

Tim and Sue Johnson

16785 Iodine Street NW
Ramsey, MN 55303

14 July 2025

Adam Martin
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: 16785 Iodine Steet NW variance

Mr. Martin

We are proposing to build a detached 28'x30' garage on our property but are requiring a variance due to restrictions of the site. The site does not allow us to place the garage on the west side behind the house because of access limitations and we therefore request a variance to have the garage in front of the house. Placing the proposed garage on south side in front of the house would block access to the tuck under garage below and placing it in front of the house on the north side will require relocating the utilities (Gopher One has not marked the lines yet and we are assuming they follow the easement up to the circle drive and then around the north side of the driveway). We are therefore proposing to build the garage alongside the existing driveway.

To make the garage fit with the character of the neighborhood, we are proposing to have the garage door facing the east and the street side be made to look like a small house. The garage will be behind the two adjacent neighbor's houses, no trees will be removed, and it will only require minor changes to the existing grade. Due to the existing house orientation, all that is visible from the street when looking up the driveway now is the garage doors and installing this new garage behind the existing trees will not take away from the aesthetic view.

The new garage is proposed to be LP siding with LP shakes on the gable even though the house is stucco. Our concern is stucco cracking when installed on an unheated structure on a floating slab. The garage will be painted to match the house colors.

We did look at attaching the garage to the south side of the existing garage but feel the curb appeal would be worse since it would be adding more garage doors to the street view. The cost would also be prohibitive because the foundation required to still access the tuck under garage.

Please see the plans included for further details and call us with any questions.

Sincerely,

Tim Johnson