



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-095, Version: 2

ITEM: 11.7 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO BUILD A 1,600 SQUARE FOOT
DETACHED ACCESSORY BUILDING AT 11943 LEVER COURT NE. TIM
CLEVELAND. (CASE FILE NO. 13-0028/SLK)**

Planning Commission (Public Hearing)	05/14/13
City Council (Conditional Use Permit)	06/06/13
Action Deadline	06/22/13

The applicant would like to construct an accessory building in the rear yard of a 46 acre parcel. They have an existing attached garage that is 1,368 square feet, and they are proposing to add 1,600 square feet with the new pole building. The total garage/accessory space would be 2,968 square feet. The Zoning Ordinance requires a conditional use permit for any property in the MUSA and within the FR (Farm Residential) district to acquire a conditional use permit for garage/accessory space that exceeds 1,200 square feet and less than 3,000 square feet.

The accessory building that is being proposed is a metal building with wainscoting around the bottom, on the front of the building. Prior conditional use permits have required the accessory structures to be compatible with the house, and at the least, the color of the house. The proposed structure does meet those requirements.

The applicant intends to store equipment used for horses such as a truck, skid loader, tractor, etc. in the structure. The homeowner has also discussed possible subdivision of the lot in the past. The location of the new storage building and use of the building as shelter for animals (horses) may complicate future subdivision or cause removal of the storage building based on meeting setback provisions from new lot lines.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Site Plan
Elevations

Photos
Floor Plan

PER SECTION 29.14 (M) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Tim Cleveland as conditional use permit Case File No. 13-0028; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2013; 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 6, 2013.

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 (m) of the zoning ordinance to build a 1,600 square foot detached accessory building at 11943 Lever Court 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 new accessory building space to be used for personal (farm) storage only.
4. The accessory building to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard or meet 100 foot setback from the front property line.
5. 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.
6. Any new driveway or driveway extension within 35 feet from the traveled surface of the public street must be hard surfaced.
7. The accessory building is limited to 1,600 square feet and a second floor is not permitted.

PASSED by the City Council of the City of Blaine this 6th day of June 2013.