



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-097, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE
CONSTRUCTION OF A 480 SQUARE FOOT DETACHED GARAGE IN A RF
(RESIDENTIAL FLEX) ZONING DISTRICT, LOCATED AT 1097 98TH LANE NE.
JOSEPH WEBER AND SUSSEL BUILDERS. (CASE FILE NO. 17-0020/NBL)**

Planning Commission (Public Hearing)	06/13/17
City Council (Conditional Use Permit)	07/13/17
Action Deadline	08/20/17

The Planning Commission voted unanimously to approve the conditional use permit. A public comment was received in support of the application.

The applicant wishes to build a 480 square foot detached garage on this property in order to provide space to store a boat and a trailer. There is currently a 440 square foot attached garage on this property. With this construction the property will have 920 square feet of garage space.

The original resolution for this development area does not specify requirements for detached garages. Therefore, a CUP amendment is required for the construction of a detached structure to ensure that the proposed overall area of garage and accessory building space aligns with the development goals of the RF zone. The City has approved several CUP amendments for similar type detached garages throughout the city.

The garage will match the existing detached structure and house. No trees will be removed with this addition to the structure.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Site Plan
Floor Plan
Building Elevations

Photo of the House
Public Comment

WHEREAS, an application has been filed by Joseph Weber and Sussel Builders as Conditional Use Permit Case File No. 17-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 2017; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on July 11, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for the construction of a 480 square foot detached garage in a RF (Residential Flex) zoning district 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 in the rear yard as shown on attached sketch and meeting all required setbacks.
5. If there are vehicles being consistently driven across the lawn, then a driveway access leading to the detached garage will need to be put in.
6. The new accessory building is limited to 480 square feet.
7. The proposed structure cannot be used for a home occupation.

PASSED by the City Council of the City of Blaine this 13th day of July, 2017.