



City of Blaine  
Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

Legislation Text

---

File #: RES 17-070, Version: 2

---

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW 1,200 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT AT 10160 ERSKIN STREET NE. RICHARD MONDRY. (CASE FILE NO. 17-0012/SLK)**

Planning Commission (Public Hearing)	05/09/17
<b>City Council (Conditional Use Permit)</b>	<b>06/01/17</b>
Action Deadline	07/15/17

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

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 752 square foot attached garage and wishes to construct a detached garage in the rear yard of their property measuring 448 square feet. Total proposed garage space would be 1,200 square feet.

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

The applicant wishes to use the proposed garage for additional storage. Colors and materials will match the house. The two existing accessory buildings will be removed prior to a building permit being issued for the new detached garage.

There will be an additional overhead garage door located on the rear side of the existing attached garage, to provide access to the newly constructed detached garage. The applicant will need to provide a hard surface (asphalt/concrete) driveway for access to the detached garage.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map  
Site Survey/Site Plan

## Garage Elevations

**WHEREAS**, an application has been filed by Richard Mondry as Conditional Use Permit Case File No. 17-0012; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on May 9, 2017; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on June 1, 2017.

**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 1,200 square feet of garage space in an R-1 (Single Family) zoning district at 10160 Erskin Street 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. The construction of the garage will be required to meet the requirements of the Uniform Building Code. The soffit and fascia of the overhang, if located closer than 5' to the property line, will need to have a fire-resistance rating.
4. A hard surface (asphalt/concrete) driveway for access to the detached garage is required to be constructed. The total width of all paved driveways beyond the public right-of-way not to exceed thirty-six (36) feet.
5. The accessory building to be generally located as shown on attached sketch and to meet the side yard setback of 5-feet.
6. An additional overhead garage door located on the rear side of the existing attached garage is required to provide access to the newly constructed detached garage.
7. The two existing detached accessory buildings to be removed prior to requesting a Certificate of Occupancy for use of the new detached garage.

**PASSED** by the City Council of the City of Blaine this 1<sup>st</sup> day of June, 2017.