



**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:	500
Received by:	
Date Filed:	3/28/24
Date Complete:	
Base Fee:	200
Escrow:	300

#197

## 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: 738 SANBURNOL DR. NE		
Property Identification Number (PIN#): 02-30-24-11-0089		Current Zoning: R-1
Legal Description: PARK MANOR UNIT 3 BKS 8, 9, 10		
(Attach if necessary): LOT 7 Block 9		
APPLICANT INFORMATION		
Name: MICHAEL KONETSKI		Business Name:
Address: 738 SANBURNOL DR. NE		
City: SPRING LAKE PARK	State: MN	Zip Code:
Telephone: [REDACTED]	Fax:	E-mail: [REDACTED]
Contact: SAME		Title: [REDACTED]
OWNER INFORMATION (if different from applicant)		
Name: MICHAEL KONETSKI		Business Name:
Address: 738 SANBURNOL DR. NE		
City: SPRING LAKE PARK	State: MN	Zip Code: 55432
Telephone: [REDACTED]	Fax:	E-mail: [REDACTED]
Contact:		Title: [REDACTED]
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Single family home, GARAGE, 2 car / DRIVEWAY 39' X 15' 8" APPROX.		
Nature of Proposed Use: Better access to Driveway from East side of Garage getting refuse containers to Blvd. Additional PARK SPACE connect to existing 4' slab angle @ side walk		
Reason(s) to Approve Request: Property on level ground, Driveway slope, Getting refuse cans to CP a challenge otherwise. HAS existing refuse can concrete area, HAS existing 4' off Garage		
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 [REDACTED]  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: Michael Kouster Date: 3/28/24  
Owner: Michael Kouster Date: 3/28/24

**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: Michael Kosetski

Telephone: \_\_\_\_\_

Address: 738 SANBURNOL DR. NE

Cell Phone: \_\_\_\_\_

City/State/Zip: Spring Lake Park MN.  
55432

E-mail: \_\_\_\_\_

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

Name: SAME

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): (738 Sanburnol Dr.) PARK MANOR UNIT 3 BLKS  
8,9,10 Lot 7 Block 9

4. Present Use of Property: Single Family Home

5. Description of Project: add onto Driveway to East 7'6" connect to  
Existing concrete along Garage approx. 34' to North Angle ATightaway  
side walk

6. Specify Section of the Ordinance from which variance is sought: \_\_\_\_\_  
12.52.06D

7. Explain how you wish to vary from the applicable provisions of this Ordinance: Set back  
from property line, currently 8' to my building, existing  
4' slab would continue along Driveway approx 34' Asking for 1 Foot  
VARIANCE, to allow VARIANCE from 5' requirement 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?

I believe it will improve  
look of property as well as easier access to CP, uniform  
with existing side slab on Garage

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

Yes  No Why or why not?

Believe MAKE'S CLEARER LOOK TO PROPERTY (STRAIGHT LINE'S)  
AS EXISTING 4' OFF GARAGE TO CONTINUE APPROX. 34'  
TO NORTH

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

Yes  No Why or why not?

will allow clear path to CP with refuse cans

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?

yes sloping of driveway

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

Yes  No Why or why not?

Avoid turning corners to deliver refuse cans to CP

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:

Michael Kousshe

Date:

3/27/24

Fee Owner's (Property Owner) Signature:

Michael Kousshe

Date:

