

TO: CITY OF RAMSEY – PLANNING COMMISSION

RE: Land Use Application-Variance Request for

17646 St. Francis Boulevard, Ramsey MN 55303

Dear Commission Members:

We are writing this request in regards to a Variance for our property located at 17646 St. Francis Boulevard, Ramsey MN 55303. We have been consulting with members of Planning and Zoning which have recommended that we obtain a Variance to build the Accessory Structure that we are looking to build to replace the detached garage that we had to tear down in 2022.

The original detached garage (accessory structure) was built with the original primary house. This detached garage was roughly 22 Feet to the peak in Height. As a result of deterioration of the original detached garage-accessory structure we were faced with having to tear down the building. We are looking to rebuild the accessory structure which is taller (24 Feet to the peak of the building in height) than the principal building (our house) which is 15 Feet to the peak of the house in height. Please note that this new proposal is only 2 Feet taller than the pre-existing original detached garage (accessory structure). In addition, we would be designing the building similar to the primary house with the siding being beige in color to match the primary home and the same color roof, soffit and fascia of emerald green to match the primary house as well.

Please note that the primary use of this accessory structure is to store a majority of the items that we currently have stored outside. We will be putting multiple 4 post hoists in the building to ensure extra storage for vehicles. We have a mud truck that is 9 Feet 8 Inches tall and a 36 Ft Gooseneck trailer that we store the mud truck on that will be stored inside the building which requires the 16 Foot tall walls. Also, we will be storing our 5th Wheel Camper inside the building. For the reasons provided on the primary use of this accessory structure is why we need 16 Foot tall ceilings to accommodate a 14 Foot tall garage door.

Due to the nature of our land plot, the top portion of our property (which is where our house and detached garage is located) is the only place that buildings can be built without land erosion taking place. This part of the property is the only flat surface of the property. Directly behind the house the land slopes down at least 22 degrees. In addition, the electrical for the house is located at the proposed location of the accessory structure and would cause great undue hardship to have to relocate it to any lower part of the property.

The accessory building we are proposing to build meets all of the Zoning Code requirements, except for the height of the building. There is significant slopeage directly behind the proposed location of the accessory building and significant trees behind and on the north side of the property (tree preservation is of great importance to the property) as well as our septic system is located on the south side of the property making the proposed location, the most suitable location for the accessory building.

Pursuant to the City of Ramsey Ordinance Code Chapter 106, Section 106-220, it states that a variance may be granted to an applicant where “practical difficulties” exist in complying with the zoning code. As we have described, our land prevents us from reasonably being able to build this accessory structure in any other location on the property than the proposed location.

We are in a unique situation that limits our ability to build accessory structures given the downward slope of the property. Lastly, by granting this variance it will not alter the essential character of the property as the location is the same exact location of the prior accessory structure that we had to tear down.

As we are on 2.83 acres and the way our plot is situated in our area, Green Valley Estates, approving this variance would not restrict any of our neighbors from being able to peaceably enjoy their property and is in harmony with the general purposes and intent of the Ramsey City Code.

As you can see, our property meets all three of the factors for meeting the practical difficulty legal standard, thus we believe our request for a variance to build the proposed building should be granted.