



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-116, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN 8 (EIGHT) FOOT FENCE TO BE PLACED ALONG A COUNTY ROADWAY LOCATED IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT. 8501 BALTIMORE STREET NE. CHRIS LAZARZ. (CASE FILE NO. 15-0029/LSJ)

Planning Commission (Public Hearing)	06/09/15
City Council (Conditional Use Permit)	07/09/15
Action Deadline	08/19/15

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

In November of 2008 the City Council adopted a code amendment to the height provisions for residential fences abutting collector and arterial roadways. The ordinance now allows fences abutting major roadways to be taller than six-feet and up to 10-feet with the granting of a Conditional Use Permit. The purpose of the change to allow taller fences was to help property owners mitigate noise issues associated with living next to these busier and louder roadways.

The fence that the applicants are proposing will be eight (8) feet in height, constructed of wood, and will run along the length of their corner side yard that abuts 85th Avenue NE. They have also proposed that the fence be continued around the corners on the east and west sides of the lot as shown on the attached plan. While the fence can be continued to the north as shown, the height of the fencing running north can only be 6 feet in height. The Zoning Ordinance requires that the taller fences only be allowed along the roadway.

The application is consistent with the expectations of the code amendment. An added condition is the need to have the fence sketch reviewed by a structural engineer to certify that the design meets building code wind load standards.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Site Plan

Fence Detail

Pictures

WHEREAS, an application has been filed by Chris Lazarz as Conditional Use Permit Case File No. 15-0029; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 9, 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 July 9, 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 33.09(h)(2) of the Zoning Ordinance to allow for an 8 (eight) foot fence to be placed along a county roadway located in an R-1 (Single Family) zoning district at 8501 Baltimore Street NE based on the following conditions:

1. Applicants submit a structural engineer review (if required by the Building Official) of fence detail to determine wind load standards are being met.
2. Applicants obtain building permit for construction of fence.
3. Fence to be built as presented in the materials made part of this application including fence placement, appearance, materials, etc.
4. Homeowner has responsibility for maintenance and appearance of the fence.
5. The fence that is proposed on the east and west sides of the site can only be 6 feet in height.

PASSED by the City Council of the City of Blaine this 9th day of July, 2015.