



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-081, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW UP TO 1,675 SQUARE FEET OF GARAGE SPACE BY CONSTRUCTING A 907 SQUARE FOOT ADDITION ONTO THE EXISTING 768 SQUARE FOOT ATTACHED GARAGE AT 11453 MEADOW LANE NE. DANIEL WAIBEL AND JANET LOVEJOY. (CASE FILE NO. 16-0014/SLK)

Planning Commission (Public Hearing)	04/12/16
City Council (Conditional Use Permit)	05/05/16
Action Deadline	05/09/16

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

The applicant is requesting a conditional use permit (CUP) amendment to construct a 907 square foot addition to an existing attached garage. The CUP is required for accessory building space in excess of 1,200 square feet.

The existing attached garage is 768 square feet. The construction of the addition to the existing attached garage would result in a total accessory building square footage of 1,675 square feet.

The proposed addition would be located on the front side of the existing attached garage.

The proposed addition matches the existing house and attached garage. The plans that have been provided for the garage indicate that the attached structure will match the exterior materials and architecture of the existing home and detached accessory building.

The proposed garage space will be used for collector car storage.

The North Oaks West development was established in 1983 under the RF (Residential Flex) zoning provisions. The standards that guide construction on this property were incorporated into the original conditional use permit for this development. This request, if approved, would amend the conditional use permit for the applicant's lot and put in place modified standards for

that property. The standard for total garage space in this development is 1,200 square feet, but conditional use permit amendments have been granted to several other properties in this development in the past for garage space over 1,200 square feet. This conditional use permit amendment is not inconsistent with other approvals granted for this development.

The conditions listed are similar to other conditions placed on other conditional use permits for garages within North Oaks West. It should be noted that the garage cannot be used for a home occupation and it must be used for personal storage and use only.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey/Site Plan

Elevations

WHEREAS, an application has been filed by Daniel Waibel and Janet Lovejoy as Conditional Use Permit Case File No. 16-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 2016; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on May 5, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow up to 1,675 square feet of garage space by constructing a 907 square foot addition onto the existing 768 square foot attached garage at 11453 Meadow Lane NE based on the following conditions:

1. Total garage area not to exceed 1,675 square feet.
2. The proposed attached garage addition to match the existing house and attached garage building construction in terms of architectural style, exterior color and materials.
3. All other items referenced in Resolution No. 83-77 remain unchanged.
4. The garage/accessory building shall be used for personal storage and use only.
5. The new garage addition to maintain the 15-foot side yard setback consistent with the existing garage.

PASSED by the City Council of the City of Blaine this 5th day of May, 2016.