

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

RESOLUTION #18-227

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO ALLOW AN ADDITION TO A DETACHED ACCESSORY BUILDING THAT WILL BE NEARER THE FRONT PROPERTY LINE THAN THE HOME ON THE PROPERTY GENERALLY KNOWN AS 17630 NOWTHEN BOULEVARD NW AND DECLARING TERMS OF SAME.

RECITALS

1. Richard Watson and Shirley Watson, husband and wife, hereinafter referred to as the “Permittee”, have properly applied for a Variance to allow a detached accessory building nearer the front property line than the home on the property located at 17630 Nowthen Blvd NW and legally described as follows:

That part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25 described as follows: Commencing at the northeast corner of said Quarter Quarter, thence west along north line thereof 830.2 feet to center line of CSAH No 5, thence south 41 ½ degrees east along said center line 546 feet to point of beginning, thence southwest with deflecting angle to right of 91 ½ degrees for 435.6 feet, thence north 41 ½ degrees west 200 feet, thence northeast parallel with first course 435.6 feet to said centerline, thence south 41 ½ degrees east along said center line 200 feet to point of beginning, except road subject to easement of record, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on November 1, 2018, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Subject Property is zoned R-1 Residential (MUSA) District and the surrounding parcels are also zoned R-1 Residential (MUSA), with the exception of the parcel to the northeast, which is zoned Public/Quasi-Public and contains a utility substation.
4. That the majority of the rear yard of the Subject Property, with the exception of a small area directly behind the home, is identified as General Floodplain, which essentially eliminates the Permittee’s ability to construct a new structure behind the home without a hydrological and hydraulic analysis to determine floodway and flood fringe boundaries.

5. That the Subject Property is approximately 1.70 acres in size and is eligible for a total of 2,400 square feet of accessory building space and a maximum of three (3) detached accessory buildings.
6. That there is not an attached garage on the Subject Property so the existing detached garage (728 square feet) serves as the primary garage.
7. That behind the home is an in-ground pool, pool equipment shed (128 square feet), screened-in porch (252 square feet), and small utility shed (120 square feet).
8. That the Permittee is proposing to enlarge the existing detached garage by adding on another 728 square feet (26' x 28' addition), making the overall size of the detached garage 1,456 square feet.
9. That the addition would result in 1,956 total square footage of accessory building space on the Subject Property, which is within the allowable threshold based on the size of the Subject Property.
10. That the addition to the detached garage would be approximately 100 feet from the front property line while the home on the Subject Property is about 130 feet from the front property line.
11. That the minimum required setback in the R-1 Residential (MUSA) district is thirty (30) feet and the proposed addition would not encroach on this minimum requirement.
12. That the proposed addition would have an exterior finish consisting of stucco and would include soffits, fascia and architectural shingles to match existing garage and house.

FINDINGS OF FACT

1. That the proposed use will/will not adversely impact traffic in the area.
2. That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use will/will not be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.
4. That the proposed use will/will not create additional requirements at public cost for public facilities and services.
5. That the proposed use will/will not be detrimental to the economic welfare of the community.

6. That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
8. That the proposed use will/will not be in accordance with the objectives of the intent of Section 117-53 (Variances) of the City Code.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the “Variance”) to maintain four (4) detached accessory buildings and construct a twenty-six foot by twenty-eight foot (26’ x 28’) addition (the “Addition”) to front of the existing detached garage that will be nearer the front property line than the home on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That there shall be no additional structures or additions constructed on the **Subject Property**, unless in accordance with City Code.
2. That the **Permittee** shall construct the **Addition** in accordance with all other provisions of City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).
3. That the **Permittee** agrees to construct the **Addition** as shown in **Exhibit 1**.
4. That the **Permittee** agrees that no part of the **Addition** or existing detached garage shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).
5. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Addition**, including a Building Permit.
8. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

**Exhibit 1
Site Plan**

