



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

For Office Use Only

Case Number:	
Fee Paid:	
Received by:	WB
Date Filed:	5/28/26
Date Complete:	
Base Fee:	250
Escrow:	300

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
☐ Appeal	☐ Site Plan/Building Plan Review	☒ Variance
☐ Comprehensive Plan Amendment	☐ Concept Plan Review	☐ Minor Subdivision
☐ Ordinance Amendment (Text)	☐ Conditional Use Permit	☐ Lot Combination
☐ Rezoning	☐ Interim Use Permit	☐ Preliminary Plat
☐ Planned Unit Development	☐ Street or Easement Vacation	☐ Final Plat
PROPERTY INFORMATION		
Street Address: 8035 Benjamin St NE SLP, MN 55432		
Property Identification Number (PIN#): 04-8035-00-01		Current Zoning: R1
Legal Description: Residential (Attach if necessary)		
APPLICANT INFORMATION		
Name: Johann Richards	Business Name: N/A	
Address: same as above		
City/State/Zip Code:		
Telephone: [REDACTED]	Fax: N/A	E-mail: [REDACTED]
Contact: Peter Janoski	Title: N/A	
OWNER INFORMATION (if different from applicant)		
Name: same as above	Business Name:	
Address:		
City/State/Zip Code:		
Telephone:	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Backyard grass area		
Nature of Proposed Use: Covered patio for seating & children's play area		
Reason(s) to Approve Request: • Currently a non-usable piece of property due to size and poor grass conditions — developed into useful outdoor area for children to safely play outdoors while supervised by adults. • Improved neighborhood aesthetics / community interaction • Will not disturb neighboring lot lines or existing preserve		

**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: Johanna Richards
Address: 8035 Benjamin St NE
City/State/Zip: SLP, MN 55432

Telephone: [REDACTED]

Cell Phone: [REDACTED]

E-mail: [REDACTED]

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

Name: same as above
Address: _____
City/State/Zip: _____

Telephone: _____

Cell Phone: _____

E-mail: _____

3. Project Location (Address and Legal Description): same as above

4. Present Use of Property: _____

5. Description of Project: _____

6. Specify Section of the Ordinance from which variance is sought: _____

7. Explain how you wish to vary from the applicable provisions of this Ordinance: _____

8. Please attach a site plan or accurate survey as may be required by Ordinance. Survey provided Sept. 2025

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?

see attached letter

City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

May 22, 2026

RE: Variance Application for 8035 Benjamin Street

Building & Development Team,

We respectfully request consideration for a variance related to the patio and pergola at our home on Benjamin Street.

(4) Before this project, our backyard had a small concrete slab surrounded by dead grass, exposed dirt, and muddy areas. With three children under age three, the space was difficult to use safely or comfortably.

(5) Last summer, we extended the existing patio and installed a free-standing pergola to create a safe, functional outdoor space for our family. The patio replaced dirt and mud with a stable surface, and the pergola provides shade during the short Minnesota summer.

(6-7) We are requesting a variance from Section 16.40.030 regarding setback requirements. Specifically, we ask for consideration of the patio location, which is within the setback area but still more than five feet from the property line.

(9) We understand and respect the purpose of city ordinances and acknowledge that we should have handled the permitting process differently before construction began. Our intent was simply to improve the safety, usability, and appearance of our yard for our young family.

(9a) We believe this request is consistent with the purpose of the ordinance because it improves the safety, appearance, and usability of the property while maintaining a clean, family-oriented outdoor space that fits the neighborhood.

(9b) We also believe the variance is consistent with the city's comprehensive plan because it preserves the residential character of the neighborhood and supports normal family use of the property.

(9c) The proposal also puts the property to reasonable residential use by turning an underutilized area into a safe and functional outdoor space for our family.

(9d) There are also unique circumstances related to the property. The lot lines in this HOA development are irregular and slant across the rear portions of the lots, making our backyard narrower than nearby properties and limiting layout options for improvements such as this patio.

(9e) Finally, we believe the variance will maintain the essential character of the area. The patio and pergola are typical residential improvements and do not change the residential nature of the neighborhood.

We understand the concerns previously raised about the drainage and utility easement and appreciate the city's guidance throughout this process. We hope the city will consider the property's unique layout and the practical benefit this improvement provides to our household.

Thank you for your time and consideration.

