

RESOLUTION NO. 21-25

A RESOLUTION APPROVING A VARIANCE FROM THE FRONT YARD SETBACK TO ALLOW THE CONSTRUCTION OF A COVERED PORCH WITH A VAULT UNDERNEATH AT 518 ROSEDALE ROAD NE

WHEREAS, Kelsey and Ryan Hollihan (“Applicant”) have made application for a variance from the front yard setback standard for a home addition to accommodate a covered porch with a vault beneath; and

WHEREAS, the property, 518 Rosedale Road NE, is legally described as follows:

Lot 4 Block 1 Clearview Heights Addition, subject to easement of record; and

WHEREAS, mailed and published notice of a public hearing to consider the proposed variance was given; and

WHEREAS, a public hearing to consider the proposed variance was held on June 28, 2021; and

WHEREAS, the request was made for a twelve-foot variance from the front yard setback; resulting in a 23 foot setback from the northern property line instead of 35 feet; and

WHEREAS, the Planning Commission has considered the application against the practical difficulties test as outlined in Section 16.60.040 of the Spring Lake Park Zoning Code; and

WHEREAS, the Planning Commission has recommended approval subject to reasonable conditions, based on the following findings of fact:

1. Addition must be architecturally compatible with the existing home and must comply with all other requirements as set forth in the City’s zoning code;
2. Applicant must apply for all building permits as required.

WHEREAS, the Spring Lake Park City Council has reviewed the application and hereby accepts the findings and recommendations of the Spring Lake Park Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota that the City Council hereby approves the request of Kelsey and Ryan Hollihan, 518 Rosedale Road NE, for a variance from the front yard setback standard for a home addition to accommodate a covered porch with a vault below; subject to the following conditions:

1. Addition must be architecturally compatible with the existing home and must comply with all other requirements as set forth in the City’s zoning code, including the remaining provisions of Section 16.20.080(H)(1);
2. Applicant must apply for all building permits as required and a certificate of occupancy upon completion of the structure; and

3. Pursuant to the Minnesota State Fire Code, applicant shall permit the Fire Marshal to perform a fire inspection of the vault annually for as long as the applicant is a Federal Firearms Licensee.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 19th day of July, 2021.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator