

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-059**

**A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE  
PLACEMENT AT 9050 160<sup>TH</sup> LANE NW**

**RECITALS**

1. The City of Ramsey received an application from Cory DeLuca (the “**Permittee**”) requesting a Variance to the minimum front yard setback requirements to construct a 720 square foot accessory structure with a reduced front yard setback on the property generally known as 9050 160<sup>th</sup> Lane NW and legally described as follows:

*Lot 1, Block 1, Northfork Point Addition, 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 on parcels smaller than two acres in size.
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 84.7 feet.
4. That the **Subject Property** is approximately 1.06 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
5. That the **Subject Property** was platted in 1992 and the house was built in 1994, 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 160<sup>th</sup> Lane NW.
9. That the **Subject Property** has a unique pie shape that pushes the house into a smaller rear yard with a larger front yard.

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 February 26, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
12. That the Planning Commission recommended approval of the Variance.

### **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 well, septic system and drain field were not created by the **Permittee** and limits the placement of an accessory structure.
6. That the **Accessory Structure** will still be farther from 160<sup>th</sup> Lane NW than the minimum front yard setback for principal structures.
7. That the **Variance** will not alter the essential character of the locality as several other properties in the Northfork neighborhood have detached garages that are located closer to the street than the front edge of the respective houses.

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

That the Ramsey City Council 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 an 84.7-foot front setback and located forward of the principal structure 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 84.7 feet from the front property line along 160<sup>th</sup> Lane 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 receive all necessary Building Permits and Homeowners Association approvals.
6. That this resolution shall be recorded with the Anoka County Recorder's Office.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, 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 City Council this the 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

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