



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-180, Version: 2

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

GRANTING A WAIVER OF PLATTING TO ADJUST THE LOT LINE BETWEEN 704 AND 708 119TH LANE NE TO ALLOW FOR THE CONSTRUCTION OF A DETACHED GARAGE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT AT 704 119TH LANE NE. KRISTINA SAHR AND CRAIG MERKEL. (CASE FILE NO. 15-0060/LSJ)

Planning Commission (Public Hearing)	10/13/15
City Council (Waiver of Platting)	11/05/15
Action Deadline	11/14/15

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

In 2008, the owners of 704 and 708 119th Lane applied for and received a waiver of platting that would readjust the lot line between the two properties to allow the owners of 704 119th Lane to construct a garage in the rear yard. The owners never completed the steps to record the waiver of platting at Anoka County and this approval now needs to be renewed. The property owner of 708 119th is new since the time of that approval but is part of the application.

The applicants' lot line between 704 and 708 119th Lane NE is at an angle making it difficult to build a detached garage in the rear side yard of 704 119th Lane NE. The new lot line would straighten out the angle for the rear portion of the lot allowing area to build a detached garage. The neighbor at 708 119th Lane NE has agreed to shift the lot line between the two properties. There will be no loss of square footage for either applicant since both lots will gain and lose 694 square feet. The proposed garage would need to meet the zoning requirements for an R-1 district including setbacks and garage size once the lot line has been adjusted. There is currently a paved driveway, and this paved driveway will be required to be extended to the detached garage after garage is constructed.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Certificate of Survey
Waiver of Platting Drawing

WHEREAS, an application has been filed by Kristina Sahr and Craig Merkel as Waiver of Platting Case No. 15-0060 and;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

LOT 27 BLOCK 3 DONNAYS NORTHWOOD (SUBJ TO EASE AS SHOWN ON PLAT)

LOT 28 BLOCK 3 DONNAYS NORTHWOOD (SUBJ TO EASE AS SHOWN ON PLAT)

PARCEL A

That part of Lots 27 and 28, Block 3, DONNAY'S NORTHWOOD, Anoka County, Minnesota, lying westerly of the following described line:

Commencing at the southwest corner of said Lot 27 thence on an assumed bearing of North 67 degrees 11 minutes 24 seconds East along the south line of said Lots 27 and 28 a distance of 113.02 feet to the point of beginning of the line to be described; thence North 27 degrees 54 minutes 47 seconds West a distance of 64.00 feet; thence North 09 degrees 01 minute 55 seconds West a distance of 60.85 feet to the north line of said Lot 27 and said line there terminating.

PARCEL B

That part of Lots 27 and 28, Block 3, DONNAY'S NORTHWOOD, Anoka County, Minnesota lying easterly of the following described line:

Commencing at the southwest corner of said Lot 27 thence on an assumed bearing of North 67 degrees 11 minutes 24 seconds East along the south line of said Lots 27 and 28 a distance of 113.02 feet to the point of beginning of the line to be described; thence North 27 degrees 54 minutes 47 seconds West a distance of 64.00 feet; thence North 09 degrees 01 minute 55 seconds West a distance of 60.85 feet to the north line of said Lot 27 and said line there terminating.

WHEREAS, the Blaine Planning Commission has reviewed said case on October 13, 2015; and

WHEREAS, the Blaine Planning Commission has recommended said case be approved; and

WHEREAS, the City Council of the City of Blaine has reviewed said case on November 5, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Waiver of Platting per Section 18-9(B)(2) of the Subdivision Ordinance is hereby granted to Kristina Sahr and Craig Merkel, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The proposed new garage and driveway must meet all requirements of the R-1 (Single Family) zoning district. A building permit must be obtained for the garage.
2. Traded parcels be combined with the balance of each lot at Anoka County Recorder's Office.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of this Waiver of Platting.

PASSED by the City Council of the City of Blaine this 5th day of November, 2015.