

**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	JULY 15, 2019	<b>PROJECT ADDRESS</b>	14877 QUINTANA CIR NW
<b>PROJECT. TITLE</b>	CODY HOEFT SETBACK VARIANCE		
<b>ESCROW #</b>	117065		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Elliot Mohler Phone: 763-576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the request for a setback variance for an accessory structure (deck) submitted to the City of Ramsey by Cody Hoeft:

**General:** The applicant is proposing to construct a fourteen foot by twelve foot (14'x12') deck in the rear yard of the property generally referred to as 14877 Quintana Circle NW. The distance from the side property boundary is less than what is required by both City Code and the PUD as set by City Code. Because of this, a setback variance is required for the execution of a building permit.

The applicant is seeking a variance due to the practical difficulty caused by circumstances unique to the individual property under consideration. There is an awkward property boundary that does not allow for the applicant to construct a deck because it would not meet the setback requirements as set by City Code. It should be noted that this model of home is designed for the future addition of a deck, as can be seen by the inclusion of a sliding glass door on the upper level. The surrounding properties are all able to construct a deck attached to their rear yard that would meet all setback requirements set by City Code.

**Zoning:** The property is currently zoned PUD (Planned Unit Development). The surrounding properties to the north and south are also zoned PUD. The property to the east is zoned as E-3 Employment District, but the lot is currently vacant. An agreement between the City and the PUD set the minimum side yard setback for accessory structures to 25 feet rather than 30 feet.

**R-1 Residential (MUSA) Accessory Structure Setback Standards**

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Front Yard Setback	40 Feet	75 Feet (approximate)
Minimum Rear Yard Setback	5 Feet	42 Feet (approximate)
Minimum Side Yard Setback	6 Feet	N/A
Minimum Side Yard (Corner) Setback	25 Feet	14 Feet

**Floodplains:** There are no floodplains identified on the Subject Property.

**Wetlands:** There are no wetlands identified on the Subject Property.

**Streets and Access:** The Subject Property gains access off Quintana Circle NW. There is an existing driveway from the principle garage on the Subject Property to Quintana Circle NW.

**Easements:** There is a twenty (20) foot landscape easement present on the property as enacted by the current Home Owners Association.