3/27/24

REVISED: 7.13.18 BB

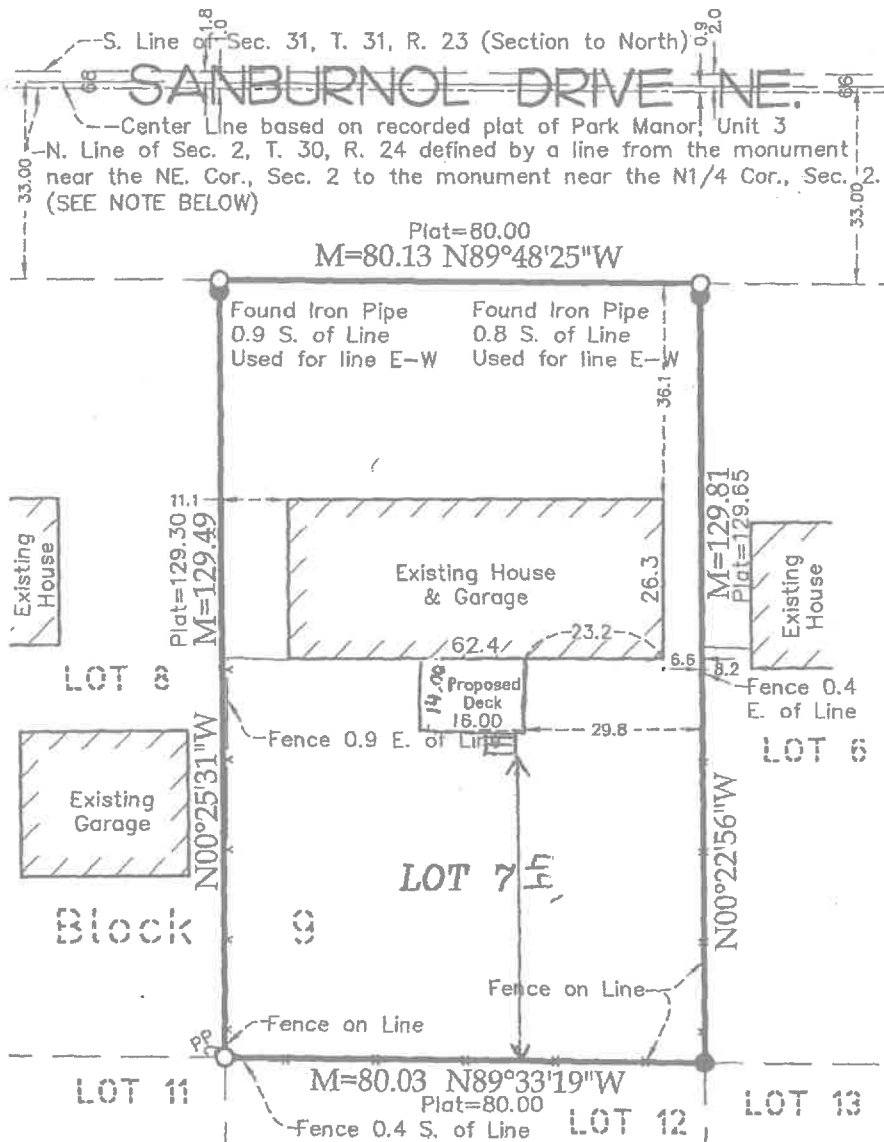
# CERTIFICATE OF SURVEY

FOR: Peter and Kathleen Frank

PROPERTY DESCRIPTION

PROPERTY ADDRESS:  
738 Sanburnol Drive NE.  
Spring Lake Park, MN 55432

Lot 7, Block 9, Park Manor, Unit 3, Anoka County, Minnesota.



### AREA CALCULATIONS

TOTAL LOT	= ±10,381 Sq. Ft.
Existing House & Garage	= ±1,641 Sq.Ft.
Proposed Deck	= ±192 Sq.Ft.
Total Structures	= ±1,833 Sq.Ft.
Structure Coverage	= 17.66%

