



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-141, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TOTAL OF 1,175 SQUARE FEET OF ACCESSORY GARAGE SPACE AND A TOTAL OF THREE ACCESSORY STRUCTURES IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT. (TEDDY AND JODY BOURGOIN) (CASE FILE NO. 19-0038/EES)

Planning Commission (Public Hearing)	09/10/19
City Council (Conditional Use Permit)	09/16/19
Action Deadline	10/03/19

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) to allow for a total of 1,175 square feet of accessory garage space and a total of three accessory structures in the R-1 (Single Family) zoning district. The applicant currently has an attached garage totaling 479 square feet and a 120 square foot shed. The applicant was issued a building permit for and has already started to build a 576 square foot detached garage. Due to staff oversight, the applicant was not aware that a conditional use permit was necessary for the square footage proposed and for the three structures on the lot. 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 and for more than two accessory buildings.

The applicant has indicated, in the attached narrative, that the proposed garage will be used to store a truck and a boat, and the shed will be used for lawn equipment and patio furniture. 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 provided survey shows the existing attached garage 16 feet from the side lot line, therefore sufficient space should be available for an 8 foot wide driveway that meets the setback requirement. An existing driveway is in place to the side of the attached garage. That driveway is not shown on the survey so it is unknown if this driveway meets the three-foot setback requirement. The applicant will need to provide evidence that this existing driveway meets the setback requirement, and if it does not, the driveway will need to be

modified to conform to the setback requirement. This will need to be proven or remedied prior to the final inspection.

The site plan provided shows the proposed garage with an 8-foot setback from the side property line and a larger setback from the rear line. This proposal meets the minimum 5-foot setback for accessory buildings in the R-1 (Single Family) zoning district. The shed will be relocated and will have a greater than 8 foot setback, which exceeds the 1-foot setback for accessory structures 120 square and smaller.

The R-1 (Single Family) zoning district requires that architectural style and color of accessory buildings be compatible with the primary structure. The elevation provided shows neutral colored vinyl siding and shakes and asphalt siding that matches the home.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Survey

Garage Elevation

Shed Image

Applicant Narrative

WHEREAS, an application has been filed by Teddy and Jody Bourgoïn as Conditional Use Permit Case File No. 19-0038; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 10, 2019; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 16, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.34 of the Zoning Ordinance to allow for a total of 1,175 square feet of accessory garage space and a total of three accessory structures in the R-1 (Single Family) zoning district based on the following conditions:

1. The proposed new detached structure is to generally be located as shown on the plans submitted with the proposal. The proposed building must meet the minimum 5-foot rear and side yard setbacks.

2. 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 feet to the property line, will need to have a fire-resistant rating.
3. The proposed detached garage cannot exceed 576 square feet and the total for all accessory structures cannot exceed 1,175 square feet.
4. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.
5. The materials and colors used on the detached garage must be compatible with the home.
6. 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. Existing driveway setback to be confirmed at time of final inspection. Any portion of the existing driveway not meeting the setback must be removed prior to the final inspection.

PASSED by the City Council of the City of Blaine this 16th day of September, 2019.