

CITY OF SPRING LAKE PARK  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Tuesday, May 28, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Tim Workman  
Applicant: Tim Workman  
Location: 8075 Hayes Street NE  
Petition: The applicant is seeking a variance to allow applicant to expand driveway into required 5' setback on the north side of property line.

The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at [www.slpmn.org/meetings](http://www.slpmn.org/meetings). Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



Daniel R. Buchholtz  
Administrator, Clerk/Treasurer

Posted: May 17, 2024  
Published: May 17, 2024



**City of Spring Lake Park**  
 1301 81st Avenue NE  
 Spring Lake Park, MN 55432  
 763-784-6491 (p) 763-792-7257 (f)  
[info@slpmn.org](mailto:info@slpmn.org)

**For Office Use Only**

Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

**DEVELOPMENT APPLICATION**

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8015 Hayes St. NE, Spring Lake Park 55432		
Property Identification Number (PIN#): 01-30-24-42-0045 Current Zoning: R-1		
Legal Description (Attach if necessary): Lot 3, Block 2, Spring Lake Estates		
APPLICANT INFORMATION		
Name: Tim Workman	Business Name: _____	
Address: 8015 Hayes St. NE	State: MN	Zip Code: 55432
City: Spring Lake Park	Telephone: 651-226-2714	Fax: _____
Contact: _____	E-mail: timwork17@hotmail.com	
Title: _____		
OWNER INFORMATION (if different from applicant)		
Name: Same	Business Name: _____	
Address: _____	State: _____	Zip Code: _____
City: _____	Telephone: _____	Fax: _____
Contact: _____	E-mail: _____	
Title: _____		
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: single family home with <del>carport</del> two car garage accessed by driveway. Driveway is also used for parking cars off the street.		
Nature of Proposed Use: same use as current. Looking to widen the driveway and which would add another parking spot.		
Reason(s) to Approve Request: A new concrete driveway would update the property (to avoid street parking), have no negative impact on the neighbors or city.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Deck Replacement Variance	Date of Application: 6/17/2010	
Nature of Request: Variance, was approved		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		

**APPLICATION FEES AND EXPENSES:**

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail Tim Wor K17@hotmail.com  Fax \_\_\_\_\_  USPS - Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: [Signature] Date: 4/13/24  
Owner: Same Date: \_\_\_\_\_

**NOTE: Applications only accepted with ALL required support documents.  
See City Code**

**City of Spring Lake Park  
Variance Supplemental Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: Tim Workman Telephone: 651-226-2714  
Address: 8075 Hayes St. Cell Phone: Same  
City/State/Zip: Spring Lake Park, MN 55432 E-mail: Timwork17@hotmail.com

2. Property Owner Information (if different from above):

Name: Same as above Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): 8075 Hayes St., Lot 3, Block 2, Spring Lake Estates

4. Present Use of Property: Single Family home

5. Description of Project: Remove existing asphalt driveway and replace and expand with concrete

6. Specify Section of the Ordinance from which variance is sought: Ord. # 12.52.050  
The proposed driveway would be within 4 feet of the north property line. Ordinance requires a 5 foot setback.

7. Explain how you wish to vary from the applicable provisions of this Ordinance: The proposed driveway would be within 4 feet of the north property line. Ordinance requires a 5 foot setback.

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?  
 Yes  No Why or why not?

All aspects of the proposed driveway are in compliance with the existing ordinance, except the 4 foot setback from the north property line. The new concrete driveway will bring a much needed update and refreshing look to the neighborhood.

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes  No Why or why not?

The ~~plan~~ Comprehensive Plan supports maintaining and rehabing  
homes in Spring Lake Park and thus meets  
that objective.

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes  No Why or why not?.

We will have multiple licensed drivers in our  
household and ~~the~~ proposed driveway will add a  
parking space and minimize having to park on  
the street, potentially creating hazards.

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property - i.e. sloping topography or other natural features like wetlands or trees)?

Yes  No Why or why not?

The lot is an irregular shaped lot that is partially  
treed and slightly slopes.

e. In your opinion, will the variance maintain the essential character of the locality?

Yes  No Why or why not?

A new concrete driveway, as ~~I~~ an ~~proposal~~,  
will update the property and complement  
the neighborhood.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

TJV

Date:

4/30/24

Fee Owner's (Property Owner) Signature:

TJV

Date:

