

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

RESOLUTION #25-108

A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE PLACEMENT AT 6819 164TH LANE NW AND DECLARING TERMS OF SAME

RECITALS

1. The City of Ramsey received an application from Dean Strande (the “**Permittee**”) requesting a Variance to the minimum front yard setback requirements to construct a 1,500 square foot accessory structure setback on the property generally known as 6819 164th Lane NW and legally described as follows:

The South 125.25 feet of the North 267 feet of the east 310 feet of the Northeast quarter of the Northwest quarter of Section 15, Township 32, Range 25, Excluding the Road, Subject to Easements of Record, Anoka County, Minnesota

(the "**Subject Property**")

2. That City Code Section 106-450(C)(2) (Accessory Structures) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.
3. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of 10 feet.
4. That the **Subject Property** is approximately 0.66 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
5. That the **Subject Property** was developed in 1964, according to Anoka County property tax records, which is prior to the adoption of the current Zoning Code, which requires a minimum lot area of 2.5 acres for newly-platted lots in the RR, Rural Residential District.
6. That the **Subject Property** is zoned RR, Rural Residential District as are all of the surrounding parcels.
7. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
8. That due to the location of the septic tank and drainfield on the **Subject Property**, the proposed **Accessory Structure** could not be placed in the back yard without encroaching on the required front yard setback along 164th Lane NW.
9. That the **Permittee** intends to use the **Accessory Structure** to store vehicles and personal items that are currently stored in the back yard.

10. That the **Accessory Structure** placement closer to the street than the front edge of the house is similar to existing accessory structures on some surrounding properties.
11. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on May 22, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.
2. That the **Accessory Structure** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That the **Accessory Structure**, other than the front yard setback, is in compliance with all applicable codes in Section 106 of the Ramsey City Code.
4. That the placement of a detached accessory building on the **Subject Property** is reasonable.
5. That the placement of the septic system and drain filed were not created by the **Permittee** and limits the placement of an accessory structure.
6. That the **Variance** will not alter the essential character of the locality as the property directly across 164th Lane NW to the south is a corner lot and has a detached accessory structure placed between the house and Nowthen Boulevard NW.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the “**Variance**”) to deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a ten-foot (10’) front setback 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 deviation to the **Accessory Structure** setback requirement on the **Subject Property**.
2. That this **Variance** shall allow a setback of ten feet (10’) from the front property line to the front edge of the **Accessory Structure**.
3. That the **Accessory Structure** shall use architectural materials and finishes that are consistent with the exterior of the principal structure on the property.

4. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
5. That the **Accessory Structure** shall not exceed one thousand five hundred (1,500) square feet in area.
6. That the **Permittee** shall remove the existing shed on the north side of the house to comply with the maximum accessory structure area allowed on the **Subject Property**.
7. That the **Permittee** shall remove the portion of the gravel driveway that encroaches into the right-of-way of 164th Lane between the two driveways serving the **Subject Property**.
8. That the **Permittee** shall not expand the **Accessory Structure** in any way unless in full compliance with City Code.
9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

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 22nd day of May, 2025.

Planning Commission Chairperson

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303