



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 18-32	Version:	2	Name:	18-02 Cahow CUP
Type:	Resolution	Status:	Passed		
File created:	3/1/2018	In control:	City Council		
On agenda:	3/1/2018	Final action:	3/1/2018		
Title:	GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 1,152 SQUARE FEET OF TOTAL ACCESSORY DETACHED GARAGE SPACE IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 11215 7TH STREET NE. JEFFREY CAHOW. (CASE FILE NO. 18-0002/NBL)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Cahow - Attachments.pdf				

Date	Ver.	Action By	Action	Result
3/1/2018	2	City Council	Adopted	Pass
2/13/2018	1	Planning Commission	Forwarded with no Recommendation	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 1,152 SQUARE FEET OF TOTAL ACCESSORY DETACHED GARAGE SPACE IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 11215 7TH STREET NE. JEFFREY CAHOW. (CASE FILE NO. 18-0002/NBL)

Planning Commission (Public Hearing)	02/13/18
City Council (Conditional Use Permit)	03/01/18
Action Deadline	03/24/18

The Planning Commission voted unanimously to approve the conditional use permit. There were three (3) comments at the public hearing. Nobody had any objections to the conditional use permit request.

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. The applicant currently only has a detached garage totaling 576 square feet. The applicant is requesting a conditional use permit to add a 576 square foot addition to the existing detached garage. The single detached garage would then total 1,152 square feet. The applicant has indicated that the additional garage space would be used for personal storage and to secure belongings.

The property survey provided shows an existing shed. The applicant has indicated that the existing shed will be removed, and it is a condition of approval that the shed be removed prior to the conduction of the final building inspection for the garage addition. The property survey also indicates that the paved driveway abuts the property line. The standards for the R-1 (Single Family) zoning district require a three (3) foot setback for driveways. So, the concrete driveway shown on the survey is not currently meeting the setback requirement. Therefore, it is also a condition of approval that the driveway be brought into compliance with setback requirements before the final building inspection for the addition is completed. To ensure that these items are taken care of, a \$750 escrow needs to be established prior to issuance of a building permit for the new structure.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Survey

Sketch

Building Elevations

Narrative

WHEREAS, an application has been filed by Jeffrey Cahow as Conditional Use Permit Case File No. 18-0002; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 13, 2018; and

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

WHEREAS, the Blaine City Council has reviewed said case on March 1, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.30 of the Zoning Ordinance to allow for 1,152 square feet of total accessory detached garage space in the R-1 (Single Family) zoning district at 11215 7th Street NE based on the following conditions:

1. A building permit must be obtained prior to the start of any 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-resistant rating.
2. The driveway will need to meet the three (3) foot setback requirement prior to the final building inspection, for the permit, being conducted and passed.

3. The existing shed will need to be removed prior to the final building inspection, for the permit, being conducted and passed.
4. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.
5. The proposed addition is to be generally located as shown on the attached sketch, and will need to meet the five (5) foot setback requirement.
6. The materials and colors used on the addition will need to match those of the existing detached garage and also the materials used on the existing house.
7. To ensure that the driveway setback and removal of the shed are taken care of, a \$750 escrow needs to be established prior to issuance of a building permit for the new structure.

PASSED by the City Council of the City of Blaine this 1st day of March, 2018.