



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-120, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 7.5 FOOT SIDE YARD SETBACK RATHER THAN A 10-FOOT SETBACK FOR A 600 SQUARE FOOT ENCLOSED SPORT COURT ADDITION TO THE HOUSE BEHIND THE GARAGE AT 11546 EDISON STREET NE. RYAN AND JULIE COMER. (CASE FILE NO. 18-0035/LSJ)

Planning Commission (Public Hearing)	06/12/18
City Council (Conditional Use Permit)	06/21/18
Action Deadline	07/08/18

The Planning Commission voted unanimously to approve the conditional use Permit. There were no comments at the public hearing.

The applicant is requesting a conditional use permit (CUP) amendment to allow a 7.5 foot side yard setback for the construction of 600 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 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. The construction of the sport court would meet a minimum 7.5 foot side yard setback where it meets the garage.

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.

A similar request was approved by the City Council in The Lakes development in 2017 for another enclosed sport court.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Survey

Floor Plan

Building Elevations

WHEREAS, an application has been filed by Ryan and Julie Comer as Conditional Use Permit Case File No. 18-0035; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 12, 2018; and

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

WHEREAS, the Blaine City Council has reviewed said case on June 21, 2018.

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 a 7.5 foot setback for a sport court addition at 11546 Edison Street NE, based on the following conditions:

1. The minimum 7.5 foot setback is limited to the enclosed sport court addition as shown on the survey presented for approval.
2. The proposed addition to match the existing house construction in terms of architectural style and exterior materials and colors.
3. All other items referenced in Resolution 03-74 remain unchanged.

PASSED by the City Council of the City of Blaine this 21st day of June, 2018.