

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

RESOLUTION #24-284

RESOLUTION APPROVING A VARIANCE TO HEIGHT RESTRICTIONS FOR A DETACHED ACCESSORY BUILDING LOCATED IN THE SIDE YARD OF THE PROPERTY GENERALLY KNOWN AS 17646 ST. FRANCIS BOULEVARD NW

RECITALS

1. The City of Ramsey received a Land Use Application from Charles and Angela Lattery (the "Applicant") for a Variance to the height restrictions of a detached accessory building located in the side yard of property generally known as 17646 St. Francis Boulevard NW and legally described as follows:

Lot 2, Block 1 Green Valley Estates, Anoka County, Minnesota

(the "Subject Property")

2. That the Subject Property is zoned Rural Residential and is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the surrounding properties are also zoned Rural Residential and guided as Rural Developing as well.
4. That the Subject Property is approximately 2.51 acres in size.
5. That the Applicant previously had a detached accessory building, which served as the primary garage, just to the north of the home.
6. That the Applicant removed the former detached accessory building in 2022 because it was dilapidated and the roof was collapsing in on itself.
7. That parcels between 2.50 acres and 3.49 acres are eligible for up to 2,700 square feet of detached accessory building space.
8. That, after the rewrite of the Zoning Code, the height of a detached accessory building located in the front or side yard is limited to twenty-four (24) feet or the height of the principal building, whichever is less (prior to the rewrite of Zoning Code, as long as a detached accessory building was in the side or rear yard, the height of the principal structure had no bearing on the height of a detached accessory building).
9. That the Applicant is proposing to construct a 2,688 square foot (42' x 64'), detached accessory building, which will measure twenty-four (24) feet in height from grade to peak, in the side yard of the Subject Property.

10. That the principal building on the Subject Property is a rambler with an approximate height of fifteen (15) feet.
11. That the Applicant has stated that they will have multiple 4-post hoists in the building to assist with additional storage space for their vehicles and equipment.
12. That the Applicant has stated that one of their mudding trucks is nine feet eight inches tall (9' 8") and is stored on a gooseneck trailer, which, combined, requires a sixteen (16) foot tall ceiling.
13. That the Subject Property has a significant grade change of approximately eighteen feet (18') from the front yard to the rear yard.
14. That the Applicant previously had Connexus Energy bury the line that provided power to the former detached garage and has proposed rebuilding in the same location to capitalize on power already being available.

FINDINGS OF FACT

1. That the Detached Accessory Building Height will not impair an adequate supply of light and air to adjacent property.
2. That the Detached Accessory Building Height will not unreasonably increase the congestion on the public street.
3. That the Detached Accessory Building Height will not have the effect of allowing any use prohibited in the Rural Residential District.
4. That the Detached Accessory Building Height will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapters 106 and 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the Detached Accessory Building Height will not increase the danger of fire or endanger the public safety.
6. That the Detached Accessory Building Height will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapters 106 and 117 of the Ramsey City Code.
7. That the Detached Accessory Building Height will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the Detached Accessory Building Height will not violate the intent and purpose of the Comprehensive Plan.

9. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) 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:

- 1) That the Ramsey Planning Commission hereby grants approval of a variance (the “**Variance**”) for the height of a detached accessory building, which will be located in the side yard, to exceed the height of the principal building 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 detached accessory building, with a height of twenty-four (24) feet from grade to peak, to be located in the side yard of the Subject Property as shown in **Exhibit 1**.
2. That the **Applicant** agrees that the detached accessory building will comply with all other regulations of both Zoning Code and MN State Building Code.
3. That the **Applicant** agrees the exterior finish of the detached accessory building will consist of beige metal paneling and green fascia, eaves, and wainscot, similar to the principal structure.
4. That the **Applicant** agrees to remove both membrane hoop structures from the Subject Property within thirty (30) days of a passing final building inspection for the detached accessory building.
5. That the **Applicant** agrees to have the two (2) front corner survey ‘pins’ found and exposed so that at the time of the footing inspection, the building inspector can verify the detached accessory building is meeting the minimum required setback of forty (40) feet.
6. That the **Applicant** agrees that no part of the detached accessory building shall be used for a home occupation unless in full compliance with City Code Section 106-425 (2) Home Occupations.
7. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
8. That this **Variance** shall be recorded against the Subject Property with the Anoka County Recorder’s Office prior to receiving a building permit for the detached accessory building.
9. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and issuance of a building permit for the detached accessory building shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Heineman, and upon vote being taken thereon, the following voted in favor thereof:

Chairperson Gengler
Commissioner Anderson
Commissioner Heineman
Commissioner Hunt
Commissioner Peters
Commissioner Van Scoy

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:


Commissioner Bauer

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of August, 2024.



