



**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](mailto:info@slpmn.org)

**For Office Use Only**

Case Number:
Fee Paid:
Received by:
Date Filed:
Date Complete:
Base Fee: _____ Escrow: _____

**DEVELOPMENT APPLICATION**

<b>TYPE OF APPLICATION</b> (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 _____
<b>PROPERTY INFORMATION</b>		
Street Address: 518 Rosedale Rd NE, Spring Lake Park MN 55432		
Property Identification Number (PIN#): 023024420005		Current Zoning:
Legal Description (Attach if necessary):	LOT 4 BLK 1 CLEARVIEWHEIGHTS ADD, SUBJ TO EASE OF REC	
<b>APPLICANT INFORMATION</b>		
Name: Ryan & Kelsey Holliohan		Business Name:
Address: 518 Rosedale Rd NE		
City Spring Lake Park	State: MN	Zip Code: 55432
Telephone: Ryan: 612-408-7134, Kelsey: 651-460-0122	Fax:	E-mail: kelseyhollihan@yahoo.com
Contact: Ryan & Kelsey Hollihan	Title: Owners	
<b>OWNER INFORMATION</b> (if different from applicant)		
Name: Same As Above		Business Name:
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:	Title:	
<b>DESCRIPTION OF REQUEST</b> (attach additional information if needed)		
Existing Use of Property:	Front yard	
Nature of Proposed Use:	We are requesting a variance to install a 12'Wx44'L front porch. The reasoning for requesting a front porch is we currently operate a FFL out of our home. Installation of the porch would allow for us to install a vault underneath the proposed porch.	
Reason(s) to Approve Request:	Approval of the porch would allow us to remain in our home, which means that we would be able to keep both of our businesses and our family in our home. It would improve the aesthetics of our home and would provide for additional (and much needed) storage for our businesses.	
<b>PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE</b>		
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 kelseyhollihan@yahoo.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: [Signature] Date: 05-17-2021  
Owner: [Signature] Date: 05-17-2021  
KEISEY ERYAN HOLLIHAN

**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: Ryan & Kelsey Hollihan

Telephone: 612-408-7134 (Ryan Cell)

Address: 518 Rosedale Rd NE

Cell Phone: 651-460-0122 (Kelsey Cell)

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

E-mail: Kelseyhollihan@yahoo.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): 518 Rosedale Rd NE, Spring Lake Park MN 55432 Lot 4, Blk 1, Clearview Heights Add.

4. Present Use of Property: Residential - Homestead. Location is front yard, front of home.

5. Description of Project: We are requesting a variance to install a 12'W x 44"L (length of home) front porch.

6. Specify Section of the Ordinance from which variance is sought: SLPCC 16.20.080 (H)

Request would trigger two sections of this provision – that the porch not extend more than 6 feet into the front yard setback and the porch not be more than 60 square feet.

7. Explain how you wish to vary from the applicable provisions of this Ordinance: The proposed porch would be greater then the allowed 60 SqFt.

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?

Approval of the variance will allow for additional secured stored of highly regulated NFA and BATFE items.

The approval will allow for us to stay in our home and not be forced to move our 2 businesses from the home our children have grown up in.

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

Yes  No Why or why not?

While the proposed variance is greater than the stated size allowed, allowing the variance will improve the overall aesthetic of the home, which will lead to a more inviting appearance to the neighborhood. The proposed variance will not be greater than the requested size and we are willing to adhere to any design guidelines the City wishes to set forth.

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

Yes  No Why or why not?.

The proposed variance will not only allow for the additional storage that was mentioned above, it will also provide for an area in which our children can play and we can host neighborly gatherings. At this time, the front of our home has little character, adding the porch will add to that, as we will ensure it increases the over aesthetics of the home.

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?

The location in which the home was originally constructed, does not allow for this additional storage to be located anywhere else within the lot. Additionally, the 60 Sq Ft the current ordinance allocates does not sufficiently allow for what we are looking to achieve.

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

Yes  No Why or why not?

