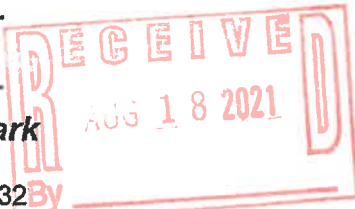




**City of Spring Lake Park**  
 1301 81<sup>st</sup> Avenue NE  
 Spring Lake Park, MN 55432  
 763-784-6491 (p) 763-792-7257 (f)  
 info@slpmn.org



For Office Use Only	
Case Number:	
Fee Paid:	450.00
Received by:	KP
Date Filed:	8/18/21
Date Complete:	
Base Fee:	150
Escrow:	300

CK# 12667  
 #136054

## 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: 8317 Fillmore ST NE		Current Zoning: Residential
Property Identification Number (PIN#):		
Legal Description (Attach if necessary): LOT 7 Block 7 park Manor Unit 2		
APPLICANT INFORMATION		
Name: Bill Hennrickson		Business Name:
Address: 8317 Fillmore ST NE		
City: SPRING LAKE PARK	State: mn	Zip Code: 55432
Telephone: 651-272-9904	Fax:	E-mail:
Contact: Bill Hennrickson	Bill.Hennrickson@cland Title:	
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City: SAME AS ABOVE	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Single Family Residence		
Nature of Proposed Use: Single Family Residence		
Reason(s) to Approve Request: update driveway and garage AT SAME TIME Improving curb appeal		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application: 6/21
Nature of Request: Fenced in back yard		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		

**APPLICATION FEES AND EXPENSES:**

The City of Spring Lake Park required 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.

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 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 \_\_\_\_\_  Fax \_\_\_\_\_  USPS – Certified Mail

*Bill.Henrickson@Icloud.com*

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. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: *Bill Henrickson* Date: *08/17/21*

Owner: *Bill Henrickson* Date: *08/17/21*

**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: Bill Hennrickson Telephone: N/A  
Address: 8317 Fillmore ST NE Cell Phone: 651-272-9904  
City/State/Zip: Spring Lake Park MN 55432 E-mail: bill.hennrickson@icloud.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): 8317 Fillmore ST NE  
Lot 7 Block 7 Park Manor Unit #2

4. Present Use of Property: Single Family Residence

5. Description of Project: Widen Driveway by 12', extend garage by 24'

6. Specify Section of the Ordinance from which variance is sought: \_\_\_\_\_  
Appendix E of Chapter 16 of the City Code

7. Explain how you wish to vary from the applicable provisions of this Ordinance: \_\_\_\_\_  
building and Driveway line consistent with original building and Driveway

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'm not changing building or garage line, original line is only 4' off property line, I have plenty of room for snow removal on south side of Driveway

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

Yes  No Why or why not?

Garage and driveway are typical for single family residence

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

Yes  No Why or why not?

Single Family Residence

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?

Typical residential lot

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

Yes  No Why or why not?

it will maintain the character, as well as improving the curb appeal

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:

Bill Henderson

Date:

