



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-154, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR MORE THAN TWO ACCESSORY STRUCTURES ON THE LOT WHICH IS ZONED R-1 (SINGLE FAMILY) FOR A TOTAL OF 980 SQUARE FEET, LOCATED AT 249 OAK PARK DRIVE NE. BEVERLY FOLSTROM. (CASE FILE NO. 16-0040/LSJ)

Planning Commission (Public Hearing)	09/13/16
City Council (Conditional Use Permit)	10/06/16
Action Deadline	11/14/16

The Planning Commission voted unanimously to approve the conditional use permit. One adjacent resident expressed concerns about this application at the public hearing. One resident spoke in support of the proposed application.

The City's Community Standards Department received a complaint about this property earlier this summer and the complaint was actually in regard to wood being stored in one of the structures and the potential for a fire hazard. The storage of wood in a garage or structure is allowed and does not pose any risk or fire hazard; however, upon inspection of the property it was determined that there were three storage sheds in the applicant's rear yard. The City's Zoning Ordinance for the R-1 (Zoning District) requires a conditional use permit for more than two storage structures on a property. The applicant has complied with the ordinance requirements by applying for such conditional use permit.

The property currently has a 664 square foot detached garage (permit obtained), a 156 square foot storage shed (which has been there for over 20 years but no permit issued) and a 160 square foot lean-to structure (no permit issued). The total square footage for these structures is 980 square feet. The R-1 Zoning District allows the total garage square footage to be up to 1,000 square feet.

The City's Neighborhood Services Specialist has determined there are no code violations on the property at this time, other than the three structures that need the conditional use permit. The applicant would like the three existing structures to remain in order to keep all of her items in storage inside and out of sight. This is also the desire of the City, to keep the rear yard storage

of materials inside structures.

Staff is recommending that the three structures be allowed to remain and that the conditional use permit be granted. One of the conditions of approval would be to obtain a permit for the lean-to structure since that was the most recently constructed structure. This would also require the structure to be the required 5-feet from the property line. The City will not require a permit for the larger shed because this has been in place for a very long time.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

WHEREAS, an application has been filed by Beverly Folstrom as Conditional Use Permit Case File No. 16-0040; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 13, 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 October 6, 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 29.34 (g) of the Zoning Ordinance to allow for more than two (2) accessory structures on the lot which is zoned R-1 (Single Family) for a total of 980 square feet, located at 249 Oak Park Drive NE based on the following conditions:

1. A permit must be obtained for the lean-to structure and the structure must meet the five foot side and rear yard setback. This may require the structure to be moved slightly if it currently does not meet the setback requirements.
2. No home occupations can be conducted within any of the structures.
3. The accessory structures to be used for personal storage only.
4. No other accessory structures can be constructed and there shall be no further additions to any existing structure.

PASSED by the City Council of the City of Blaine this 6th day of October, 2016.