



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-177, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW UP TO 3,000 SQUARE FEET OF GARAGE SPACE IN A RF (RESIDENTIAL FLEX) ZONING DISTRICT AT 2702 DEER RIDGE NE. DAVID MILNE. (CASE FILE NO. 14-0041/BDJ)

Planning Commission (Public Hearing)	09/09/14
City Council (Conditional Use Permit)	10/02/14
Action Deadline	10/16/14

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. A neighbor had some questions about the location of the garage, the proposed use and when construction would start.

The applicant would like to construct an accessory building in the rear yard of a 2.78 acre parcel. They have an existing attached garage that is approximately 1,370 square feet, and they are proposing to add 1,630 square feet with the new detached garage. The total garage/accessory space would be 3,000 square feet. The Zoning Ordinance requires any property to acquire a conditional use permit for garage/accessory space that exceeds 1,200 square feet.

The accessory building that is being proposed is a building on a poured concrete slab with lap siding and a metal roof. 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 such as lawn and garden equipment, boat, etc. in the structure.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan
Floor Plan
Elevations
Photo

WHEREAS, an application has been filed by David Milne as Conditional Use Permit Case File No. 14-0041; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 9, 2014; 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 2, 2014.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow up 3,000 square feet of garage space in a RF (Residential Flex) zoning district at 2702 Deer Ridge 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 storage only.
4. The accessory building to be generally located as shown on attached sketch and meeting a rear yard setback of 50 feet and a side yard setback of 30 feet. The accessory building must be located in the rear yard.
5. The garage space access drive will be required to be paved if used on a regular basis. If occasional access is used and grass is maintained in this area, the applicant is not required to pave the access drive.
6. The accessory building is limited to 1,630 square feet and a second floor is not permitted.

PASSED by the City Council of the City of Blaine this 2nd day of October 2014.