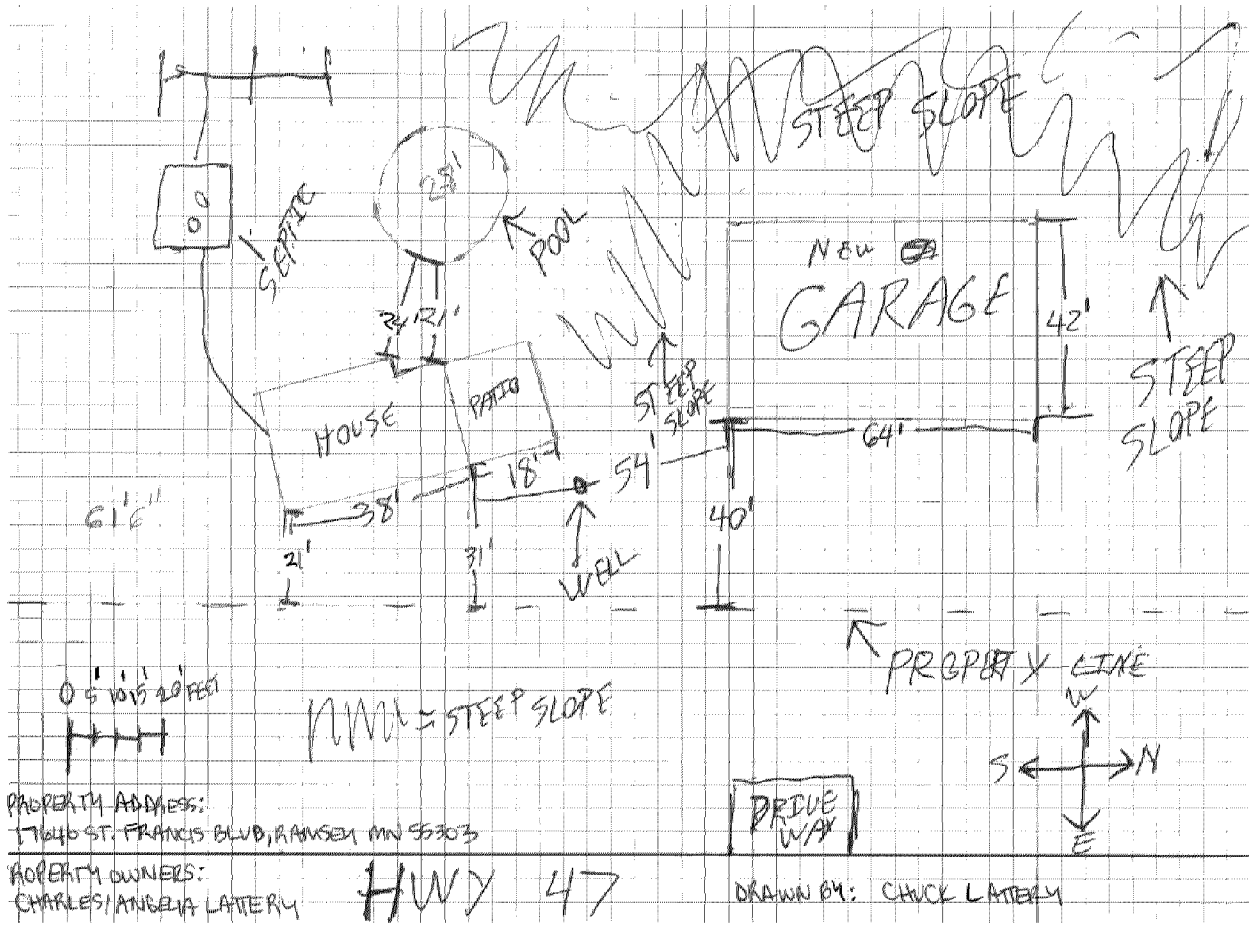
Planning Commission Chairperson

ATTEST:



City Clerk

**Exhibit 1
Site Plan**



PROPERTY ADDRESS:
17440 ST. FRANCIS BLVD, RANSEN MN 55303

PROPERTY OWNERS:
CHARLES/ANGELIA LATERY

HWY 47

DRAWN BY: CHUCK LATERY