
From: Cory DeLuca
Sent: Thursday, February 12, 2026 12:37 PM
To: Adam Martin
Subject: Request for variance

Request for Variance

We are requesting a variance for the forward placement of a detached garage, due to the unique circumstances related to our lot and the Northfork development. Our lot has a unique shape and size requiring a City variance. We would like to put up a detached garage on our property. The property lines behind our home do not allow a suitable space for any building structure. To the east behind the home is our drain field. Beyond the drain field is low and marshy with a culvert that drains from the street. Directly next to our current garage is our well.

We would like to build off of our current driveway digging into the hill on the west side of the drive. Based on the survey done there would be ample space and it would satisfy all setbacks based on City codes. Based on circumstances unique to our property we are requesting a variance to build in front of our home.

The Northfork Architectural Review Committee has reviewed this site plan garage design and has approved it. The proposed detached garage will match our existing home, which complies with Northfork development covenants and City of Ramsey requirements. The proposed garage will also not alter the essential character of our property or neighborhood.

Thank You

Cory DeLuca

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