



City of Blaine  
Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

Legislation Text

File #: RES 17-005, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A DETACHED GARAGE IN THE REAR YARD TOTALING 1,200 SQUARE FEET LOCATED AT 8615 LINCOLN STREET NE. DANIEL ORNING. (CASE FILE NO. 16-0049/LSJ)**

Planning Commission (Public Hearing)	12/13/16
<b>City Council (Conditional Use Permit)</b>	<b>01/05/17</b>
Action Deadline	01/14/17

The Planning Commission voted unanimously to approve the conditional use permit. Comments at the public hearing included concern for the size of the proposed structure, storage of hazardous materials, and concern for a future fire.

The applicant has requested the approval of a conditional use permit for a garage that is 1,200 square foot in size. The property is zoned R-1 (Single Family) and the requirements of this section of the ordinance indicate that a conditional use permit is required for accessory structures that fall between 1,000 square feet and 1,200 square feet in size.

Unfortunately, the applicant lost his previous garage to a fire and is in need of a new garage to store his classic vehicles. The proposed garage would be located in the general area of the old garage and all setbacks would be met with the new structure. The proposed garage will be bigger than the old garage but the applicant is following the correct procedure for the extra square footage.

The applicant has 200 square foot shed on his property that will be removed prior to issuance of a certificate of occupancy for the new garage. The applicant would not be allowed to have any sheds on his property in the future given the fact that he is at the maximum square footage allowed for accessory structures in this zoning district with the construction of the new garage.

The new garage will match the existing house on the property with board and baton siding painted to match the color of the house.

By motion, approve the Resolution.

## **Attachments**

Zoning and Location Map

Site Plan

Garage Plan

Aerial Photo of Property

Written Comments

**WHEREAS**, an application has been filed by Daniel Orning as Conditional Use Permit Case File No. 16-0049; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on December 13, 2016; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on January 5, 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 for the construction of a detached garage totaling 1,200 square feet, located at 8615 Lincoln Street NE, based on the following conditions:

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The garage to be used for personal storage only.
4. The garage to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard.
5. The access drive to the new garage will be required to be paved.
6. The garage is limited to 1,200 square feet.
7. The existing small shed in the rear of the property must be removed prior to a certificate of occupancy for the new structure.
8. The proposed structure cannot be used for a home occupation.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of January, 2017.