

CENTRA HOMES LLC

November 18, 2024

Todd Larson
Planning Manager
City of Ramsey, MN

RE: Garden View Lot Variance

Dear Todd,

Please accept this letter as our request for a variance at 7597 147th Lane NW in our Garden View neighborhood. The purpose for this request is to allow for the proposed house placement and acknowledge the practical difficulty that was identified during original development of the community. Although the vacation of the Town Center ROW was approved, it was never finalized or recorded due to title issues. Thus, this home is being held to an oversized side setback along existing ROW, when the original intent of the approvals was to vacate and eliminate the ROW area. Given the fact that the ROW vacation was never finalized and recorded, this home is being held to an oversized side setback unnecessarily because the ROW area still exists.

The corresponding lot exhibit demonstrates that current house placement will exceed the 20' side setback requirement for structures adjacent to a ROW in the event that a future road is constructed.

We appreciate you working on this matter with us.

Please contact me with questions.

Regards,

Paul J. Tabone
Director of Development
Centra Homes