

## Land use description of request:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code. The owner requests a variance to be allowed to use the stables and indoor riding arena for his therapy horses. When the owner purchased this property it was marketed as a hobby farm consisting of a pasture area with two shelters, a stable, and indoor riding arena. The structure was clearly previously used as a horse stable with an attached riding arena. The structure consists of 3 indoor stalls, one quarantine stall, a tack room, a wash bay, and an indoor riding arena. The existence of the structure was there long before the division of the original property. The use of the structure will in no way cause any harm to any surrounding properties. There are several properties within the city of Ramsey who also have horses and stables

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The owner purchased this property as it is with the reasonable presumption that it was a hobby farm with stables and indoor arena. He had no preexisting knowledge of any practical difficulty issues. The building was already existing in the location that it is currently in and has not been altered. The division of the property by a previous owner which was approved by city and or county officials at that time, allowed for the stable structure to be 32 feet from the property and the riding arena to be 21 feet from the property line. The owner is distraught that he can not use the property as he purchased it to do so.

3. The variance, if granted, will not alter the essential character of the locality. The horses are currently housed in the pasture. The utilization of the stables and indoor arena will not alter the locality in any way. Again, there are many properties in the city of Ramsey that house horses with stables facilities. This property is well maintained and is not an eyesore in any way.

4. Economic considerations alone do not constitute practical difficulties. The owner purchased this property with the understanding that it was a

hobby farm with a stable facility and indoor arena. It was his sole intent to use the property and amenities as so. The owner is an infantry veteran who has two therapy horses.

5. Not applicable

6. Not applicable

7. Not applicable