



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:	500
Received by:	WZ
Date Filed:	
Date Complete:	
Base Fee:	200
Escrow:	300

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: 673 81 st ave Spring Lake Park MN 55432		
Property Identification Number (PIN#): 02-3024-18-0073 Current Zoning:		
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Hany Omar		Business Name:
Address: 6207 Heather place NE Fridley		
City: Fridley	State: MN	Zip Code: 55432
Telephone: 6127307424	Fax:	E-mail: hanyomar@209mail.com
Contact:		Title:
OWNER INFORMATION (if different from applicant)		
Name: 		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: <i>n</i>		
Nature of Proposed Use: <i>need to repair drive way. I also want to expand it to the left side by another 7 feet so my tenant can put his small boat.</i>		
Reason(s) to Approve Request: <i>(check drawing). The variance is we will extend drive way on the 5 feet of the left of property - need variance for use for Czar of Tar Company</i>		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: 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 haryomar02@gmail.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: Hary Omar Date: 9/20/2024
Owner: Hary Omar Date: 9/20/2024

**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: Hany Omar (6207 Heather place) Telephone: 6127307424
Address: 673 81st ave Spring City/State/Zip: Spring Lake MN 55432
Cell Phone: 6127307424 E-mail: _____

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

Name: _____ Telephone: _____
Address: _____ Cell Phone: _____
City/State/Zip: _____ E-mail: _____

3. Project Location (Address and Legal Description): 673 81st ave. Spring Lake 55432

4. Present Use of Property: Rental

5. Description of Project: single family home

6. Specify Section of the Ordinance from which variance is sought: extend drive way 7 feet to the left of the current drive way to allow for boat to be parked.

7. Explain how you wish to vary from the applicable provisions of this Ordinance: currently there is 5 feet required from property line, I will need to extend drive way on st. Do asphalt will be up to property line / (slightly shorter)

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?

The asphalt will be done professionally, allowing better ~~st~~ parking space and will make property more presentable/it should not impact easement at front of property for any city construction.

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

Yes No Why or why not?

this will bring property to better view from street due to new drive way, and better parking space will be better organized vs a boat parked in front of Garage.

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

Yes No Why or why not?

the work will be done by professional / commercial organization

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?

No wetlands

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

Yes No Why or why not?

No it's just drive way extension

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:

[Handwritten Signature]

Date:

9/20/2024

Fee Owner's (Property Owner) Signature:

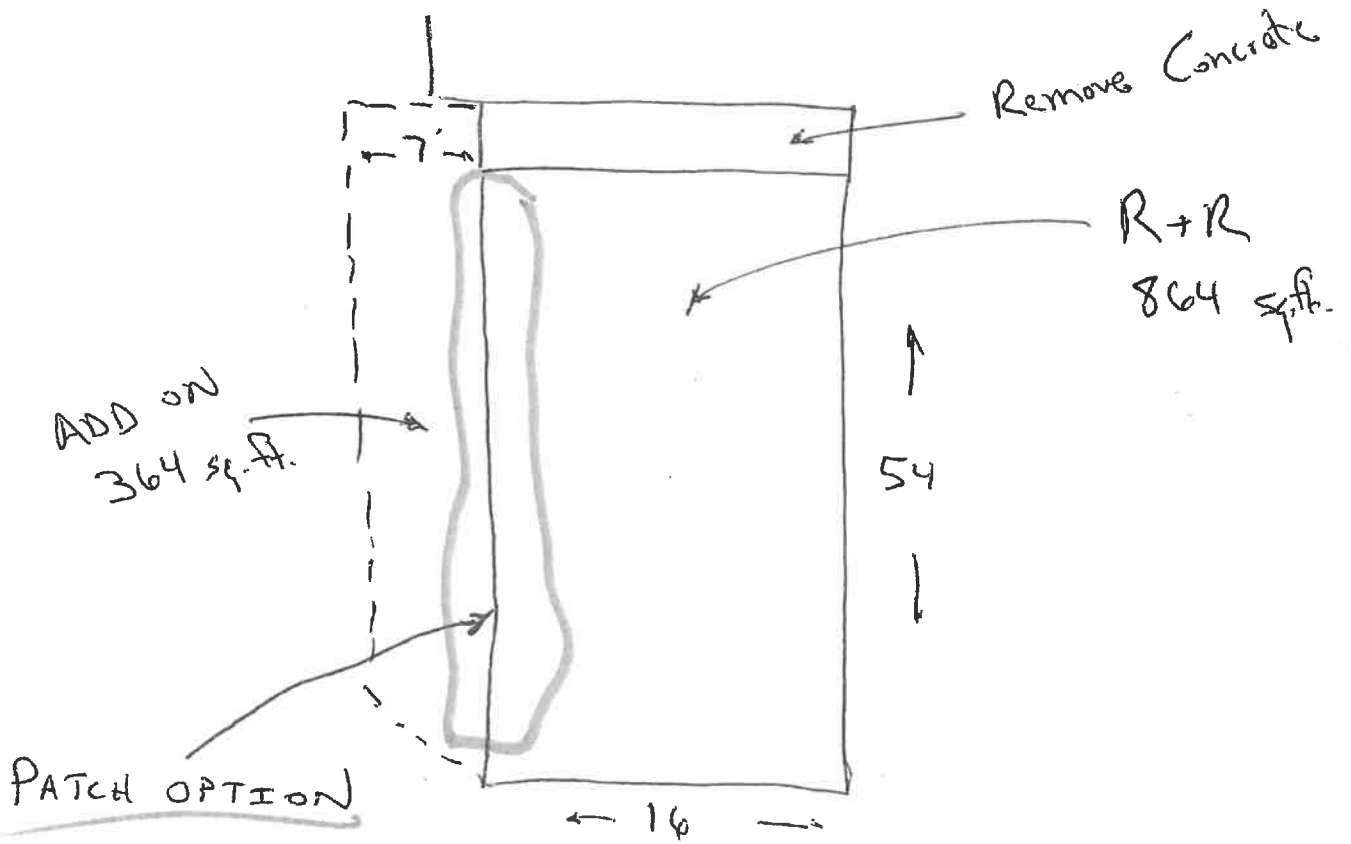
[Handwritten Signature]

Date:

9/20/2024

HANY OMAR

Address: 673 81st AVE NE Spring Lake Park



Total NEW Drive Approx 1228 sq. ft.



Czars of Tar Inc.

1345 157th Avenue Northeast | Ham Lake, Minnesota 55304
763-421-6417 | office@czarsoftar.com | www.czarsoftar.com

RECIPIENT:

Hany Omar

673 81st Avenue Northeast
Minneapolis, Minnesota 55432

Quote #1489

Sent on Sep 12, 2024

Total \$6,400.00

Product/Service	Description	Qty.	Unit Price	Total
Remove and Replace driveway / add on area	- see attached site map 1) Remove and Haul away existing asphalt, broken concrete apron and sod / dirt in add on area. 2) Excavate in add on area 7" below finish grade. Install 4" compacted base using MNDOT spec Class 5 foundation material. 3) Grade and compact existing base under asphalt driveway adding foundation material as needed. 4) Pave 3" compacted mat using MNDOT spec MV4R hot mix asphalt.	1228	\$5.21173	\$6,400.00
Option to Patch along left edge of driveway where erosion is taking place	- see site map This option to just patch as needed along left side of drive = \$1500. area approx 4'x54'	1	\$0.00	\$0.00

A deposit of \$3,200.00 will be required to begin.

Total \$6,400.00

This quote is valid for the next 30 days, after which values may be subject to change.



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

Receipt: 000005192
Receipt: 09/20/24
Cashier: WBROWN
Received Of: YSMN INVESTMENT LLC

6207 HEATHER PL NE
FRIDLEY MN 55432

The sum of: \$200.00

BDINV 000000444

Remaining Balance: \$150.00

Total: \$200.00

TENDERED: Check 2776

\$200.00

Application



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

Receipt: 0000005194
Receipt: 09/20/24
Cashier: WBROWN
Received Of: HANY OMAR

673 81ST AVE NE
SPRING LAKE PARK MN 55432-1906

The sum of: \$300.00

BDINV	000000445		\$300.00
		Remaining Balance: \$192.96	Total: \$300.00
		TENDERED: Check 2776	\$300.00

Escrow