

July 16, 2025

City of Ramsey, MN
Planning Department
7550 Sunwood Dr.
Ramsey, MN 55303

**Subject: Narrative supporting a request for variance
O'Shagnessy Third Addition**

Tim O'Shaugnessy, owner of the above proposed subdivision, is hereby requesting a variance from lot frontage on a public right of way.

Lot dimensions for Rural Residential per section 106-430 of the Ramsey Zoning Ordinance calls for minimums as follows:

Lot Area 2.5 acres

Lot Width 200 feet

Lot Depth 200 feet

Lot Frontage 60 feet

All proposed lots in this subdivision exceed those standards. We have been informed by planning staff that all of the City of Ramsey lies within the Lower Rum River WMO which has a lot frontage requirement of 300 feet and a lot width at the proposed building site of 200 feet. All 4 lots meet the width requirement, and all but 2 lots meet the 200-foot frontage requirement.

Variance requested:

Lot 2 109.25 feet

Practical difficulty: side lot lines could be altered at intersection with highway but would leave angle points in the lot lines

Lot 4 170.46 feet

Practical difficulty: this part of the lot would be used as driveway access. The building site is in an area of the lot that is 300 feet wide.

Sincerely,

HOUSTON ENGINEERING, INC.



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