



123288
2/3/2020

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

For Office Use Only	
Case Number:	
Fee Paid:	1375.00
Received by:	
Date Filed:	3/3/2020
Date Complete:	
Base Fee:	375
Escrow:	1000

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: 8457 SUNSET ROAD, N.E.		
Property Identification Number (PIN#): 01-30-24-11-0048		Current Zoning: I-1
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Tony Mezzenga	Business Name:	
Address: S Maycomb Lane		
City: St. Paul	State: MN	Zip Code: 55127
Telephone: 612-804-0487	Fax:	E-mail: woodshop6@gmail
Contact: Tony	Title: DWDER	
OWNER INFORMATION (if different from applicant)		
Name:	Business Name:	
Address:		
City: SAME	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: I-1		
Nature of Proposed Use: INDUSTRIAL Building with 25' SET BACK.		
Reason(s) to Approve Request: THE ADJACENT RESIDENTIAL LOT ADJACENT TO THE NORTH WILL BE ZONED I-1 AT SOME POINT.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:	Date of Application:	
Nature of Request: NONE		
<p>NOTE: Applications only accepted with ALL required support documents. See City Code</p>		

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.

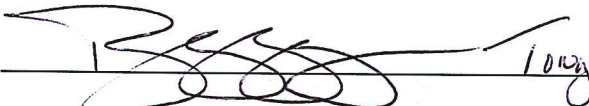
I wish to be notified of additional costs in the following manner (select one):

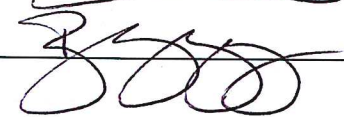
E-mail Woodshop6@gmail.com Fax _____ USPS – Certified Mail

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:  Tony MEZZALANA Date: 2/29/2020

Owner:  Tony MEZZALANA Date: 2/29/2020

**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: Tony Mezzedea
Address: 5 MAYCOMB WAY
City/State/Zip: ST. PAUL, MN 55127

Telephone: 612-804-0487
Cell Phone: SAME
E-mail: Woodshop6@gmail.com

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

Name: SAME
Address: 8457 SUNSET RD. N.E.
City/State/Zip: SLP 55432

Telephone: /
Cell Phone: /
E-mail: /

3. Project Location (Address and Legal Description): 8457 SUNSET ROAD N.E.

4. Present Use of Property: I-1 LOT.

5. Description of Project: PROPOSING TO REDUCE SET BACK ON NORTH LOT LINE TO 25' FROM 50'

6. Specify Section of the Ordinance from which variance is sought: § 153.224

7. Explain how you wish to vary from the applicable provisions of this Ordinance:

PROPOSING TO REDUCE SET BACK ON NORTH LOT LINE TO 25' FROM 50'

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?

THE LONG TERM PLAN IS TO REZONE THE LOTS TO THE NORTH OF THIS SITE TO I-1 TO BE THE SAME AS PROPOSED SITE FOR SET BACK REDUCTION.

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

Yes No Why or why not?

THE LOTS TO THE NORTH OF THIS PROPOSED SITE
WHEN REZONED WILL REQUIRE 25' SET BACK
WHICH IS WHAT MY PROPOSED RESTRICTION IS.

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

Yes No Why or why not?

THE 25' SET BACK WOULD ALLOW BETTER
USE OF THE SITE WITH PARKING AND TRAFFIC
ON SOUTH SIDE OF BUILDING BLOCKING LIGHT TO NORTH
HOUSES

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?

WE ARE PROPOSING A NATURAL TREE BARRIER
TO THE ADJACENT LOTS TO THE NORTH.
FOR PRIVACY TO THE HOUSES TO THE NORTH

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


Yes No Why or why not?

WE WOULD BUILD THE SAME BUILDING
THAT WOULD CONFORM TO I-1 REQUIREMENTS

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:

 Tony Mezzadisa

Date:

2/29/2020

Fee Owner's (Property Owner) Signature:



Date:

2/29/2020