4/30/24

# LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North

560-3093

Minneapolis, Minnesota 55428

## Surveyors Certificate

INVOICE NO. 16631

F. B. NO. 304-29

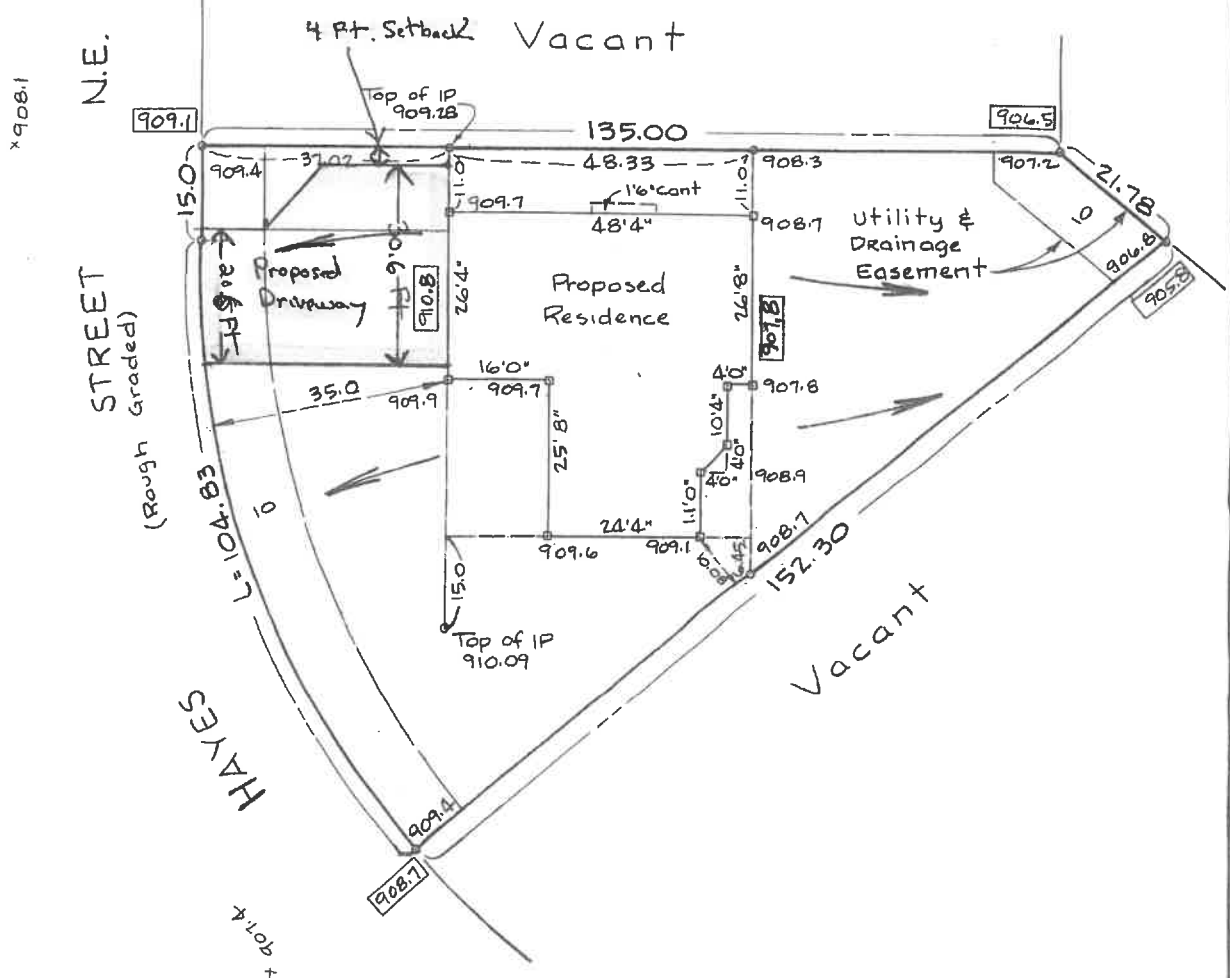
SCALE 1" = 20' 2.0

0 - DENOTES IRON



NEDEGAARD CONSTRUCTION

- ↖ Denotes Surface Drainage
- 000.0 Denotes Existing Elevation
- Denotes Proposed Elevation
- ▣ Denotes Wood Hub Set For Excavation Only



Top of Block

911.5

Lot 3, Block 2, SPRING LAKE ESTATES

Garage Floor Elevation

911.0

Lowest Most Floor Elevation

908.0

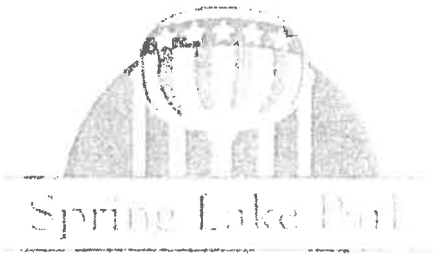
The only easements shown are from plate of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 3rd day of February 19 86

Signed

*Raymond A. Prusch*  
Raymond A. Prusch, Minn. Reg. No. 6743



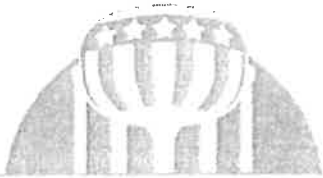
City of Spring Lake Park  
1801 81st Ave NE  
Spring Park, MN 55432  
763.784.6491

Receipt: 0000001732  
Receipt: 04/30/24  
Cashier: WBROWN  
Received Of: **WORKMAN, TIMOTHY S**

8075 HAYES ST NE  
SPRING LAKE PARK MN 55432

The sum of: **\$200.00**

BDINV	0000000055			\$200.00
		Remaining Balance:	Total:	\$200.00
		TENDERED: Check	2603	\$200.00



Spring Lake Park

City of Spring Lake Park  
1801 81st Ave NE  
Spring Park, MN 55432  
763.784.6491

Receipt: 0000001730  
Receipt: 04/30/24  
Cashier: WBROWN  
Received Of: **WORKMAN, TIMOTHY S**

8075 HAYES ST NE  
SPRING LAKE PARK MN 55432

The sum of: **\$300.00**

BDINV 0000000056

\$300.00

Remaining Balance:

Total: \$300.00

TENDERED: Check 2603

\$300.00