

← Josh - Variance

My house is located at 6787 Green Valley Road Ramsey, MN 55303.

I am in need of a shed for general storage, farm maintenance and equipment storage, and business equipment storage. To clarify, this is NOT a public place of business. My HVAC business is operated on location in the field. The only business planned to operate on site at my residence is farming. In terms of need for physical space and storage, my HVAC business is incidental to what will be required for farm equipment.

Please see each point below.

#1

The original site was developed with the intention of putting a shed between the house and the road, which the old zoning allowed for as an exception on larger lot sizes. In fact, the original drawings submitted for my house showed the shop positioned as such. New zoning does not list this exception even for large lots. This is the reason for needing a variance to finish the original plan that was submitted in May of 2021.

#2

The house is situated such that putting the shed behind the house would require a significant amount of fill to be brought in and would cause the shop to infringe on an existing drainage ditch to the east of the house. This approach would dramatically increase the cost of the project. Also, access to the back of the house is not possible over the septic on the west side.

#3

The most significant directly adjacent property is Green Valley Greenhouse. GVGH will continue to build out ag buildings along Green Valley Road. Allowing our shed to be positioned between our house and the road will not set new precedent or impact the existing feel of the area with the exception of allowing us the resources we need to keep our property more organized. And that will be a great benefit to both us and our neighbors.

#4

Green Valley Road is elevated significantly above the height of our property as it continues east, which causes a different dynamic than properties at the same level as the road.

A. It increases road noise to the house, which the shed should help mitigate.

B. Because of this physical barrier from the elevation of the road, the shed will not significantly impact the feeling of access or openness where it occurs because the existing tall ditch already has that effect. When approaching from the west side before the ditch becomes tall, the front of the building and the house will be visible from the road—maintaining the feeling of openness and accessibility from the west approach.

#5

I spoke with the city on multiple occasions about building a shed. The first time was prior to building my house, and they indicated that the shed needed to be considered after the primary residence was built. Then in the spring of 2022, after my house was mostly completed, I had a meeting with the city in which I was advised that I would not be able to build the shed between the road and house as I had planned. The city's advice was incorrect at the time because existing zoning (RR) allowed an exception for large lots. This incorrect guidance delayed my project. In 2023 I found, as I was speaking to my neighbor who had been told the same thing, that the exception for large lots in the RR zoning DID allow for this. And when my neighbor brought this discrepancy to the official who had given this guidance he admitted to my neighbor that he owed me an apology. But he never did contact me to explain the discrepancy. Once I learned that this was, in fact, allowed in my RR zoning, I continued to make plans. After submitting the plan in late 2023, I found out that the exception no-longer exists based upon my property zone changing to MR from RR in 2024. For this reason, as well as those articulated above, I believe my request is in the best interest of my neighbors, my family, and the integrity of the city of Ramsey.