicant.

- 22) That the unique circumstances on the Subject Property do not result from the actions of the Applicant.
- 23) That, if granted, the variance will not grant the Applicant 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 Surma, and upon vote being taken thereon, the following voted in favor thereof:

Chairperson Bauer
Commissioner Anderson
Commissioner Surma
Commissioner Brauer
Commissioner Gengler
Commissioner Nosan

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Commissioner Van Scoy

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 6th day of April, 2017.

Chairperson

ATTEST:

City Clerk