**APPROVED**

City of Spring Lake Park  
Building Inspection Department

Date: 7.13.2018

Approved By: BB

### NOTES

- FIELD SURVEY CONDUCTED ON JUNE 8TH, 2018.
- BEARING'S SHOWN ARE BASED ON ASSUMED DATUM.
- AS NOTED ON THE DRAWING, THE TWO FOUND IRON PIPES NEAR THE NE. AND NW. LOT CORNERS ARE SOUTH OF THE RIGHT-OF-WAY LINE AS DEFINED BY THE RECORDED PLAT. THESE IRON PIPES APPEAR TO BE 33 FEET SOUTH OF THE N. LINE OF SEC. 2, T. 30, R. 24 AS DEFINED BY A LINE FROM THE MONUMENT NEAR NE. COR. OF SEC. 2 TO THE MONUMENT NEAR THE N1/4 COR. OF SEC. 2. BASED ON STANDARD PROCEDURE, THIS IS NOT THE NORTH LINE OF SEC. 2, THE NORTH LINE OF SEC. 2 IS THE SAME AS THE SOUTH LINE OF SEC 31 TO THE NORTH. FOR THIS REASON, I HAVE PLACED IRON PIPES FOR THE NE. AND NW. LOT COR'S. CONSISTENT WITH THE RECORDED PLAT.

### LEGEND

- ⊠ DENOTES METAL SPIKE SET
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET
- x- DENOTES FENCE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Jyle C. Reynolds*  
JYLE C. REYNOLDS

JOB #18933LS  
6/25/18 Revised Deck  
Date: 6/18/18 Reg. No. 13072

ACRE LAND SURVEYING  
26450 Rum River Drive NW.  
Isanti, MN 55040  
763-439-2702 tr.acrelandsurveying@gmail.com



763-600-8337

8383 Sunset Rd NE, Spring Lake Park, MN 55432  
duramaxasphalt.com

# INVOICE #2192238

ISSUED:  
05/11/2022

DUE:  
05/21/2022

**RECIPIENT:**

**Michael Konetski**

738 Sanburnol Drive NE  
Spring Lake Park, Minnesota 55432

Phone: [REDACTED]

Sales Person: Lars Larson

**SENDER:**

**DURAMAX ASPHALT**

8383 Sunset Road NE  
Spring Lake Park, MN 55432

## For Services Rendered

Product/Service	Description	Qty.	Total
Apron Replacement with Foundation Block Capping	*Option A - 24x6 apron to meet stairs Remove existing apron and expose foundation block. Install base material into washed out block and compact. Form and pour concrete cap for the last 2" inches of the top block. Insure proper grade for water shed off the block and into the base material of apron. Finish with a concrete apron.	144	\$1,950.00
Concrete Installation	*Install 20x4' at 4" thick slab on side of garage for trash cans Grade existing or install base material per specification. Form and pour new concrete area to specification. Minimum 4500 psi concrete spec. Allow 24 hours for foot traffic and 7 days for auto traffic.	80	\$1,050.00*
Residential Payment Terms (Due Upon Completion of Work)	We agree to pay the total sum or balance in full at the completion of work. Please Note: If payment has not been arranged in advance and the homeowner or their agent is not at the residence to provide payment at the completion of work, Duramax Asphalt will not be able to begin work on this project and will need to reschedule the work.  By initialing and signing this agreement, you hereby acknowledge receipt and understanding of the terms and conditions attached to the original quotation and estimate and agreed to those terms and conditions as stated and authorize Duramax Asphalt LLC to proceed with the work identified in this proposal as detailed in the attached quotation and estimate documentation.  For the project to proceed, Duramax Asphalt LLC MUST have a signed agreement in hand acknowledging and agreeing to the quotation and estimate as well as the terms and conditions pages.  *if paid by credit card there will be a 3.5% surcharge added	1	\$0.00*



763-600-8337

8383 Sunset Rd NE, Spring Lake Park, MN 55432  
duramaxasphalt.com

# INVOICE #2192238

ISSUED:  
05/11/2022

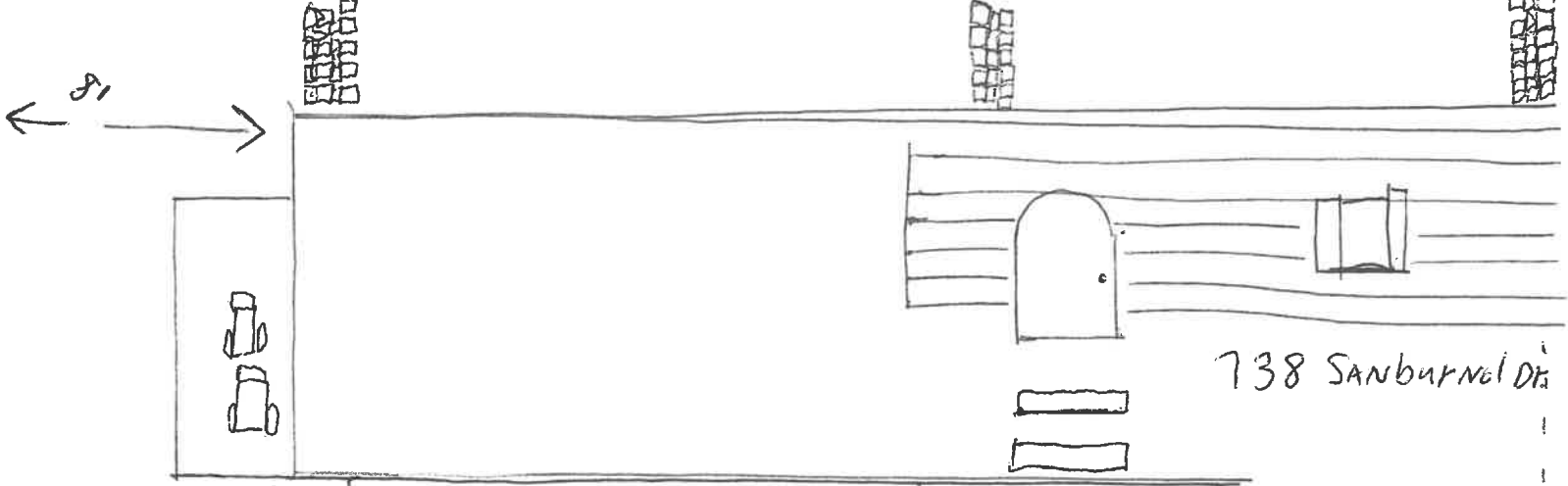
DUE:  
05/21/2022

\* Non-taxable

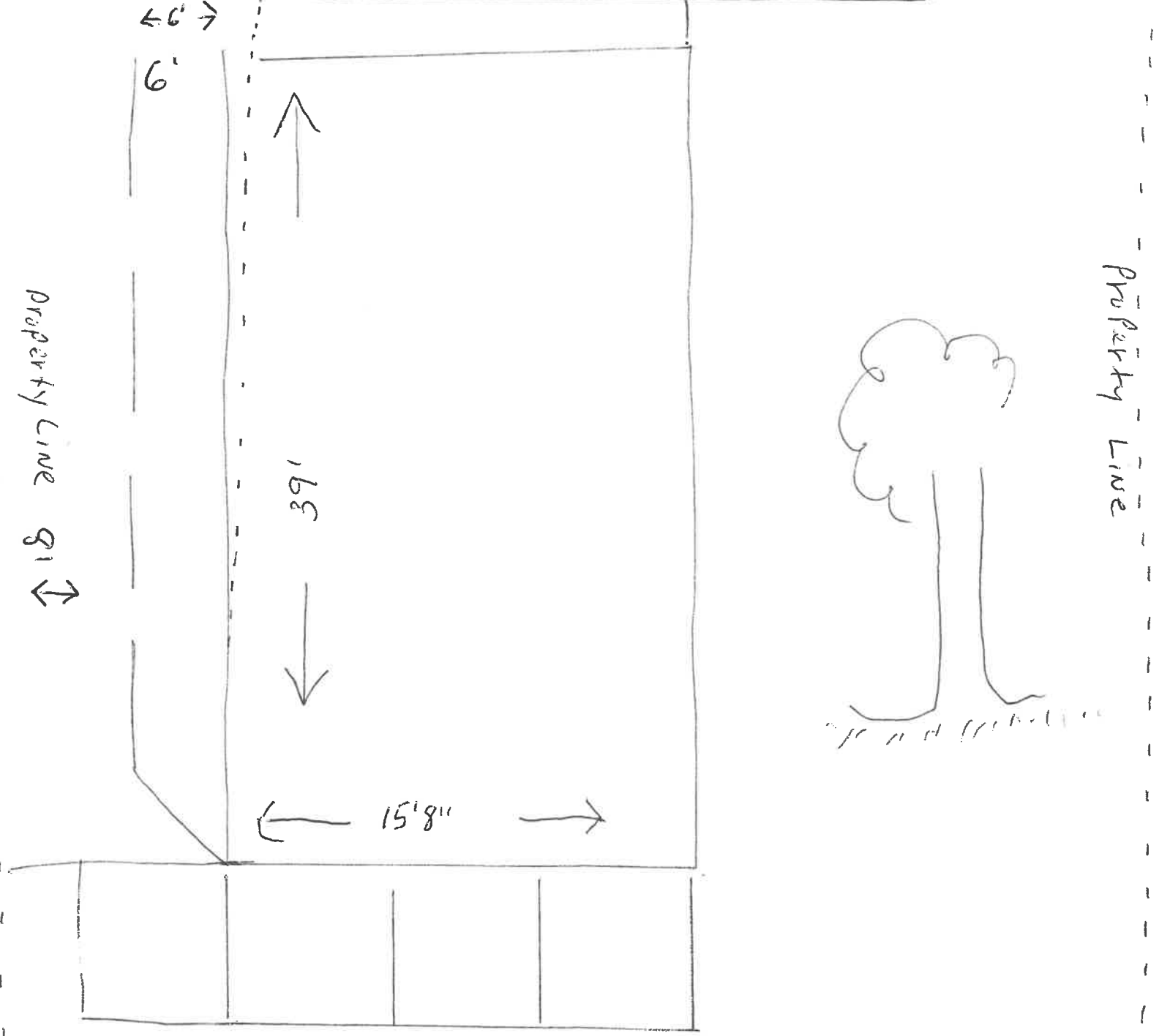
Thank you for your business and for your trust!  
Please contact us with any questions regarding this invoice.

<b>Total</b>	<b>\$3,000.00</b>
Paid	- \$3,000.00
<b>Invoice balance</b>	<b>\$0.00</b>

PAID



738 SANBURN WLD



Property Line 81

Property Line







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

Receipt: 0000000197  
Receipt: 03/28/24  
Cashier: KPEARSON  
Received Of: MIKE KONETSKI

738 SANBURNOL DR NE  
SPRING LAKE PARK MN 55432-1226

The sum of: \$2,821.28

PET	PET LICENSE	30.00
2024STR		2,291.28
VAR	VARIANCE	200.00
EVAR	ESCROW FOR VARIANCE	300.00
		<b>Total:</b>
		<b>2,821.28</b>

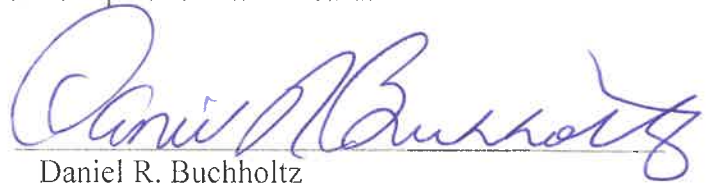
TENDERED:      Check                      3538                      2,821.28

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 Monday, April 22, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Michael Konetski  
Applicant: Michael Konetski  
Location: 738 Sanburnol Drive NE  
Petition: The applicant is seeking a variance to allow applicant to expand driveway into required 5' side yard setback on the eastside of the garage.

