

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #25-226**

**A RESOLUTION APPROVING A VARIANCE TO LOT WIDTH  
AT 17201 ST. FRANCIS BOULEVARD NW**

**RECITALS**

1. The City of Ramsey received an application from Tim O'Shaughnessy (the Applicant) requesting a Variance to the minimum lot width requirements in conjunction with a request to subdivide property (Major Plat) at 17201 St. Francis Boulevard NW and legally described as follows:

*Lot 1, Block 1, OSHAUGHNESSY ADDITION, Anoka County, Minnesota; and  
Outlot A, OSHAUGHNESSY SECOND ADDITION, Anoka County, Minnesota*

-Or after platting-

*Lot 2, Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota*

(the "Subject Property")

2. That the Subject Property is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the Subject Property is zoned RR, Rural Residential District, as are surrounding parcels on the south and northwest. Parcels to the northeast and west are zoned PUD, Planned Unit Development. The eastern portion of the property is located within the Scenic River Protection Overlay.
4. That the Subject Property has a lot width of approximately 713.41 feet.
5. That City Code Section 106-430(a) (Bulk Standards) specifies that minimum lot width for non-cul-de-sac lots in Rural Residential zoning district is 200 feet.
6. That City Code Section 106-105 (Definitions) define Lot Width as means "the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement."
7. That the Applicant has requested to subdivide the property into four lots as OSHAUGHNESSY THIRD ADDITION.
8. That along the western portion of the property, one of the proposed lots has a lot width of approximately 109 feet while the other two adjacent proposed lots have widths of approximately 302 feet each.

9. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
10. That the Planning Commission unanimously adopted Resolution #25-194 denying the variance to lot width with the following findings of fact:
  - a. That there is enough width on the western side of the existing parcel to adjust the proposed lots so that each has at least 200 feet of width as measured at the minimum setback line, including the area encumbered by a power line easement.
  - b. That the proposed narrow lot would be out of character with other properties in the area as none zoned RR, Rural Residential District, are below 200 feet in width.
11. That the Applicant has appealed the Planning Commission's decision to the City Council which reviewed the proposal at its regular meeting on September 23 noting that the Applicant would like lots that are 300 feet in width.
12. That, reviewed the Resolution and record of the Planning Commission herein and finding the Planning Commission's decision was in error noting that the proposed 109-foot-wide lot is in character with the surrounding neighborhood.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:** That the lot width of Lot 2, Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota, may be reduced to 109 feet in width and that this variance is based on a "practical difficulty" as it is remaining in character with the surrounding neighborhood.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member \_\_\_\_\_, 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 City Council this the 14<sup>th</sup> day of October, 2025.

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Mayor

**ATTEST:**

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City Clerk