



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-193, Version: 2

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

GRANTING A WAIVER OF PLATTING TO ADJUST THE LOT LINE FIVE (5) FEET BETWEEN TWO PROPERTIES TO PROVIDE A TEN (10) FOOT SIDE YARD SETBACK FOR THE EXISTING HOME LOCATED AT 1130 116TH AVENUE NE. OREN PAYNE AND JOEL PETERSEN. (CASE FILE NO. 15-0061/SLK)

Planning Commission (Public Hearing)	11/10/15
City Council (Waiver of Platting)	12/03/15
Action Deadline	01/15/16

The applicants own two adjacent parcels, 1130 (Parcel A) and 1153 (Parcel B) 116th Avenue NE. The owner of Parcel A would like his existing home to meet setback requirements related to his existing home. The owner of Parcel B is willing adjust the lot line 5 feet further east so that the owner of Parcel A will meet R-1(Single Family) side yard setbacks for the home (10 feet) and attached garage (5feet). Parcel A is currently zoned FR (Farm Residential) and it is anticipated that it will be served with sewer and water and rezoned to Single Family at some time in the future. Therefore, the request to meet appropriate setbacks is being met. Also, the adjusted property line will allow the well of 1130 116th Avenue NE to be located on the appropriate property.

The driveway of Parcel A must meet a 3 foot setback from the newly established lot line.

This is a simple request for a waiver of platting and the conditions you see listed below are conditions listed for similar approvals that have been granted in the past.

By motion, approve the Resolution.

Attachments

Zoning and location map
Waiver of Platting Survey

WHEREAS, an application has been filed by Oren Payne and Joel Petersen as Waiver of Platting Case No. 15-0061 and;

WHEREAS, said case involves the lot line adjustment of two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

Lot 33A, CENTRAL AVENUE ACRES, according to the plat there of on file in the office of the Registrar of Titles, Anoka County, Minnesota.

PARCEL TO BE ACQUIRED

The west 5 feet of the north 239.5 feet of the south 650 feet of Lot 33A, CENTRAL AVENUE ACRES, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case on November 10, 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 December 3, 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 Oren Payne, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Parcels A and B will be subject to park dedication fees at the time in which they are developed.
2. The waiver of platting must be recorded with Anoka County with the parcel to be acquired from Parcel B (5 feet) combined as one tax parcel with Parcel A at the Anoka County Recorder's Office.
3. The driveway of Parcel A must meet a 3 foot setback from the newly established lot line.
4. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of the waiver of platting to adjust the lot line five (5) feet between two properties at 1153 116th Avenue NE.

PASSED by the City Council of the City of Blaine this 3rd day of December, 2015.