



**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:	Wanda
Date Filed:	8/29/22
Date Complete:	
Base Fee:	150
Escrow:	300

## DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 482 SANBURNOL DR NE		
Property Identification Number (PIN#):		Current Zoning:
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: ENES GLUHIC		Business Name: SMC CONSTRUCTION INC
Address: 8465 PLAZA BLVD NE		
City: SPRING LAKE PARK MN	State: MN	Zip Code: 55432
Telephone: 612-245-9255	Fax:	E-mail: ENES@SMCMN.COM
Contact: ENES	Title:	
OWNER INFORMATION (if different from applicant)		
Name: STEWART TINGELSTAD		Business Name:
Address: 482 SANBURNOL DR NE		
City: SPRING LAKE PARK	State: MN	Zip Code: 55432
Telephone: 763-742-4896	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: SINGLE FAMILY HOME, THE LOCATION IS USED FOR OUTSIDE STORAGE		
Nature of Proposed Use: STORAGE OF CAMPER, CONCRETE PAD IN ORDER TO STORE IT ON SOLID SURFACE, AND IN ORDER TO NOT HIT EXISTING GARAGE WE NEED TO HAVE CONCRETE IN EASEMENT		
Reason(s) to Approve Request: CORNER LOT DIFFICULTIES, SIDE YARD/BACK YARD NO OTHER PLACE WHERE THE CAMPER COULD BE PUT WITHOUT BEING IMPACTED. NICELY TUCKED AWAY HERE		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
<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.

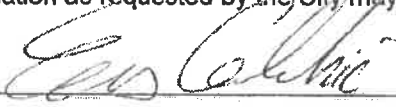
I wish to be notified of additional costs in the following manner (select one):

- E-mail: ENES@SMCMN.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:  Date: 08/19/2022

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

**City of Spring Lake Park  
Variance 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: SMC CONSTRUCTION Telephone: \_\_\_\_\_  
Address: 8465 PLAZA BLVD NE Cell Phone: 612-245-9255  
City/State/Zip: SPRING LAKE PARK MN, 55432 E-mail: ENES@SMCMN.COM

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

Name: Stewart Tinglestad Telephone: 763-742-4896  
Address: 482 SANDBURNOL DR NE Cell Phone: \_\_\_\_\_  
City/State/Zip: SPRING LAKE PARK MN, 55432 E-mail: SMTINGO1959@GMAIL.COM

3. Project Location (Address and Legal Description): \_\_\_\_\_

4. Present Use of Property: SINGLE FAMILY HOME

5. Description of Project: CONCRETE PAD TO ALLOW PARKING OF CAMPER

6. Specify Section of the Ordinance from which variance is sought: EASEMENT ON BACK OF PROPERTY CORNER LOT / SIDE PROPERTY, 5 FT UTILITY EASEMENT

7. Explain how you wish to vary from the applicable provisions of this Ordinance: \_\_\_\_\_  
CONCRETE PAD NEEDS TO BE WIDER TO ALLOW PARKING ON A SOLID SURFACE WHICH WOULD ENCROACH A UTILITY EASEMENT WHICH IS FOR ABOVE GROUND UTILITIES.

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. **IF WE DON'T PUT CONCRETE INTO EASEMENT THERE IS NOT ENOUGH SPACE FOR PARKING OF THE CAMPER. BEING A CORNER LOT THIS IS ONLY SPOT THAT WOULD FIT**

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

\_\_\_\_\_  
UTILITY EASEMENT IS FOR ABOVE GROUND UTILITIES. THIS WOULD NOT BE AFFECTING ANY OF IT

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

Yes  No Why or why not?

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

Yes  No Why or why not?.

OTHER OWNERS CAN PARK BEHIND THEIR HOMES, THIS BEING MY BEHIND AND SIDE LOT

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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?

SIDE LOT OR BACK LOT OF A CORNER PROPERTY DILEMA, LIMITS USE OF MY PROPERTY.

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

Yes  No Why or why not?

THERE IS ALREADY A PARKING SPOT AND GARAGE NEXT TO IT USED FOR PARKING OF VEHICLES

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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: 

Date:  
08/18/2022

Fee Owner's (Property Owner) Signature: 

Date:  
08/18/2022

Adding a concrete slab behind an existing fence allows utilization of the property better than having to put the camper on the dirt.

Encroaching into easement allows us to be able to park easier without having to cut corner of the garage roof and risk damaging camper as well as the existing garage.

Have a letter from the neighbor that they are ok with us putting up a shade sail to protect camper from sun and weather. Attached below. Relocating fence gate to allow easier parking. Not adding to streetcurb.

Putting up 4 posts to allow stretching of sun shade sails that are removable since we can't make a permanent structure adequate enough in this location. 6x6 posts that are 12 foot tall.







I JEFF PEDERSON RESIDING AT

483 MAPLE ST SPRING LAKE PARK

GIVE MY CONSENT TO PUT NEW POST

ON THE CORNER OF MY EXISTING

FENCE LINE.

Jeff Pederson E-17-22  
JP

