

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

DATE	AUGUST 26, 2019	PROJECT ADDRESS	16158 NOWTHEN BLVD
PROJECT. TITLE	DAN SADLER LOCATION VARIANCE		
ESCROW #	117081		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Elliot Mohler Phone: 763-576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the request for a location variance for an accessory structure (detached garage) submitted to the City of Ramsey by Dan Sadler:

General: The applicant is proposing to construct a twenty foot by twenty-four foot (20'x24') detached accessory structure (garage) in the front yard of their property. The detached garage would be in front of the dwelling and located closer to the road in which the property gains access to.

The Property is impacted by a drainage pond on the southwest half and the location of the well and septic systems, and the drainage field, would cause a practical difficulty whereby the property owner could not construct a detached garage in the rear yard (see **Exhibits A and B**). Per City Code, the property is allowed up to 2,400 square feet of accessory structures. The applicant is only proposing a 480 square foot accessory structure.

City Code does not permit detached accessory structures in the front yard on properties that are less than two acres in size without a variance.

The Applicant states that there will be adequate tree cover to mask the presence of the garage from neighboring properties and the street.

Zoning: The Subject Property is zoned R-1 Residential (Rural Developing). All surrounding properties are zoned the same. A number of nearby properties have detached accessory buildings.

R-1 Residential (Rural Developing) Accessory Structure Setback Standards

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Front Yard Setback	40 Feet	70 Feet (approximate)
Minimum Rear Yard Setback	5 Feet	100+ Feet (approximate)
Minimum Side Yard Setback	10 Feet	15 Feet (approximate)
Minimum Side Yard (Corner) Setback	40 Feet	N/A

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

Wetlands: There are wetlands identified on the southeast half of the property (see **Exhibit A**). These wetlands are also where the property's drainage field is located. These wetlands make it difficult for the applicant to construct a detached garage in the side or rear yard. Therefore, the applicant has requested a

variance to construct a detached garage in the front yard. The proposed detached garage would be approximately sixty feet (60') from any observed wetland.

Streets and Access: The Subject Property gains access off Nowthen Blvd NW. There is an existing driveway from the principle garage on the Subject Property to Nowthen Blvd NW. It should be noted that Nowthen Blvd NW is a County Road.

Easements: There are no easements of concern.

Exhibit A:



Exhibit B:

