



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-097, Version: 2

ITEM: 11.1 DEVELOPMENT BUSINESS- *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW UP TO 3,000 SQUARE FEET OF ACCESSORY BUILDING SPACE IN A FR (FARM RESIDENTIAL) ZONING DISTRICT AT 12614 LEXINGTON AVENUE NE. ALBERT HUTCHINSON. (CASE FILE NO. 12-0017/GG)

Planning Commission Action

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

Planning Commission (Public Hearing)	07/10/12
City Council (Conditional Use Permit)	08/02/12
Action Deadline	08/13/12

The property is located in the FR (Farm Residential) zoning district and within the MUSA (Metropolitan Urban Service Boundary), which allows total garage area to be between 1,200 and 3,000 square feet with a conditional use permit. The applicant currently has two existing garages and a barn on the property totaling approximately 2,352 square feet.

With the summer 2012 widening of Lexington Avenue, Anoka County will be claiming one of the applicant's driveways that provides access to a 24' x 24' detached garage on the north side of the property. To replace the loss of driveway access to this garage the applicant would like to construct a new 24' x 24' detached garage west of the garage and house. The old garage will be retained by the applicant and used for general storage. With the construction of the new garage his total garage square footage would be 2,928 square feet and just below the allowed 3,000 square feet. The proposed garage would meet setback requirements as listed in the Zoning Ordinance and be located in the rear yard behind the house.

The conditions that have been added below are similar to other conditions placed on similar conditional use permits. Specifically, one of the conditions below indicates the applicant may not use the additional space for any home occupation other than general agriculture..

By motion, approve the Resolution.

Attachments

Zoning Map

Parcel/Concept Map

Property Oblique (Aerial Map)

PER SECTION 29.14(J) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Albert Hutchinson as conditional use permit Case File No. 12-0017; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

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

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.14(j) of the zoning ordinance to allow up to 3,000 square feet of accessory building space in a FR (Farm Residential) zoning district at 12614 Lexington Avenue NE based on the following conditions:

1. The applicants' existing and proposed garage space must be used for personal storage space only and it may not be used for home occupation with the exception of the ongoing agricultural use.
2. Exterior materials and color of the proposed garage to be compatible with the exterior of the existing home.
3. Garage to be generally located as shown on the sketch.
4. The garage space access drive will be required to be surfaced with a class 5 or improved 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 issuance of a conditional use permit for additional garage accessory space provides general zoning approval only. A separate building permit is required through the City's Building Department for construction of the garage.

PASSED by the City Council of the City of Blaine this 2nd day of August 2012.