



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-098, Version: 2

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

**GRANTING A VARIANCE TO SECTION 34.07(C)(2) OF THE ZONING ORDINANCE
STANDARD OF 36 SQUARE FEET TO ALLOW FOR AN ADDITIONAL 77 SQUARE FEET
OF ALLOWABLE SIGN SQUARE FOOTAGE FOR A TOTAL OF 113 SQUARE FEET AND
TO THE 10 FOOT HEIGHT STANDARD TO ALLOW AN ADDITIONAL 2.5 FEET OF
HEIGHT FOR A NEW MONUMENT SIGN AT 1264 109TH AVENUE NE. KINGSWOOD
CHURCH. (CASE FILE NO. 15-0026/SLK)**

Planning Commission (Public Hearing)	05/12/2015
City Council (Variance)	05/21/2015
Action Deadline	06/19/2015

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

Kingswood Church is in process of changing the name of their church to Hope Church and has made application to replace the site's existing monument sign and replace it with the same size sign which would be larger and taller than the current R-1 standards allow. The sign as proposed requires a variance relating to two established signage standards:

- **Sign area-** the maximum area allowed for an individual sign at this site is 36 square feet because the sign is located within a R-1 (Single Family) zoning district. The proposed sign contains 113 square feet for a area variance request of 77 square feet.
- **Sign height-** the maximum height is 10-feet. The proposed sign is shown at 12.5 feet high which requires a height variance of 2.5 feet.

The applicant has indicated, as a primary reason for requesting the variances is that they would like to replace the same size (height and square footage) that has been in place for many years, prior to the adoption of the existing Sign Ordinance. They feel a larger sign would be more appropriate because it is located on an arterial roadway.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Sign Sketch
Site Plan

Letter from Applicant

WHEREAS, an application has been filed by DeMars Signs as Case File No. 15-0026; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 12, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Variance be approved; and

WHEREAS, the Blaine City Council has reviewed said case on May 21, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Section 34.07(c)(2) of the Zoning Ordinance standard of 36 square feet to allow for an additional 77 square feet of allowable sign square footage for a total of 113 square feet and to the 10 foot height standard to allow an additional 2.5 feet of height for a new monument sign, at 1264 109th Avenue, with the following rationale:

1. The existing sign which is the same height and square footage as the proposed sign has been in place for many years, prior to the adoption of the existing Sign Ordinance. Therefore, the sign's visual impact would be the same as what is already located on site and the new sign would be an improvement.
2. The size of the sign would be slightly smaller than the commercial standard that is permitted on the commercial site located to the east.
3. The location of the church is on a busy arterial roadway and while zoned R-1 has all the site characteristics of a commercial site.

PASSED by the City Council of the City of Blaine this 21st day of May 2015.