Respectfully,

Johanna, Peter, Reese, Cameron, & Avery



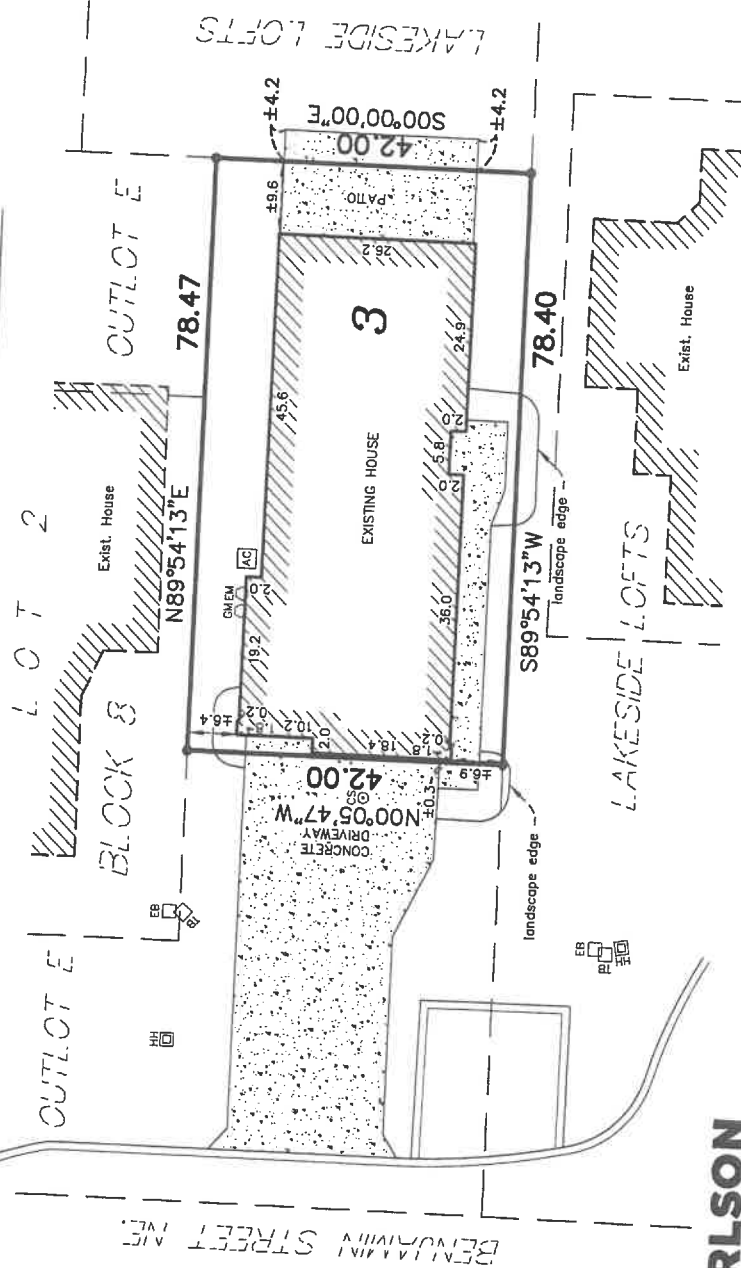


Existing Conditions for: PETER JANOSKI

House Address:
8035 Benjamin Street NE., Spring Lake Park, MN

Revisions:

1	
2	
3	
4	
5	



- Denotes Concrete Surface
- Denotes Existing Electric Box
- Denotes Existing Telephone Box
- Denotes Existing Telephone Box
- Denotes Existing Curb Stop
- Denotes Set Iron Monument

PROPERTY DESCRIPTION:

Lot 3, Block 8, SPRING LAKE PARK
VILLAS, Anoka County, Minnesota

I hereby certify to Peter Janoski 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.
Dated this 28th day of August, 2025.

Signed: Carlson Engineering, LLC

By: *Nicholas J. Shulpis*

Nicholas J. Shulpis, L.S. Reg. No. 62713

Bearings shown are assumed

GRAPHIC SCALE



(IN FEET)

(8.5x14 sheet)



ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

2943 11420_excon mdb

SPRING LAKE PARK VILLAS CITY OF SPRING LAKE PARK COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS, That Veterans Development, Inc., a Minnesota corporation, owner and proprietor of and that Builders Mortgage Corp., a Minnesota corporation, mortgagee, of the following described property situated in the County of Anoka and State of Minnesota to wit:

That part of Lot Thirteen (13), AUDITOR'S SUBDIVISION NO. 152, lying in the Northwest Quarter of the Southwest Quarter of Township 30, Range 24, EXCEPT the East 394.0 feet, together with 800 feet of Lot Thirteen (13), which easement is an easement 394.0 feet thereof.

