

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

RESOLUTION #24-136

**A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE
PLACEMENT AT 15851 SAINT ANDREWS LANE NW AND DECLARING TERMS OF
SAME**

RECITALS

1. The City of Ramsey received an application from Parent Custom Homes, LLC (the “**Applicant**”), on behalf of Eric Nelson (the “**Permittee**”), requesting a Variance to the minimum front yard accessory structure setback on the property generally known as 15851 Saint Andrews Lane NW and legally described as follows:

Lot 6, Block 2, Northfork St. Andrews Addition, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the **Permittee** 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. That the **Subject Property** is approximately 1.55 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned PUD, Planned Unit Development, as part of the Northfork Planned Unit Development District.
5. That all of the parcels surrounding the **Subject Property** are also within the Northfork Planned Unit Development District.
6. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
7. That City Code Section 106-450(C)(2) (**Accessory Structures**) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.
8. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of approximately 85 feet.
9. That principal structures on the **Subject Property** shall be setback a minimum of 40 feet from the front property line.
10. That the **Accessory Structure** would meet the minimum front yard setback for principal structures in the Northfork Planned Unit Development.

11. That the **Accessory Structure**'s proposed location would minimize the need to extend the existing driveway, thus reducing the impervious surfacing on the lot.
12. That the **Accessory Structure** measures at twenty-four feet by thirty feet (24' x 30'), which calculates to seven hundred twenty (720) square feet in area.
13. That the **Accessory Structure** placement closer to the street than the front edge of the house is similar to existing accessory structures on surrounding properties.

FINDINGS OF FACT

1. That the **Accessory Structure** does not impair an adequate supply of light and air to adjacent property.
2. That the **Accessory Structure** does not unreasonably increase the congestion on the public street.
3. That the **Accessory Structure** does not have the effect of allowing any use prohibited in the PUD, Planned Unit Development District.
4. That the **Accessory Structure** does not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.
6. That the **Accessory Structure** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
7. That the **Accessory Structure**, other than the front yard setback, is in substantial compliance with all applicable codes in Section 106 of the Ramsey City Code.

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 **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a eighty-five-foot (85') front setback on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation to the **Accessory Structure** setback requirement on the **Subject Property**.

2. That this **Variance** shall allow a setback of eighty-five feet (85') from the front property line to the front edge of the **Accessory Structure**.
3. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
4. That the **Accessory Structure** shall not exceed seven hundred twenty (720) square feet in area.
5. That the **Permittee** shall not expand the **Accessory Structure** in any way unless in full compliance with City Code.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

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 23rd day of May, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

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