



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-140, Version: 2

ITEM: 11.2 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

**CONDITIONAL USE PERMIT TO ALLOW UP TO 1,420 SQUARE FEET OF
GARAGE SPACE AT 12911 LEXINGTON AVENUE NE. DYLAN GOAD. (CASE FILE
NO. 13-0046/LSJ)**

Planning Commission (Public Hearing) 08/13/13
City Council (Conditional Use Permit) 09/05/13
Action Deadline 09/13/13

Planning Commission

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

Dylan Goad is requesting a conditional use permit that will allow him to have a total of 1,492 square feet of garage/accessory space in an FR (Farm Residential) Zoning District. As you know, the FR zoning district allows residents within the MUSA to have between 1,200 square feet and 3,000 square feet of garage space with a conditional use permit.

Mr. Goad would like to use the additional garage space for his classic car hobby. He likes to restore the cars for personal use and would use the extra space as such. There is currently a 484 square foot garage on the property along with a 72 square foot small shed. Mr. Goad is proposing to construct an addition to the existing garage of 936 square feet. The addition would be attached to the existing garage and located on the east side of the building. After the addition is constructed the total garage/accessory space on the property would be 1,492 square feet. The garage addition would match the existing home and garage.

The driveway to the existing garage is already paved but there appears to be a large garage door located on the north side of the new addition. If the applicant uses this door frequently enough to disturb the turf in this area, paving an access to this door will be necessary via Class V or other hard surface material.

There are numerous other vehicles and miscellaneous storage items on site at this time. Once the garage addition is constructed, it is expected that these vehicles and items will be stored

inside on site.

There are no current code violations on this property.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Garage Floor Plan

Garage Elevations (3)

Garage Details

Photos

WHEREAS, an application has been filed by Dylan Goad as conditional use permit Case File No. 13-0046; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 13, 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 September 5, 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 allow up to 1,492 square feet of garage space 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 accessory structure.
3. The accessory structure to be used for personal use only. A home occupation may not be operated out of the structure.
4. The garage access drive on the north side of the building must be surfaced with Class V or other hard surface material if it is used more than occasionally. If grass can be maintained in this area, there is no need to add any additional surface material to the access drive.
5. It is expected that all miscellaneous storage of vehicles and other items outside on site will be removed and stored inside the garage/accessory space.

PASSED by the City Council of the City of Blaine this 5th day of September 2013.