

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

RESOLUTION #25-195

A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE PLACEMENT AT 16785 IODINE STREET NW AND DECLARING TERMS OF SAME

RECITALS

1. The City of Ramsey received an application from Tim and Sue Johnson (the “**Permittee**”) requesting a Variance to the minimum front yard setback requirements to construct a 840 square foot accessory structure with a reduced front yard setback on the property generally known as 16785 Iodine Street NW and legally described as follows:

Lot 9, Block 5, Rum River Hills, Anoka County, Minnesota, except that part described as follows: Commencing at the most Easterly corner of said lot; thence South 72 degrees 19 minutes 30 seconds West, assumed bearing along southerly line of said lot 62.97 feet to point of beginning; thence continue south 72 degrees 19 minutes 30 seconds West 42.89 feet of most Southerly corner of said lot; thence North 44 degrees 43 minutes West along Westerly line of said lot 27.55 feet; thence south 83 degrees 47 minutes 28 seconds East 60.61 feet to point of beginning, subject to easement of record.

(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 200 feet.
4. That the **Subject Property** is approximately 1.32 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
5. That the **Subject Property** was platted in 1984 and the house was built in 1998, according to Anoka County property tax records, both of which are prior to the adoption of the current Zoning Code.
6. That the **Subject Property** is zoned PUD, Planned Unit Development 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 system, well, and steep slopes 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 Iodine Street NW.

9. That the **Subject Property** has a unique shape that pushes the house behind the houses on adjacent lots.
10. That the **Permittee** intends to use the **Accessory Structure** to store vehicles and personal items, which is reasonable and aligned with the neighborhood's character.
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 August 28, 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 placed 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 **Accessory Structure** will still be farther from Iodine Street NW than the houses on adjacent lots.
7. That the **Variance** will not alter the essential character of the locality as all other properties along Iodine Street NW have garages, whether attached or detached, that are located closer to the street than the front edge of the respective houses.

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 two-hundred-foot (200') 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 from the placement requirements of the **Accessory Structure** on the **Subject Property**.
2. That this **Variance** shall allow the **Accessory Structure** to be placed between the street and the front of the house, which will be approximately two hundred feet (200') from the front property line along Iodine Street NW's right-of-way.
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 **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 28th day of August, 2025.

Planning Commission Chairperson

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
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