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: April 12, 2024  
Published: April 12, 2024

WAYTASHEK GERALDINE  
PIN: 02-30-24-12-0122  
8466 MONROE ST NE  
SPRING LAKE PARK, MN 55432

KURTH MARY S  
PIN: 02-30-24-11-0115  
736 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

MNSF T2 SPE LLC  
PIN: 02-30-24-12-0118  
6836 MORRISON BLVD STE 320  
CHARLOTTE, NC 28211

QUITO EFRAIN DARIO  
PIN: 02-30-24-11-0090  
3850 2 1/2 ST NE  
COLUMBIA HEIGHTS, MN 55421

BELDEN RIVER REAL ESTATE L...  
PIN: 02-30-24-11-0087  
3319 BELDEN DR  
ST ANTHONY, MN 55418

RENBACK JOHN PAUL  
PIN: 02-30-24-12-0120  
683 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

BROUILLARD LLOYD W & CAR...  
PIN: 02-30-24-11-0112  
786 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

AASE ALEXANDER J  
PIN: 02-30-24-11-0095  
739 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

HOYME ALISSA JOELLE  
PIN: 02-30-24-12-0121  
8482 MONROE ST NE  
SPRING LAKE PARK, MN 55432

JUDD, TRAVIS  
PIN: 02-30-24-11-0113  
774 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

PIZARRO, ANA LAURA MUNOZ  
PIN: 02-30-24-11-0016  
703 MANOR DR NE  
SPRING LAKE PARK, MN 55432

LINDAHL, STACY  
PIN: 02-30-24-11-0097  
765 MAPLE ST NE  
SPRING LK PK, MN 55432

RIERA, ESMERALDA ALVARAD...  
PIN: 02-30-24-11-0084  
828 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

BLESJ JAMES J  
PIN: 02-30-24-12-0119  
684 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

MACHTEMES, JOSEPH  
PIN: 02-30-24-11-0013  
771 MANOR DR NE  
SPRING LAKE PARK, MN 55432

JONES, DANIELLE  
PIN: 02-30-24-11-0085  
2835 RICE ST APT 926  
ST PAUL, MN 55113

MCGINNIS MARIA M  
PIN: 02-30-24-11-0014  
739 MANOR DR NE  
SPRING LAKE PARK, MN 55432

HIAWATHA LAKE PARTNERS II L...  
PIN: 31-31-23-43-0047  
4601 EXCELSIOR BLVD STE 650  
MINNEAPOLIS, MN 55416

KONETSKI MICHAEL  
PIN: 02-30-24-11-0089  
738 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

GARZON DEMETRIO RAMOS  
PIN: 02-30-24-11-0094  
731 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

WALDVOGEL DEAN J & JEAN M  
PIN: 02-30-24-11-0092  
8495 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BURNS, DANIEL  
PIN: 02-30-24-11-0088  
760 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

GODMARE, KATIE  
PIN: 02-30-24-11-0117  
3012 SILVER LAKE RD  
ST ANTHONY, MN 55418

MAGNUSON ALLEN W & J K  
PIN: 02-30-24-11-0015  
717 MANOR DR NE  
SPRING LAKE PARK, MN 55432

COOPER GENE R & BARBARA J...  
PIN: 02-30-24-11-0116  
728 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

ALTMAN ELDON C & RUTH M ...  
PIN: 02-30-24-11-0096  
747 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

GURUNG, RAJU  
PIN: 02-30-24-11-0086  
800 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

ROEHRS, ANDREW D  
PIN: 02-30-24-11-0118  
8477 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BOSSANY TRUSTEE CHRISTIN...  
PIN: 02-30-24-11-0114  
770 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

POSTERICK, ALEX T  
PIN: 02-30-24-11-0099  
785 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

STOMBAUGH TRUSTEE DUANE...  
PIN: 02-30-24-11-0091  
8497 MONROE ST NE  
SPRING LAKE PARK, MN 55432

HARI, INEZ M  
PIN: 02-30-24-11-0093  
715 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

LEON, MARIA DEJESUS  
PIN: 02-30-24-11-0098  
775 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

KRAUS-ANDERSON INC  
PIN: 31-31-23-43-0049  
525 S 8TH ST  
MINNEAPOLIS, MN 55404