



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-173, **Version:** 2

Development Business - *Erik Thorvig, Community Development Director*

Title

Granting a Conditional Use Permit to Allow for a Total of 1,192 Square Feet of Accessory Building Space in an R-1AA (Single Family) Zoning District at 2448 129th Court NE. Anthony Broich (Case File No. 21-0056/SLK)

Executive Summary

The applicant is requesting to have a total of 1,192 square feet of accessory building space including a 992 square foot attached garage and a 200 square foot pool house.

Schedule of Actions

Planning Commission Public Hearing	08/10/21
City Council (Conditional Use Permit)	09/08/21
Action Deadline	09/11/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

In the R-1AA (Single Family) zoning district, a Conditional Use Permit (CUP) is required for accessory building/garage space larger than 1,000 square feet and up to 1,200 square feet. Currently, the applicant has an attached garage that is 992 square feet. The applicant is requesting a CUP to build a detached accessory building (pool house) totaling 200 square feet. The total proposed accessory building space would then be 1,192 square feet.

The applicant is planning to use the additional accessory space to store pool equipment and have a bathroom for pool use. The colors and materials will need to match those of the existing house.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

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

Financial Impact

Not Applicable

Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.

2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

Zoning and Location Map

Site Survey

Building Elevation and Floor Plan

Narrative

Unapproved Planning Commission Minutes 8/10/21

WHEREAS, an application has been filed by Anthony Broich, as Conditional Use Permit Case File No. 21-0056; and

WHEREAS, said case involves the land described as follows:

Lot 15, Block 2, QUAIL CREEK 8TH ADDITION

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 10, 2021; 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 8, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.044 (h) of the Zoning Ordinance to allow for a total of 1,192 square feet of accessory building space in an R-1AA (Single Family) zoning district based on the following conditions:

1. A building permit is required prior to the start of construction. The construction of the accessory building (pool house) will be required to meet the requirements of the Uniform Building Code. The structure must meet the current requirements of the MN Plumbing, Mechanical, Energy and Building Codes.
2. The materials and colors used on the proposed structure are to match the materials and colors used on the exterior of the existing primary structure.
3. The proposed structure is to be generally located as indicated on the sketch presented for approval for this item and will need to meet all setbacks.
4. The height of the proposed structure must not exceed that of the primary structure.
5. The existing and proposed garage/accessory building space must be used for personal storage only and may not be used for a home occupation.

PASSED by the City Council of the City of Blaine this 8th day of September, 2021.