



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** TMP 16-0274, **Version:** 1

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Lori Johnson, Associate Planner

Public Hearing Case File No. 16-0026 // James and Kellie Milich // 11353 Wildwood Court NE

The applicant is requesting a Conditional Use Permit to allow for a detached garage to be placed in the rear yard of the lot. The new structure will be 1,536 square feet and overall garage square footage on the lot will be 2,341.

Zoning:	RF (Residential Flex)
Land Use:	LDR (Low Density Residential)
Area:	2.14 acres
Applicable Regulations:	Section 29.80 of the Zoning Ordinance
Attachments:	Zoning and Location Map Site Plan Building Elevation
Schedule:	Planning Commission Public Hearing: 6/14/16 City Council: 6/16/16

The applicant would like to construct an accessory building in the rear yard of a 2.14 acre parcel. They have an existing attached garage that is 805 square feet, and they are proposing to add 1,536 square feet with the new detached garage. The total garage/accessory space would be 2,341 square feet. The original zoning approval for this development requires any property to acquire a conditional use permit for garage/accessory space that exceeds 1,200 square feet. The City has approved several CUP amendments for similar type detached garages in this area.

The accessory building that is being proposed is a building on a poured concrete slab with smart lap siding and brick veneer. Prior conditional use permits have required the accessory structures to be compatible with the house, and at the least, the color of the house. The proposed structure does meet those requirements.

The applicant will install an asphalt driveway to the proposed structure. The driveway will be 12 feet from the side property line. In order to construct the driveway five trees will be removed from the property. The property owner will be required to plant five new trees to replace those taken out.

There is a small shed located in the rear yard of this property at this time. The applicant intends to remove this shed when the new building is constructed.

The owner intends to use the new building for storage for personal belongings.

In Planning Case File No. 16-0026 it is recommended that the Planning Commission recommend approval a conditional use permit that will allow for the construction of a 1,536 detached garage to be placed in the rear yard of the lot for a total overall garage square footage of 2,341 square feet at 11353 Wildwood Court NE based on the following conditions:

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The accessory building to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard.
5. The access drive to the new garage will be required to be paved.
6. The accessory building is limited to 1,536 square feet.
7. The property owner must install 5 new trees on this lot to replace trees taken out for construction. This must be completed prior to a certificate of occupancy for the new structure.
8. The existing small shed in the rear of the property must be removed prior to a certificate of occupancy for the new structure.
9. The proposed structure cannot be used for a home occupation.