



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: TMP 16-0276, **Version:** 1

Shawn Kaye, Associate Planner

Public Hearing Case File No. 16-0028 // Donald Krueger // 2711 93rd Avenue NE

The applicant is requesting a waiver of platting to adjust the lot line between 2711 and 2721 93rd Avenue NE to allow for a larger parcel at 2721 93rd Avenue NE.

Zoning:	R-1 (Single Family)
Land Use:	LDR (Low Density Residential)
Area:	1.81 acres
Applicable Regulations:	Chapter 74 of the Subdivision Ordinance
Attachments:	Zoning and Location Map Certificate of Survey
Schedule:	Planning Commission Public Hearing: 06/14/16 City Council: 06/16/16

The property owner of 2711 93rd Avenue is requesting to split a lot into two parcels in order to sell .39 acres (Parcel B) to the property owner adjacent to the east (2721 93rd Avenue NE). Parcel B will be required to be combined with the parcel to the east. An existing home will remain on Parcel A.

The existing home on Parcel A does meet the current R-1 (Single Family) setback requirements and lot size requirements.

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

In Planning Case File No. 16-0028 it is recommended that the Planning Commission recommend approval of a waiver of platting to adjust the lot line between 2711 and 2721 93rd Avenue NE to allow for a larger parcel at 2721 93rd Avenue NE based on the following conditions:

1. The waiver of platting must be recorded with Anoka County with the conveyed parcel (Parcel B) combined as one tax parcel with the adjacent parcel to the east at the Anoka County Recorder's Office.

2. New side yard drainage and utility easements will need to be dedicated on the newly created east property line of Parcel A and west property line of Parcel B within 60 days of the waiver of platting being recorded.
3. A petition to vacate the existing drainage and utility easements along the west line of existing Lot 2 and the east line of Lot 1, Wallace Woods, must be submitted within 60 days of the waiver of platting being recorded.