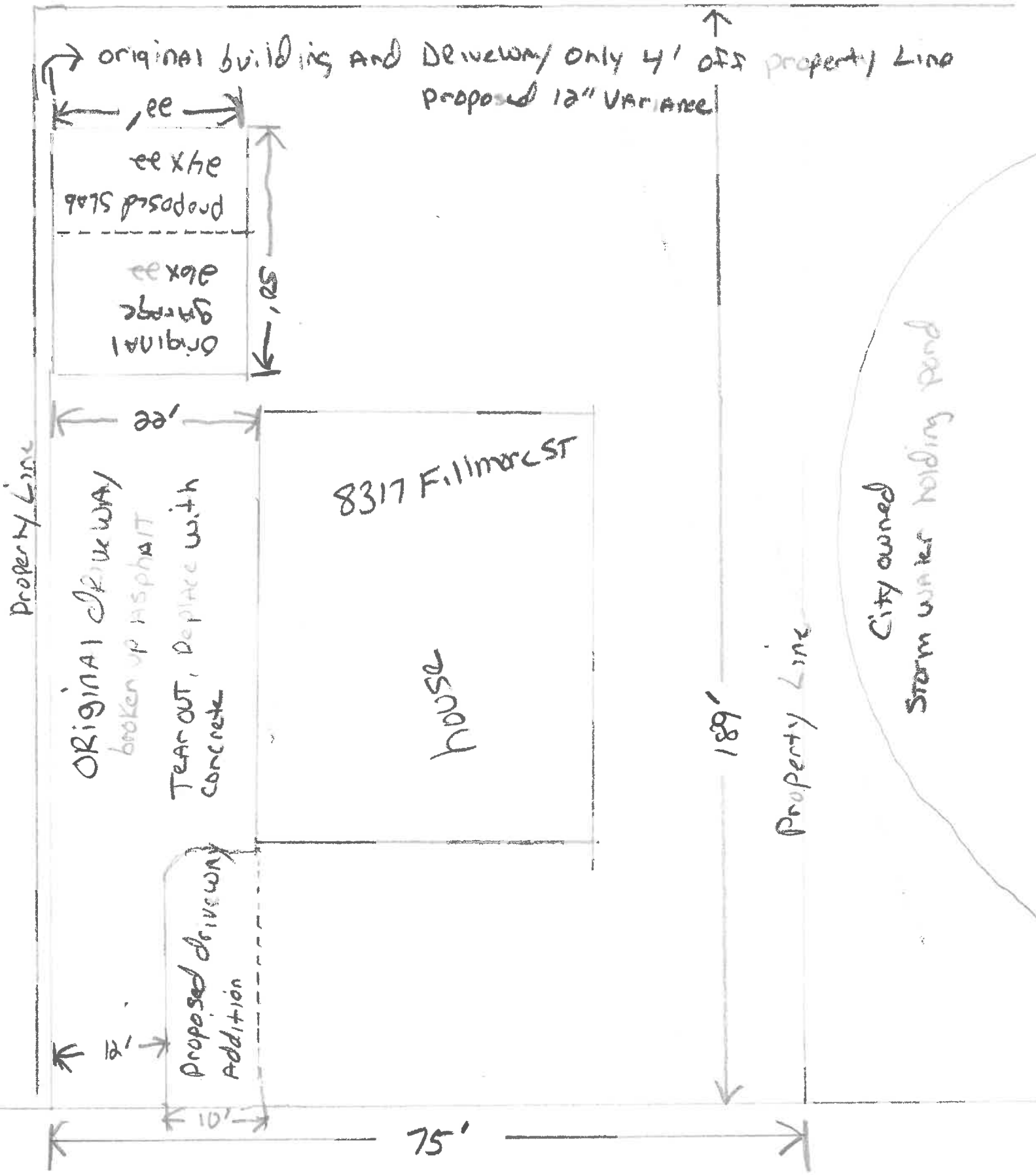
8/17/21

Fee Owner's (Property Owner) Signature:

Bill Henderson

Date:

8/17/21



Property Line

Property Line

City owned  
Storm water holding pond

original building and Driveway only 4' off property line  
Proposed 12" Variance

Proposed Slab  
4' x 4'

Original Garage  
10' x 9'

10'

10'

Original Driveway  
broken up asphalt

Tear out, Replace with concrete

8317 Fillmore St

House

189'

2'

Proposed Driveway Addition

10'

75'

Fillmore St

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, September 27, 2021 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Bill Henrickson  
Applicant: Bill Henrickson  
Location: 8317 Fillmore St NE (Lot 7 Block 7 Park Manor Unit 2, except North 75 feet thereof together with North ½ of Lot 8 Blk 7, subject to easement of record.  
Petition: The applicant is seeking a 1 foot variance from the required 5 foot front yard setback for a 24 foot by 22 foot addition to their accessory structure and a zero lot line variance for the driveway.

The public hearing will be held at Spring Lake Park City Hall, 1301 81<sup>st</sup> Avenue NE, Spring Lake Park, MN. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



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Daniel R. Buchholtz  
Administrator, Clerk/Treasurer

