



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-147, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TOTAL OF 1,188 SQUARE FEET OF ACCESSORY GARAGE SPACE IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 4018 86TH LANE NE. THERESA STEICHEN. (CASE FILE NO. 18-0045/NBL)

Planning Commission (Public Hearing)	07/10/18
City Council (Conditional Use Permit)	08/02/18
Action Deadline	08/02/18

The Planning Commission voted unanimously to approve the conditional use permit. Comments at the public hearing included an emailed comment from one neighbor who was in support of the proposed project. The attachments have changed slightly since the Planning Commission meeting. The applicant brought in new building elevations that more accurately depict what will be built. Specifically the doors on the proposed garage will be as shown on the attached plans. Nothing else about the size or location of the proposed garage has changed. The color will still match the existing house structure.

The applicant is requesting a conditional use permit (CUP) to allow for a total of 1,188 square feet of accessory garage space in the R-1 (Single Family) zoning district. The applicant currently has an attached garage totaling 564 square feet. The applicant is proposing to build a 624 square foot detached garage. In the R-1 (Single Family) zoning district, a CUP is required for garages larger than 1,000 square feet and up to 1,200 square feet.

The applicant has indicated, in the attached narrative, that the proposed garage will be used to store additional vehicles. The R-1 (Single Family) zoning district requires that garages located in the rear yard have the capability of providing a minimum 8-foot wide hard surface driveway that meets all setback requirements. The minimum setback requirement for driveways in the R-1 (Single Family) zoning district is 3 feet. The property survey provided indicates that the lot would allow for a minimum 8-foot wide driveway with a 3-foot setback (minimum of 11 feet). It is a condition of approval that the driveway to the proposed garage be constructed to these minimum standards.

The site plan provided shows the proposed garage with a 5-foot setback from both the rear and side property lines. This proposal meets the minimum 5-foot setback for accessory buildings in the R-1 (Single Family) zoning district.

The R-1 (Single Family) zoning district requires that architectural style and color of accessory buildings be compatible with the primary structure. It is a condition of approval that the architectural style and color of the proposed building be compatible with the primary structure.

The property survey shows three trees along the west property line where the proposed new driveway will be required. These trees have already been removed. According the City's tree preservation ordinance only two trees per year per lot can be removed. Therefore, it is a condition of approval that the applicant plant an additional tree, meeting the minimum sizing requirements, or pay an escrow in the amount of \$300 to the reforestation account prior to obtaining a building permit.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey

Site Plan

Building Elevations (2)

Floor Plan

Narrative

Photo of Primary Structure

Public Comment

WHEREAS, an application has been filed by Theresa Steichen as Conditional Use Permit Case File No. 18-0045; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 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 August 2, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Sections 29.30 and 33.10 of the Zoning Ordinance to allow for a total of 1,188 square feet of accessory garage space at 4018 86th Lane

NE based on the following conditions:

1. The applicant will need to plant one yard tree prior to obtaining a building permit. The tree must meet the minimum sizing requirements of 2 ½ inch caliper for overstory trees or 6 feet in height for coniferous trees. The tree species planted must be one of the recommended species as determined by the City forester. The tree would best be planted along the east property line adjacent to the trail leading into Austin Park. If the applicant so chooses they may pay an escrow in the amount of \$300 to the City's reforestation account prior to obtaining a building permit. This will allow for the tree to be planted after the garage is built.
2. The proposed building is to be generally located as shown on the attached sketch. The proposed building must meet the minimum 5-foot rear and side yard setbacks.
3. A building permit must be obtained prior to the start of any construction. The construction of the garage will be required to meet the requirements of the Uniform Building Code. The soffit and fascia of the overhang, if located closer than 5' to the property line, will need to have a fire-resistant rating.
4. The proposed building may not exceed 624 square feet. The total accessory building space may not exceed 1,188 square feet.
5. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.
6. The materials and colors used on the addition will need to match those of the primary structure.
7. The proposed garage is limited to a one-story design so as to not exceed the height of the primary structure (split entry home).
8. There must be a hard surfaced driveway constructed of concrete or blacktop with a minimum width of 8-feet and a minimum setback of 3-feet from the property line.

PASSED by the City Council of the City of Blaine this 2nd day of August, 2018.