



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 16-090, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW 1,199 SQUARE FEET OF GARAGE SPACE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT. THE ATTACHED GARAGE IS 431 SQUARE FEET AND THE PROPOSED DETACHED GARAGE IS 768 SQUARE FEET, LOCATED AT 10277 FRAIZER STREET NE. CLIFFORD AND KARI WILSON. (CASE FILE NO. 16-0022/SLK)**

Planning Commission (Public Hearing)	05/10/16
<b>City Council (Conditional Use Permit)</b>	<b>06/02/16</b>
Action Deadline	06/05/16

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

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 431 square foot attached garage and wishes to construct a detached garage in the rear yard of their property measuring 768 square feet. Total proposed garage space would be 1,199 square feet.

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

The applicant has an existing shed located in the rear yard that will be removed prior to any Certificate of Occupancy being granted for the new detached garage.

The applicant wishes to use the detached garage for boat and lawn equipment storage. Colors and materials will match the house.

By motion, approve the Resolution.

### Attachments

Zoning and Location Map  
Site Survey/Site Plan (3)

Elevations

Floor Plan

**WHEREAS**, an application has been filed by Clifford and Kari Wilson as Conditional Use Permit Case File No. 16-0022; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on May 10, 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 June 2, 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 29.35 (k) of the Zoning Ordinance to allow 1,199 square feet of garage space in an R-1 (Single Family) zoning district (existing attached garage is 431 square feet and the proposed detached garage is 768 square feet) at 10277 Fraizer 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 residential 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 detached garage to be generally located as shown on attached sketch and meeting all required setbacks.
6. The detached garage access drive will be required to be paved if used on a regular basis. If occasional access is used and grass is maintained in this area the applicant is not required to provide a hard surface for the access drive.
7. The existing shed located in the rear yard to be removed prior to a Certificate of Occupancy being granted for the new detached garage.

**PASSED** by the City Council of the City of Blaine this 2<sup>nd</sup> day of June, 2016.