

two storage structures on a property. The applicant has complied with the ordinance requirements by applying for such conditional use permit.

The property currently has a 664 square foot detached garage (permit obtained), a 156 square foot storage shed (which has been there for over 20 years but no permit issued) and a 160 square foot lean-to structure (no permit issued). The total square footage for these structures is 980 square feet. The R-1 Zoning District allows the total garage square footage to be up to 1,000 square feet.

The City's Neighborhood Services Specialist has determined there are no code violations on the property at this time, other than the three structures that need the conditional use permit. The applicant would like the three existing structures to remain in order to keep all of her items in storage inside and out of sight. This is also the desire of the City, to keep the rear yard storage of materials inside structures.

Staff is recommending that the three structures be allowed to remain and that the conditional use permit be granted. One of the conditions of approval would be to obtain a permit for the lean-to structure since that was the most recently constructed structure. This would also require the structure to be the required 5-feet from the property line. The City will not require a permit for the larger shed because this has been in place for a very long time.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

WHEREAS, an application has been filed by Beverly Folstrom as Conditional Use Permit Case File No. 16-0040; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 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 October 6, 2016.

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 (g) of the Zoning Ordinance to allow for more than two (2) accessory structures on the lot which is zoned R-1 (Single Family) for a total of 980 square feet, located at 249 Oak Park Drive NE based on the

following conditions:

1. A permit must be obtained for the lean-to structure and the structure must meet the five foot side and rear yard setback. This may require the structure to be moved slightly if it currently does not meet the setback requirements.
2. No home occupations can be conducted within any of the structures.
3. The accessory structures to be used for personal storage only.
4. No other accessory structures can be constructed and there shall be no further additions to any existing structure.

PASSED by the City Council of the City of Blaine this 6th day of October, 2016.