



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-056, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A SEVEN (7) FOOT SIDE YARD SETBACK RATHER THAN A TEN (10) FOOT SETBACK FOR A 660 SQUARE FOOT ENCLOSED SPORT COURT ADDITION TO THE HOUSE. LOCATED AT 2943 122ND COURT NE. TJB HOMES, INC. (CASE FILE NO. 17-0010/SLK)

City Council (CUP Amendment)

04/20/17

The applicant is requesting a conditional use permit (CUP) amendment to allow a 7 foot side yard setback for the construction of 660 square foot sport court addition to the house. The current side yard setback that was established with the Lakes Development in 2003 for a home/living space is 10 feet.

The applicant would like to extend the wall for the home on the same side as the existing garage (northwest side of the home) to include a sport court. However, living space (interpreted as any part of the house that is not garage) must meet the current setback of 10 feet and the garage wall is at a 5 foot setback at the front of the lot and increases to a 7 foot setback in the rear of the garage. The construction of the sport court would meet a minimum 7 foot side yard setback where it meets the garage and would, because of the angle, be set at 9.72 feet from the side yard at the rear line of the addition.

The proposed addition must match architecturally with the existing house and attached garage. The plans that have been provided indicate that the structure will match the exterior materials and architecture of the existing home.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey

House Elevations (2)

Floor Plans (2)

Public Comment

WHEREAS, an application has been filed by TJB Homes, Inc. as Conditional Use Permit Case File No. 17-0010; and

WHEREAS, the Blaine City Council has reviewed said case on April 20, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 29.80 of the Zoning Ordinance to allow a 7 foot side yard setback for a 660 square foot enclosed sport court addition based on the following conditions:

1. The minimum 7 foot side yard setback is limited to the enclosed sport court addition on the northwest side of the home.
2. The proposed addition to match the existing house construction in terms of architectural style, exterior color and materials.
3. All other items referenced in Resolution No. 03-74 remain unchanged.

PASSED by the City Council of the City of Blaine this 20th day of April, 2017.