

August 29, 2022

City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303
Attn: Brian McCann

Dear Mr. McCann:

We are requesting a variance of one of the two proposed lots to be less than the City of Ramsey requirements 2.5 acres for the following reasons:

1. The proposed lot split would match the character of the existing homes to the west on 151st Lane NW in the Whispering Pine Estates development. The average lot size in that development is .85 acres per lot with some of the larger lots being located closer to the proposed site being closer to 1.1 acres in size.

2. Initially we proposed to sub divide the property with city sewer and water and connect it with the Lennar project to the south of it.

Although the proposed lot size is under the 2.5 acre requirement it would still be much larger than the newly platted lots directly to the south and larger to the lots to the west.

3. The existing lot at 15060 Armstrong Blvd. is a total of 4.56 acres.

4. There is city road access to the east and west side of the property, so it does not require any new roads.

5. On the West side of the property, we would improve 151st lane by building a new 100-foot cul-de-sac.

6. We have completed the septic boring and it confirms the property can handle new buildable sites.

We feel splitting the land would better utilize the property and bring further growth to the Community of Ramsey. We appreciate you taking time to consider this proposal.

Sincerely,

A handwritten signature in blue ink that reads "Thomas A. Dehn". The signature is written in a cursive style with a large initial 'T' and 'D'.

5 Star Property Ventures, LLC

Thomas A. Dehn