

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #24-135**

**A RESOLUTION APPROVING A VARIANCE TO ACCESSORY STRUCTURE  
PLACEMENT AT 6787 GREEN VALLEY ROAD NW**

**RECITALS**

1. **WHEREAS**, The City of Ramsey received an application from Mr. Josh Hunt (the "**Applicant**") requesting a **Variance** to the accessory structure placement rules on the property legally described as follows:

*The Southwest quarter of the Northeast quarter of Section 3, Township 32, Range 25, except road, subject to easements of record, Anoka County, Minnesota*

(the "**Subject Property**")

2. **WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on May 23, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. **WHEREAS**, the **Subject Property** is approximately 39.94 acres in size, which is similar to other properties in the immediate surrounding neighborhood.
4. **WHEREAS**, the **Subject Property** is zoned MR – MUSA Reserve.
5. **WHEREAS**, the parcels surrounding the **Subject Property** to the north, east, and south are also zoned as the MR district.
6. **WHEREAS**, the **Subject Property** is guided as Low Density Residential in the 2040 Comprehensive Plan.
7. **WHEREAS**, City Code Section 106-450(3)b. (Accessory Structures) state that accessory structures have a setback adjacent to rights-of-way "No closer to the street than the edge of the principal structure."
8. **WHEREAS**, the Applicant proposes to construct an accessory structure that meets all of the applicable Zoning Code requirements, except for placement between the front façade of the house and Green Valley Road Northwest.
9. **WHEREAS**, there is a drainage ditch and steep slopes to the side and rear of the house not making constructing the accessory structure in the side or rear practically feasible.

## FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variations**) of the Ramsey City Code.
2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code.
3. That the **Variance** will not alter the essential character of the locality.
4. That the **Variance** is not intended to solely satisfy economic considerations.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey Planning Commission hereby grants approval of a variance (the “**Variance**”) to deviate from the required setbacks set forth in Section 106-450(3)b. to allow an accessory building placed between the front façade of the house and Green Valley Road NW on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

## CONDITIONS

1. That this variance allows for construction of one accessory structure up to 4,056 square feet between the front façade of the house and the north right-of-way line for Green Valley Road NW with an approximate setback of 57 feet from said right-of-way line.
2. That the **Applicant** shall obtain the necessary building permit(s) to construct the accessory building.
3. That no new or additional driveways to Green Valley Road are created as a result of this variance.
4. That this accessory structure must not be used for business purposes without first obtaining a Home Occupation Permit as required by the Zoning Code.
5. That all other design requirements of the Zoning Code are met.
6. That this resolution shall be recorded against the property with the Anoka County Recorder’s Office prior to receiving a building permit.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_, and upon vote being taken thereon, 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 23<sup>rd</sup> day of May, 2024.

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Planning Commission Chairperson

**ATTEST:**

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City Clerk

The document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, Minnesota 55303