

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

RESOLUTION #19-210

**A RESOLUTION ISSUING A VARIANCE TO THE REQUIRED LOCATION TO
CONSTRUCT A DETACHED GARAGE IN THE FRONT YARD AT 16158 NOWTHEN
BLVD NW**

RECITALS

1. Daniel Sadler, hereinafter referred to as the “Permittee”, have properly applied for a variance to the City Code requirements for building location to construct a detached garage on the property generally known as 16158 Nowthen Blvd NW and legally described in Exhibit A (the “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 September 5, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporate by reference.
3. That the Subject Property is zoned R-1 Residential (Rural Developing) and the surrounding properties are zoned R-1 Residential (Rural Developing).
4. That the permitted locations for detached accessory buildings on properties less than two acres in size is in the rear or side yard of the property.
5. That the Permittee has proposed constructing a twenty foot by twenty-four foot (20’x24’) detached garage in the front yard of the Subject Property (the “Accessory Structure”).
6. That the detached garage is proposed to be in the front yard approximately 70 feet from the northeastern lot line off Nowthen Blvd NW.
7. That the property has significant wetlands on the eastern portion of the site.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use **will 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 not** change the essential character of the area.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
5. That the proposed use **will not** be detrimental to the economic welfare of the community.
6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use **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.

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 to the location requirements for 16158 Nowthen Blvd. NW to construct a detached garage contingent upon the following conditions:

CONDITIONS

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
3. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Accessory Structure**, including a Building Permit.
4. 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.
5. That this **Permit** shall be tied to the **Subject Property**.
6. That the **Permittee** agrees that no part of the **Accessory Structure** shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).
7. That the **Permittee** agrees that no part of the **Accessory Structure** shall be used for living space.
8. That the **Permittee** agrees that the detached garage will be constructed in accordance with the site plan that accompanied their application as shown in **Exhibit B**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 5th of September, 2019.

EXHIBIT A

THAT PART OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4, DESCRIBED AS FOLLOWS, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1326.92 FEET, THENCE SOUTHEASTERLY DEFLECTION TO THE LEFT 52 DEGREE 36 MINUTE 30 SECOND ALONG THE CENTERLINE OF COUNTY ROAD NUMBER 5, 843 .22 FEET, THENCE SOUTHWESTERLY TO THE RIGHT 84 DEGREE 10 MINUTE 328.97 FEET, SAID LINE TO HEREINAFTER REFERRED TO AS LINE " A", THENCE DEFLECTION TO THE LEFT 65 DEGREE 39 MINUTE TO AN INTERSECT/WEST A LINE DRAWN PARALLEL WITH THE ABOVE DESCRIBED LINE "A"& ITS SOUTHWESTERLY EXTENSION & 198.96 FEET SOUTHEASTERLY FROM SAID LINE "A"& ITS SOUTHWESTERLY EXTENSION; SAID POINT BEING THE ACTUAL POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED COURSE 88.48 FEET, TO ITS INTERSECT WITH A LINE DRAWN PARALLEL WITH & 264 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AS MEASURED ALONG & PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 155.20 FEET, TO A POINT 825.0 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG SAID PARALLEL LINE, THENCE EASTERLY TO A POINT IN CENTERLINE OF SAID COUNTY ROAD NUMBER 5, 400.0 FEET SOUTHEASTERLY FROM THE INTERSECT OF THE ABOVE DESCRIBED LINE "A" & THE CENTERLINE OF SAID COUNTY ROAD NUMBER 5, AS MEASURED ALONG SAID CENTERLINE THEREOF, THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE POINT OF INTERSECT OF THE CENTERLINE OF SAID COUNTY ROAD & A LINE DRAWN PARALLEL WITH & 198.96 FEET SOUTHEASTERLY FROM THE ABOVE DESCRIBED LINE "A", THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO THE ACTUAL POINT OF BEGINNING, EXEMPT ROADS SUBJECT TO EASEMENT OF RECORDING

EXHIBIT B