Yes, if anything, allowing the addition of a front porch will increase the aesthetics of the home. We will ensure the best materials are used. If approved, we plan on having a stone facade to add additional 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:



Date:

05.27.2021

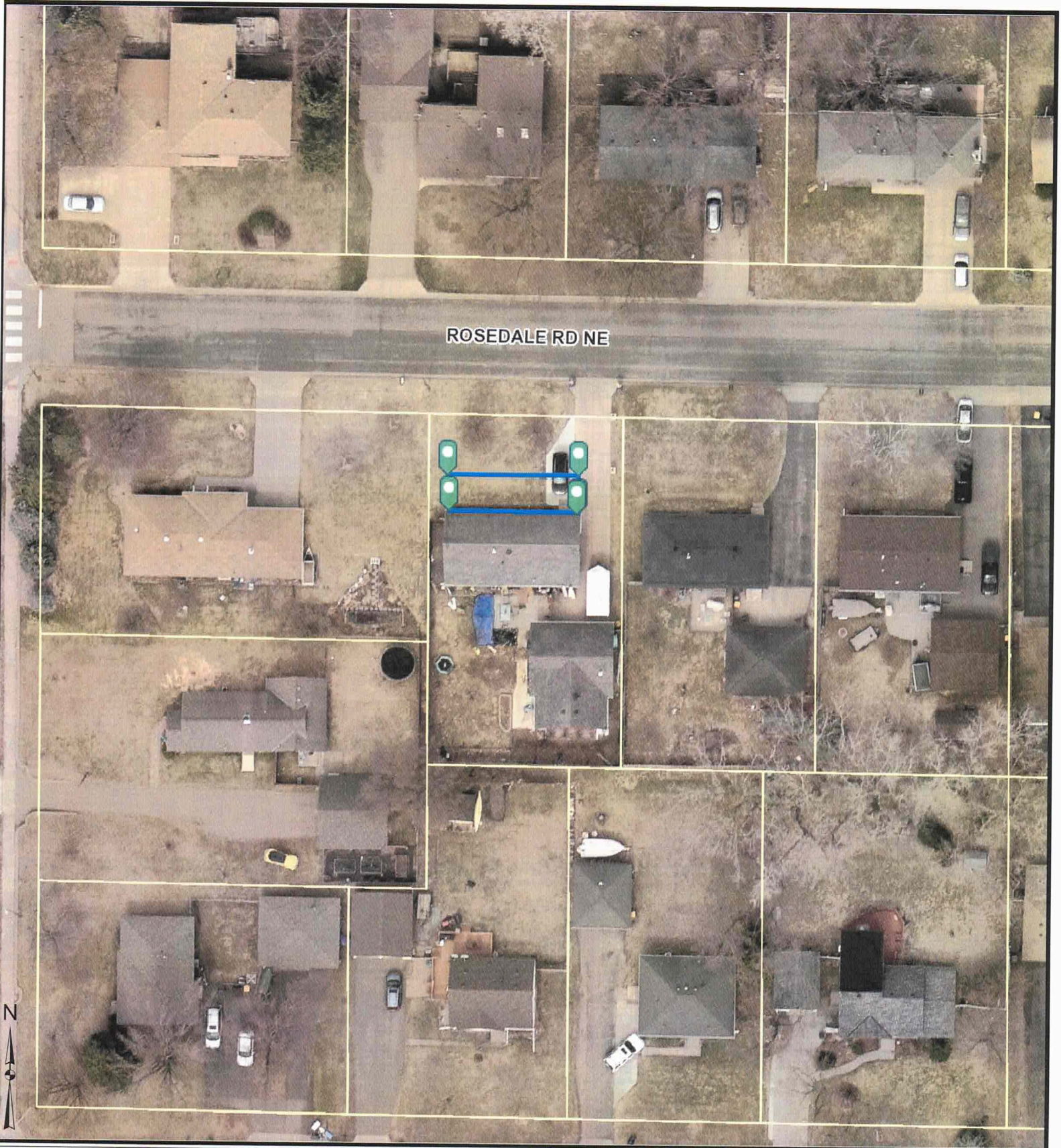
Fee Owner's (Property Owner) Signature:



Date:

05.27.2021

# Anoka County Parcel Viewer



**Parcel Information:**

Approx. Acres: 0.23  
Commissioner: ROBYN WEST

02-30-24-42-0005  
518 ROSEDALE RD NE  
SPRING LAKE PARK  
MN 55432  
Plat: CLEARVIEW HEIGHTS ADDITION

**Owner Information:**



Existing garage

518 Rosedale Rd  
Existing House

\* House is 24' W currently.