Posted: September 17, 2021  
Published: September 17, 2021

VYLASEK, KRISTA MARIE  
PIN: 01-30-24-21-0011  
6711 92ND AVE N  
BROOKLYN PARK, 55445

CELLETTE, SUZANNE M  
PIN: 01-30-24-23-0090  
8284 FILLMORE ST NE  
SPRING LAKE PARK, 55432

SUBIAS JOSE R & KIMBERLY A  
PIN: 01-30-24-23-0091  
8270 FILLMORE ST NE  
SPRING LAKE PARK, 55432

ERICKSON WAYNE W & MURIE...  
PIN: 01-30-24-22-0112  
8315 LAKEWOOD DR NE  
SPRING LAKE PARK, 55432

ERICKSON JOHN H & EVELYN A  
PIN: 01-30-24-21-0003  
8330 PIERCE ST NE  
SPRING LAKE PARK, 55432

EILER EUGENE J  
PIN: 01-30-24-21-0009  
8301 PIERCE ST NE  
SPRING LAKE PARK, 55432

SPRING LAKE PARK COTTAGES...  
PIN: 01-30-24-24-0016  
1000 W 22ND ST  
MINNEAPOLIS, 55405

CITY VIEW PROPERTY LLC  
PIN: 01-30-24-21-0039  
8302 HIGHWAY 65 NE  
SPRING LAKE PARK, 55432

COONEY DENNIS J & CAROL A  
PIN: 01-30-24-23-0043  
8297 TAYLOR ST NE  
SPRING LAKE PARK, 55432

FRANZEN DONALD & COLLEEN  
PIN: 01-30-24-21-0012  
8339 PIERCE ST NE  
SPRING LAKE PARK, 55432

BEAUDUY CRAIG A  
PIN: 01-30-24-22-0108  
8364 FILLMORE ST NE  
SPRING LAKE PARK, 55432

DUNBAR MICHAEL J & DENISE ...  
PIN: 01-30-24-22-0129  
8308 FILLMORE ST NE  
SPRING LAKE PARK, 55432

ALVARADO PROPERTIES LLC  
PIN: 01-30-24-21-0015  
339 FILLMORE ST NE  
MINNEAPOLIS, 55418

FISHER, BEVERLY O  
PIN: 01-30-24-21-0016  
8321 PIERCE ST NE  
SPRING LAKE PARK, 55432

BERG MATTHEW  
PIN: 01-30-24-21-0017  
8333 PIERCE ST NE  
SPRING LAKE PARK, 55432

RYCHLY TRUSTEE, ANN C  
PIN: 01-30-24-22-0113  
8333 LAKEWOOD DR NE  
SPRING LK PARK, 55432

EDGERTON CHRISTINA CHADD...  
PIN: 01-30-24-21-0010  
8300 PIERCE ST NE  
SPRING LAKE PARK, 55432

HOUT KEITH J & MARGARET K  
PIN: 01-30-24-22-0128  
1105 83RD AVE NE  
SPRING LAKE PARK, 55432

MILLER CALVIN  
PIN: 01-30-24-21-0049  
8362 PIERCE ST E  
SPRING LAKE PARK, 55432

UGRO, DAVID B  
PIN: 01-30-24-21-0002  
8340 PIERCE ST NE  
SPRING LAKE PARK, 55432

TOLLISON JOYCE E  
PIN: 01-30-24-22-0130  
1093 83RD AVE NE  
SPRING LAKE PARK, 55432

MISTELSKE JOHN J & CAROLIN...  
PIN: 01-30-24-22-0107  
8376 FILLMORE ST NE  
SPRING LAKE PARK, 55432

ANDERSON ROBERT L & JOAN...  
PIN: 01-30-24-22-0114  
8347 LAKEWOOD DR NE  
SPRING LAKE PARK, 55432

MCCULLY, DANA B  
PIN: 01-30-24-21-0004  
8320 PIERCE ST NE  
SPRING LAKE PARK, 55432

MORAN, CRYSTAL  
PIN: 01-30-24-22-0110  
8334 FILLMORE ST NE  
SPRING LAKE PARK, 55432

HMONG HOPE COMMUNITY CH...  
PIN: 01-30-24-21-0014  
8375 PIERCE ST NE  
SPRING LAKE PARK, 55432

HENDREN, JOSEPH M  
PIN: 01-30-24-22-0115  
8363 LAKEWOOD DR NE  
SPRING LAKE PARK, 55432

BUCH, BRYAN J  
PIN: 01-30-24-22-0109  
8350 FILLMORE ST NE  
SPRING LAKE PARK, 55432

GUERDETTE, JENNIFER  
PIN: 01-30-24-22-0111  
8322 FILLMORE ST NE  
SPRING LAKE PARK, 55432

PIN: 01-30-24-21-9901

SHOWALTER KELLY M & FRAUS...  
PIN: 01-30-24-21-0027  
8377 FILLMORE ST NE  
SPRING LAKE PARK, 55432

VALUE HOMES LLC  
PIN: 01-30-24-21-0051  
3495 NORTHDAL BLVD NW ST...  
COON RAPIDS, 55448

ALIPIO ROWENA & MORGAN MI...  
PIN: 01-30-24-21-0026  
8375 FILLMORE ST NE  
SPRING LAKE PARK, 55432

ABDI MUHAMUUD MAHAMED  
PIN: 01-30-24-21-0050  
8360 PIERCE ST NE  
SPRING LAKE PARK, 55432

JONES DAVID H & CINDY L  
PIN: 01-30-24-21-0028  
8365 FILLMORE ST NE  
SPRING LAKE PARK, 55432

VALUE HOMES LLC  
PIN: 01-30-24-21-0052  
3495 NORTHDAL BLVD NW ST...  
COON RAPIDS, 55448

HEDBERG RAY W & BARBARA  
PIN: 01-30-24-21-0029  
8349 FILLMORE ST NE  
SPRING LAKE PARK, 55432

HEDBERG RAY W & BARBARA  
PIN: 01-30-24-21-0030  
8349 FILLMORE ST NE  
SPRING LK PK, 55432

REGEL, LINDSEY  
PIN: 01-30-24-21-0031  
8331 FILLMORE ST NE  
SPRING LAKE PARK, 55432

HENRICKSON WILLIAM  
PIN: 01-30-24-21-0032  
8317 FILLMORE ST NE  
SPRING LAKE PARK, 55432

SPRING LAKE PARK CITY OF  
PIN: 01-30-24-21-0033  
1301 81ST AVE NE  
SPRING LK PK, 55432

SPRING LAKE PARK CITY OF  
PIN: 01-30-24-21-0035  
1301 81ST AVE NE  
SPRING LK PK, 55432

SPRING LAKE PARK CITY OF  
PIN: 01-30-24-21-0034  
1301 81ST AVE NE  
SPRING LK PK, 55432