

July 11, 2019

City of Ramsey
Planning Department
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: 14877 Quintana Circle NW – Ramsey, MN 55303

To Whom It May Concern,

This request is for a variance to build a 14' x 12' deck with a 4' x 4' landing and a 10 riser stair system attached to the home located at 14877 Quintana Circle – Ramsey, MN 55303. We are requesting that the deck can be built in the location on the home as shown on the survey attached. (in red drawing) The deck will be framed with green treated cedar tone building material and finished with green treated cedar tone decking, green treated cedar tone railings and black aluminum spindles. Deck will be built by Myhers Construction, LLC. in compliance with the codes of the State of MN and City of Ramsey.

We (Cody Hoeft and Myhers Construction, LLC.) would like a variance for this project due to the layout of the existing structure on the lot, current easement requirements and lot shape. The northern most point of the house is currently 26.67 feet (1 – on attached survey) from the parallel lot line to the north. There is also a measurement on the survey that shows a diagonal length of 25 feet from the North East corner of the home to the most inward North East corner of the lot. (2 – on attached survey) The current requirements noted by the City of Ramsey Planning Department in communication delivered to Myhers Construction, LLC. through the Project Dox system states the following: “Decks are reviewed using the same criteria as accessory buildings. Per City Code, accessory structures must be at least thirty (30) feet away from the side property line on a corner lot. The property is on the corner of Quintana Circle NW and Rabbit Street NW. The application does not explicitly indicate the distance from the deck and the side property line closest to Rabbit Street NW, but appears to be somewhere between 26 feet and 28 feet (approximate). Revised site plans should show new location of deck at least 30 feet from side property line closest to Rabbit Street NW.”

The original plans that were submitted by Myhers Construction, LLC. on June 12, 2019 were drawn showing the deck encroaching the landscape easement on the North East irregular corner of the lot. At that time we were notified that the deck could not encroach the easement at any point. We then changed the deck plans and Myhers Construction resubmitted to the city on June 28, 2019. At this time the deck structure design was changed so the deck would not encroach any easements. On July 9, 2019 Myhers Construction was notified of the additional setback requirements 30 feet from the lot line closes to Rabbit Street.

The home that was built on the property has a patio door located on the North ¼ of the East side of the home, on the upper level. (Please see attached photo) We would like to access and use of the back yard from the back upper level of the home, however, due to the lot irregularities, the existing required setbacks cannot be achieved.

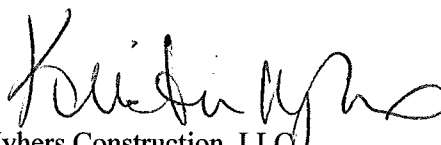
Please see additional photos and documentation attached.

We are requesting that this variance be granted due to the location of the home on the lot, location of the patio door on the home and lot irregularities.

Thank you,



Cody Hoeft



Myhers Construction, LLC
Kristina Myhers – Office Manager

Enclosures