The North 68.25 feet of Lot Fourteen (14), AUDITOR'S SUBDIVISION NO. 152, except the East 394 feet and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

All of Lot Fourteen (14), AUDITOR'S SUBDIVISION NO. 152, except the North 68.25 feet (14), according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

The North 68.25 feet of Lot Fourteen (14), AUDITOR'S SUBDIVISION NO. 152, except the North 68.25 feet and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

Have caused the same to be surveyed and platted on SPRING LAKE PARK VILLAS and do hereby donate and dedicate to the public use forever the easement, and easements for drainage and utility purposes as show on the plat.

In witness whereof said Veterans Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 17th day of October, 1924.

David G. Schultz
David G. Schultz, President

In witness whereof said Builders Mortgage Corp., a Minnesota corporation, has caused these presents to be signed by its proper officer this 24th day of December, 1924.

Ronald G. Struth
Ronald G. Struth, President

COUNTY OF ANOKA
STATE OF MINNESOTA
The foregoing instrument was acknowledged before me this 17th day of October, 1924, by _____, President of Veterans Development, Inc., a Minnesota corporation, on behalf of the corporation.



MIDWEST
Land Surveyors & Civil Engineers, Inc.

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 24th day of October, 1924, by Ronald G. Struth, President of Builders Mortgage Corp., a Minnesota corporation, on behalf of the corporation.

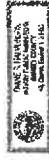


J. Thomas Benschel
J. Thomas Benschel, Notary Public, Anoka County, Minnesota
My commission expires 7-23-25

I hereby certify that I have surveyed and platted the land described on this plat SPRING LAKE PARK VILLAS; that this plat is a true and correct copy of the original as the same appears on the records of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly located; that the same are correctly shown on the plat; and that the same will be placed as required by the local government unit as designated on said plat; and that there are no public highways to be designated on said plat.

Rodney H. Hohmann
Rodney H. Hohmann, Land Surveyor
Minnesota License No. 10847

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 17th day of October, 1924, by Rodney H. Hohmann, Land Surveyor.



Rodney H. Hohmann
Rodney H. Hohmann, Notary Public, Anoka County, Minnesota
My commission expires 7-23-25

The foregoing plat of SPRING LAKE PARK VILLAS was approved and accepted by the City Council of Spring Lake Park, Minnesota, on this 24th day of December, 1924, and the same is hereby recorded for the purpose of giving notice to all persons that the same has been approved and accepted by the City Council of Spring Lake Park, Minnesota, and that the same will be placed as required by the local government unit as designated on said plat; and that there are no public highways to be designated on said plat.



CITY COUNCIL OF SPRING LAKE PARK, MINNESOTA
By *Harley L. Lillie* Mayor
By *Ronald G. Struth* Clerk

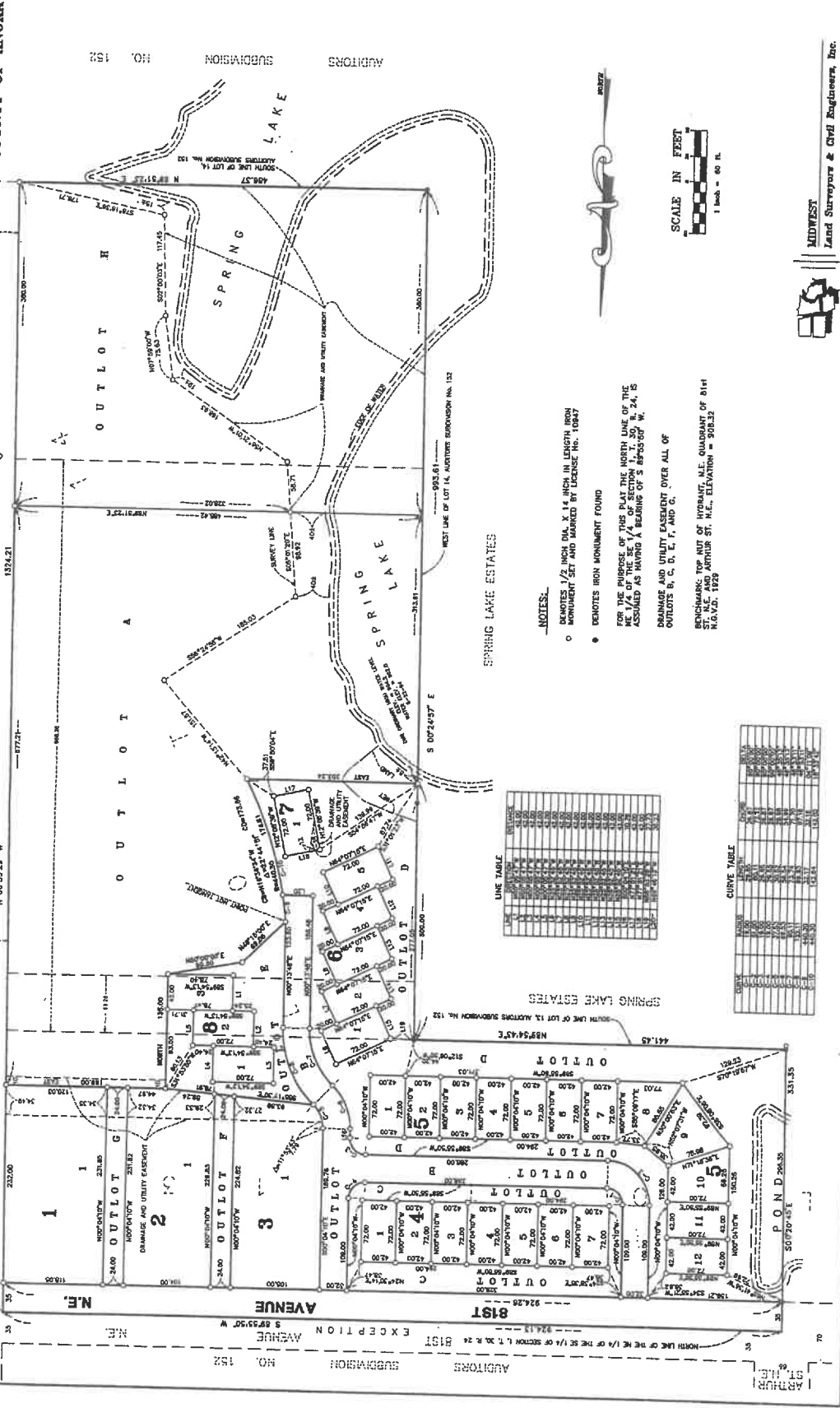
Checked and approved this 24th day of December, 1924.

Harley L. Lillie
Harley L. Lillie, Mayor
By *Ronald G. Struth* deputy

SPRING LAKE PARK VILLAS

CITY OF
SPRING LAKE PARK
COUNTY OF ANOKA

WARREN ADDITION
FREDERICK'S ADDITION
AUDITOR'S SUBDIVISION
NO. 152
EXCEPTION



- NOTES:**
- DENOTES 1/2 INCH DIA. X 14 INCH IN LENGTH IRON MONUMENT SET AND MARKED BY LICENSE NO. 10047
 - DENOTES IRON MONUMENT FOUND
- FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF THE NE 1/4 OF SECTION 14, T. 24 N. R. 24 E. IS ASSUMED AS HAVING A BEARING OF S 89°20'00" W. DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOTS B, C, D, E, F, AND G.
- REMARKS: TOP MOUNT OF HYDRANT, N.E. QUADRANT OF 8141 ST. N.E. HAS ELEVATION 511.11, ELEVATION = 505.32 M.G.V.D. 1929

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 89°20'00" W	111.00	111.00
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CURVE TABLE

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MIDWEST
Land Surveyors & Civil Engineers, Inc.



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000023114
Receipt: 05/28/26
Cashier: WBROWN
Received Of: RICHARDS JOHANNA

8035 BENJAMIN ST NE
SPRING LAKE PARK MN 55432-

The sum of: \$250.00

BDINV 0000002396

Remaining Balance: \$1,500.00

Total: \$250.00

TENDERED: Check 3093

\$250.00



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000023113
Receipt: 05/28/26
Cashier: WBROWN
Received Of: JOHANNA RICHARDS

8035 BENJAMIN ST NE
SPRING LAKE PARK MN 55432-2196

The sum of: \$300.00

BDINV 0000002397

\$300.00

Remaining Balance: \$250.00

Total: \$300.00

TENDERED: Check 3093

\$300.00