



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-053, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW UP TO 1,187 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT AT 12007 3RD STREET NE. MICHAEL AND RICKI DRAKE. (CASE FILE NO. 15-0012/LSJ)

Planning Commission (Public Hearing)	3/10/2015
City Council (Conditional Use Permit)	4/2/2015
Action Deadline	4/9/2015

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

The homeowners at the above address wish to construct a new attached garage and a gazebo in their back yard. Since they live in an R-1 (Single Family) zoning district, they can have between 1,000 and 1,200 square feet of garage/accessory space on their property if they obtain a conditional use permit.

The proposed new attached garage would be 1,056 square feet in size. Since gazebos are considered accessory structures, their square footage must be taken into consideration when calculating accessory space; therefore, the gazebo has a proposed square footage of 137 square feet for total garage and accessory space on the lot of 1,187 square feet.

The attached garage will match the existing home and exterior elevations of the gazebo have been provided. The gazebo will be made of wood and shingles and the style will be complementary to the neighborhood.

The applicant wishes to use the larger attached garage for storage of three vehicles, a lawn tractor and various garden tools. It should be noted that no home occupation is allowed to occur within the garage or gazebo.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Certificate of Survey

Floor Plan (Garage and Gazebo)

Elevations (Garage and Gazebo)

Narrative

WHEREAS, an application has been filed by Michael and Ricki Drake as Conditional Use Permit Case File No. 15-0012; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

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

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.34(i) of the Zoning Ordinance to allow up to 1,187 square feet of garage space in an R-1 (Single Family) zoning district based on the following conditions:

1. The total garage and accessory space for this lot is limited to the 1,187 square feet as proposed with this application.
2. The garage and gazebo may not be used for a home occupation of any kind.
3. No storage shall be allowed within the gazebo (other than associated lawn furniture) and the storage in the garage must be for personal use only.
4. The attached garage must match the color and architecture of the house and the gazebo must be constructed as shown.
5. A building permit must be obtained prior to construction of the garage and gazebo.
6. The garage and gazebo must meet required setbacks for the structures.
7. This conditional use permit approval is valid for a period of two years which allows 24 months to commence construction.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.