



City of Blaine  
Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

Legislation Text

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File #: RES 13-179, Version: 2

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**ITEM: 11.3 DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 1,182 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT AT 12068 RADISSON ROAD NE. MELANIE BACKMAN (CASE FILE NO. 13-0053/SLK)**

Planning Commission (Public Hearing) 10/08/13  
City Council (Conditional Use Permit) 11/07/13  
Action Deadline (Extended by City) 12/19/13

In the R-1 (Single Family) zoning district, a CUP is required for garages larger than 1,000 square feet and up to 1,200 square feet. Currently the applicant has a 542 square foot attached garage and wishes to construct a detached garage in the rear yard of her property measuring 640 square feet. Total proposed garage space would be 1,182 square feet.

The side yard and rear yard setback requirements will be met according to the survey and site plan submitted.

The applicant wishes to store seasonal storage items, boat, lawn mower, bikes, etc. in the proposed garage. Colors and materials will match the house. There will be a 16' x 8' insulated door as well as one service door.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map  
Site Plan  
Photo  
Elevations

**WHEREAS**, an application has been filed by Melanie Backman as conditional use permit Case File No. 13-0053; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on

October 8, 2013; and

**WHEREAS**, the Blaine Planning Commission recommends said conditional use permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on November 7, 2013.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.34(i) of the Zoning Ordinance to allow for 1,182 square feet of garage space in an R-1 (Single Family) zoning district at 12068 Radisson Road NE based on the following conditions:

1. The materials and color used on the detached garage to match the materials and color used on the exterior of the home.
2. The applicant's existing and proposed garage space must be used for personal storage space only and it may not be used for a home occupation.
3. A building permit is required prior to start of construction.
4. The detached garage access drive will be required to be surfaced with a hard surface if used on a regular basis. If occasional access is used and grass is maintained in this area the applicant is not required to provide a hard surface for the access drive.
5. The temporary structure located in the rear yard to be removed prior to a Certificate of Occupancy being issued for the proposed detached garage.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of November 2013.