

RESOLUTION #24-291

A RESOLUTION APPROVING A VARIANCE TO LOT AREA AT 8310 AND 8324 159TH LANE NORTHWEST AND A LOT LINE ADJUSTMENT

RECITALS

1. The City of Ramsey received an application requesting a Variance to Section 106-430(a) (Bulk Standards, minimum lot area) of the Ramsey City Code on the properties owned and legally described as follows:

James and Theresa Nelson – 8324 159th Lane NW
Lot 1, Block 4, Forest Hideaway, Anoka County, Minnesota

Charles Sandey – 8310 159th Lane NW
Lot 2, Block 4, Forest Hideaway, Anoka County, Minnesota

(the “Applicants”)

2. That the property areas are approximately 1.97 acres and 1.47 acres, respectively.
3. That the properties are zoned RR – Rural Residential and that zoning district has a 2.5-acre minimum lot area.
4. That the properties were platted prior to the current minimum lot area requirement and are considered legal non-conforming by way of lot area.
5. That the owners of Lot 1 are purchasing a portion of Lot 2 to correct errors from when the house and swimming pool were constructed.
6. That lot line adjustments are administrative actions pursuant to Section 117-590 (Administrative subdivision) provided each of the resulting parcels conform to standards found in the Zoning Code (Chapter 106).
7. That the lot line adjustment would reduce the already non-conforming lot area of Lot 2.
8. That nothing will be constructed as a part of this variance.
9. That the Applicants appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on October 24, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the variance will not alter the essential character of the neighborhood in that nothing will appear to have been changed as a result of this variance.
2. The variance is necessary to accomplish a lot line adjustment to correct the setbacks of the house and swimming pool on Lot 1.

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

That the Ramsey Planning Commission hereby consents to the administrative subdivision described below by granting approval of a variance to the minimum lot area requirement of Section 106-430(a) permitting lot areas of 1.94 acres for Parcel 2 and 1.24 acres for Parcel 3, as shown on the survey Exhibit A titled "Lot Line Adjustment" dated 10/3/2024 attached to this resolution and as described below:

Parcel 2 (8324 159th Lane NW)

Lot 1, Block 4, Forest Hideaway, according to the recorded plat thereof, Anoka County, Minnesota and that part of Lot 2, Block 4, said Forest Hideaway, lying northwesterly of the following described line and its southwesterly and northeasterly extensions:

Beginning at the Northwest corner of said Lot 2; thence South 20 degrees, 50 minutes, 50 seconds West, assuming the West line of said Lot 2 has a bearing of South 30 degrees, 02 minutes, 39 seconds West, 344.19 feet to the South line of said Lot 2 and said line there terminating.

Parcel 3 (8310 159th Lane NW)

That part of Lot 2, Block 4, Forest Hideaway, according to the recorded plat thereof, Anoka County, Minnesota, lying southeasterly of the following described line and its southwesterly and northeasterly extensions:

Beginning at the Northwest corner of said Lot 2; thence South 20 degrees, 50 minutes, 50 seconds West, assuming the West line of said Lot 2 has a bearing of South 30 degrees, 02 minutes, 39 seconds West, 344.19 feet to the South line of said Lot 2 and said line there terminating.

This Resolution must be recorded against both properties in the Anoka County Recorder's Office.

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 24th day of October, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

