



June 18, 2026

Spring Lake Park Planning and Zoning Commission
1301 81st Ave, NE
Spring Lake Park, MN 55432

Dear Commissioners,

This letter is in response to your request for written comments prior to the hearing regarding a request for 0-foot setback on property at 8035 Benjamin Street NE.

8035 Benjamin Street NE, Spring Lake Park, MN 55432 is a member of the Spring Lake Park Villas Townhome Association. The Spring Lake Park Villas Townhome Declaration, Article VI, Section 1. Structures states the following; "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Director of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board." Similar language exists in the Spring Lake Park Villas: Rules and Regulations, IV. Townhouse Lots, 1) Architectural Control "Article VI of the Declaration states that no exterior addition or change in any townhouse may be made until appropriate plans and specifications have been approved by the Board of Directors or the Architectural Review Committee. The Approval Procedure to be followed is given as part of the Architectural Review Committee Guidelines." The Association's Exterior Modification/Improvements Request/Agreement Form is available on the Association's website.

On June 2, 2025, the owner of 8035 Benjamin St. NE requested making a modification to "extend their patio 8 feet in depth (extending outward from the rear of the house) and 20 feet in width. The expansion will be centered along the back of the house, positioned 2.5 feet from the exterior of the house." The Association's Board of Directors approved this request via email vote although the patio was installed prior to this request. No other Modifications Requests were submitted by the owner although visual observation indicates that additional modifications were made.

The Association's Board of Directors currently questions if the 8 foot extension exceeded the owner's property and is opposed to the 0-foot setback since it violates the request process and disregards the Board of Directors ability to approve/disapprove requests from others who wish to modify the exterior of their dwelling.

Sincerely, Caroline Olson, Genesis Property Management
On Behalf of the Board of Directors