



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-102, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW 1,196 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT AT 9100 FLANDERS STREET NE. THE EXISTING ATTACHED GARAGE IS 572 SQUARE FEET AND THE PROPOSED DETACHED GARAGE IS 624 SQUARE FEET. KEITH WYNN. (CASE FILE NO. 15-0024/SLK)

Planning Commission (Public Hearing)	05/12/15
City Council (Conditional Use Permit)	06/04/15
Action Deadline	06/14/15

The Planning Commission voted unanimously to approve the conditional use permit. Public comment was from one resident concerned with total amount of storage on site and noise generated on the site.

In the R-1 (Single Family) zoning district, a CUP is required for garages larger than 1,000 square feet and up to 1,200 square feet. Currently the applicant has a 572 square foot attached garage and wishes to construct a detached garage in the side yard of their property measuring 624 square feet. Total proposed garage space would be 1,196 square feet.

The side, front, and rear yard setback requirements will be met according to the survey and site plan submitted.

The applicant wishes to store cars in the proposed garage. Colors and materials will match the house. There will be one service door on the south side of the proposed garage.

Since Flanders Street is a collector route on the City's Municipal State Aid System, the City attempts to limit the number of driveways that access the street. The current driveway is 20 feet wide (across public right of way) and may be expanded to 30 feet per the Zoning Code. A driveway to the new garage must connect to the existing driveway and not directly to Flanders Street.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey/Site Plan

Elevation

Pictures of Existing Home and Garage (4)

WHEREAS, an application has been filed by Keith Wynn as Conditional Use Permit Case File No. 15-0024; 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 Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 4, 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 29.35 (k) of the Zoning Ordinance to allow a total of 1,196 square feet of garage space in an R-1 (Single Family) zoning district at 9100 Flanders Street NE based on the following conditions:

1. The materials and color used on the detached garage to match the materials and color used on the exterior of the home.
2. The applicant's existing and proposed garage space must be used for personal storage space only and it may not be used for a home occupation.
3. A building permit is required prior to start of construction.
4. The total width of all paved driveways beyond the public right-of-way not to exceed thirty-six (36) feet.
5. The accessory building to be generally located as shown on attached sketch and meeting all required setbacks.
6. The garage space access drive will be required to be paved if used on a regular basis. The driveway for the new garage must connect to the existing driveway for the site.
7. A driveway to the new garage must connect to the existing driveway and not directly to Flanders Street.
8. The existing shed/accessory building on site to be removed prior to a Certificate of Occupancy being issued for the proposed detached garage.

PASSED by the City Council of the City of Blaine this 4th day of June, 2015.