\* Stone Facade to enhance 100k.

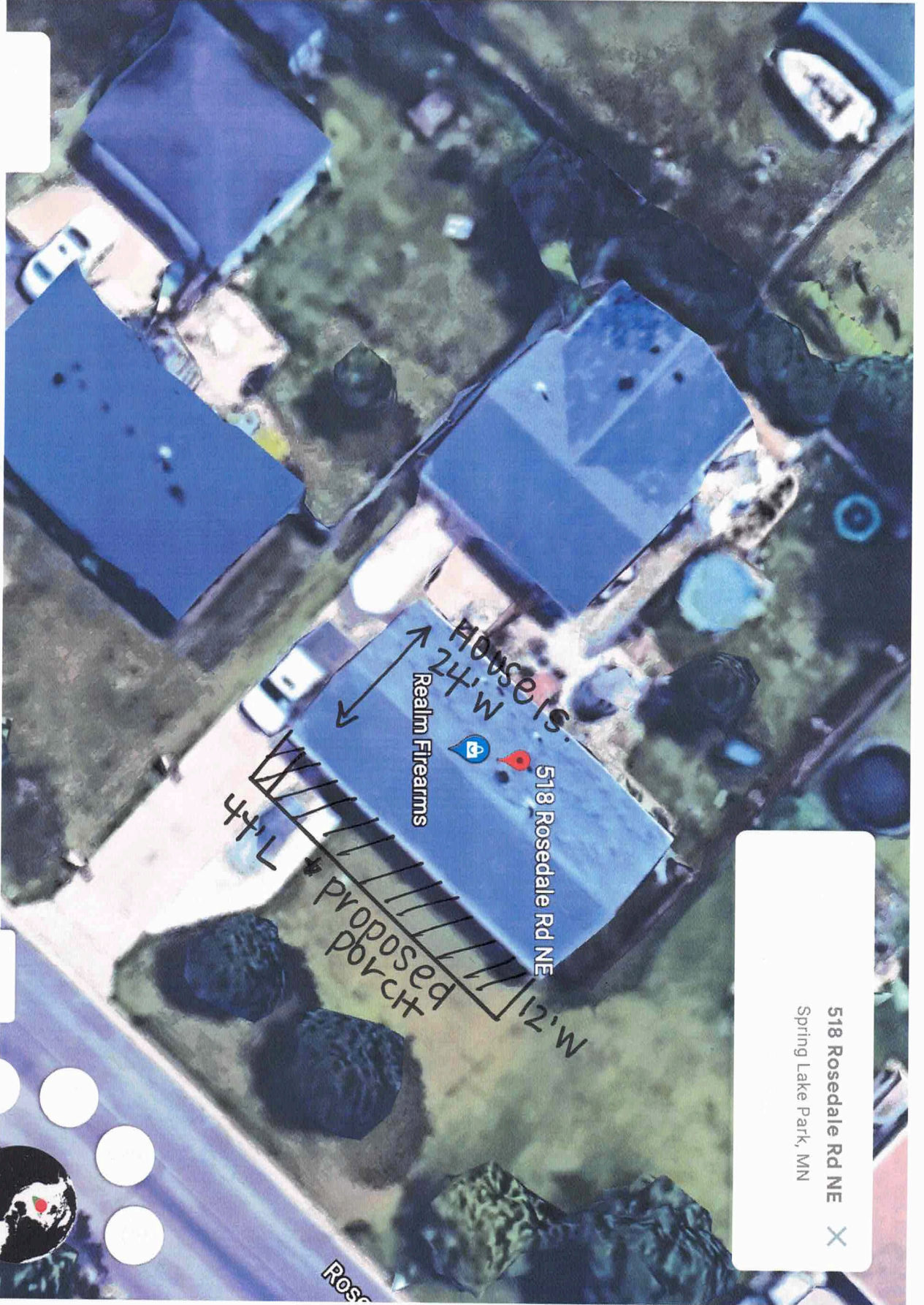


PROPERTY LINE

PROPERTY LINE



Rosedale Road NE



518 Rosedale Rd NE  
Spring Lake Park, MN



100%

Camera: 340 m 45°06'44"N 93°15'27"W 271 m

