

Commissioner Deemer moved the adoption of the following findings of fact:

FINDINGS OF FACT #0153  
GERALD BAUER

1. That Gerald Bauer, hereinafter referred to as "Applicant", has properly applied for a Board of Adjustment variance to construct an accessory structure taller than permitted by City Code.
2. That the Applicant appeared before the Board of Adjustment for a public hearing pursuant to Section 170.013G of the City Code on December 29, 1986 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
3. That the subject property is generally known as 6131 Green Valley Road and is legally described as follows:  

Lot 3, Block 1, Green Valley Estates, Anoka County, Minnesota.
4. That the subject property is located in the R-1R Residential District and is approximately 8 acres in size.
5. That the Applicant is requesting a variance to construct a 23 foot tall accessory structure.
6. That Section 170.015G of the City Code states that no accessory structure shall exceed 16 feet in height.
7. That the Applicant has stated that he is proposing to construct the accessory structure to house his horses.
8. That the Applicant has stated that he is requesting a variance in order to maintain the roofline and rural character of the accessory structure.
9. That the Applicant has stated that such variance is necessary to preserve a substantial property right similar to that possessed by other properties in the R-1R Residential district.
10. That if the variance is granted, the variance will not grant the Applicant any special privileges.
11. That if the variance is granted, the variance will not be materially detrimental to the purposes of the zoning ordinance or to other properties in the R-1R Residential district.
12. That if the variance is granted, the variance will not substantially increase demand for services or impair property values in the neighborhood.
13. That the proposed accessory structure shall comply with all other requirements and specifications of the City.
14. That the Applicant completed a minor subdivision of the subject property as

directed by the Planning and Zoning Commission and if the property had not been subdivided, no variance would be necessary as the structure could be constructed as an agricultural structure.

15. That Cindy Rychner, 6200 177th Lane N.W., telephoned City staff on December 29, 1986 and commented that she had no concerns with Mr. Bauer's request.

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

Chairman Zimmerman, Commissioners Deemer, Shumway, Hendriksen, LaDue and Peterson

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Commissioner Howell

whereupon said findings of fact were declared duly adopted by the Ramsey Board of Adjustment this the 29th day of December, 1986.

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Chairman

ATTEST:

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Secretary

VARIANCE

GERALD BAUER  
6131 GREEN VALLEY ROAD  
RAMSEY, MINNESOTA

On December 29, 1986 a variance was issued by the Ramsey Board of Adjustment to Gerald Bauer for the construction of an accessory structure taller than allowed by City Code on the property at 6131 Green Valley Road, which property is legally described as follows:

Lot 3, Block 1, Green Valley Estates, Anoka County, Minnesota.

This variance was issued pursuant to Section 170.013 of the Ramsey City Code. This variance is perpetual in its duration so long as the conditions imposed herein are complied with. The conditions of this variance are as follows:

1. The accessory structure shall be constructed in accordance with the specifications of the City.
2. No commercial or industrial activity shall be conducted from the site or accessory structure.
3. The accessory structure shall have a design and exterior facing finish which is compatible with the principal structure.
4. The height of the accessory structure shall not exceed the height of the principal structure on the property.

Gerald Bauer hereby acknowledges receipt of this variance and that he has reviewed the conditions of the variance and has agreed that he will comply with the terms of this variance.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Gerald Bauer