



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: 500.00
 Received by: WD
 Date Filed: 5/1/24
 Date Complete:
 Base Fee: 200 Escrow: 300

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (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 _____ |

PROPERTY INFORMATION

Street Address: 697 79th ave. N.E. Springlake Park mn 55432
 Property Identification Number (PIN#): _____ Current Zoning: _____
 Legal Description
 (Attach if necessary):

APPLICANT INFORMATION

Name: Hamza Refaya	Business Name:	
Address: 697 79 th ave. N.E.		
City: Spring Lake Park	State: mn	Zip Code: 55432
Telephone: 612 845-1542	Fax:	E-mail:
Contact: Vicki	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: We Live there
 Nature of Proposed Use: get a variance to put a 6ft fence
 Reason(s) to Approve Request: We need privacy and we consider that it is the side of our property

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 Vicki.adams101@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: Hamza Refaya Date: 5-1-24

Owner: Hamza Refaya Date: 5-1-24

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Variance Supplemental 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: Hamza Refaya

Telephone: _____

Address: 697 79th Ave. N.E

Cell Phone: 612 845-1542

City/State/Zip: Spring Lake Park MN 55432

E-mail: vickiadams101@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): 697 79th Ave. N.E. Spring Lake Park MN 55432

4. Present Use of Property: We Live here

5. Description of Project: to put a fence on the side of our house

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: _____

City is stating that our side of the house is the front and we are stating that it is our side of the house we want to put a 6ft fence

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?

According to the city and the codes they are stating our side is our front of the house. the Anoka county has GIS mapping

[02-30-24-42-0020]

That has the platlets of the home so since 1956 that house has been facing 79th ave. so a 6ft fence on the sides of

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

Yes No Why or why not?

Since our house is on the corner we are
wanting to put a 6 ft. fence on the side of our lot
Leaving out the 50 ft. corner clearance, we want to
have it just flush by the house

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

Yes No Why or why not?

yes, It will give us homeowner to be
able to put a fence.

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?

unfortunately our house is facing and was built
on 79th ave. so we have been here for 17 yrs
and as we have seen that it is our front of our home

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

Yes No Why or why not?

It will allow us as the homeowner to put a
fence so we are able to have privacy our house
is facing 79th ave. so that is why monroe is considered
the side of our home built in 1956

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:

Hamza Refaya

Date:

5-1-24

Fee Owner's (Property Owner) Signature:

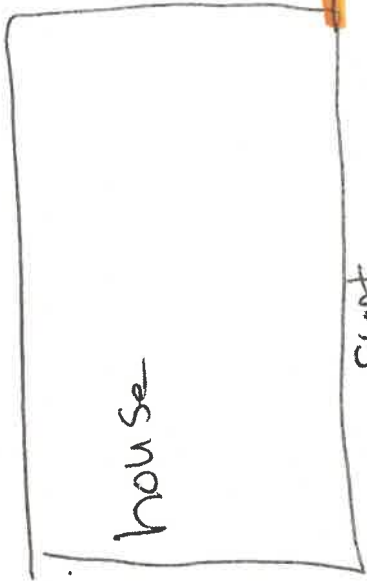
[Signature]

Date:

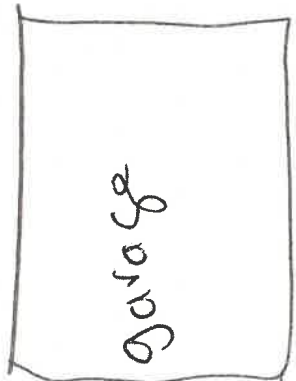
5-1-24

Street
Monroe

Front



Front door



garage

Driveway

Neighbors





Spring Lake Park

City of Spring Lake Park
1801 81st Ave NE
Spring Park, MN 55432
763.784.6491

Receipt: 0000001790
Receipt: 05/01/24
Cashier: WBROWN
Received Of: REFAYA HAMZA

697 79TH AVE NE
SPRING LAKE PARK MN 55432

The sum of: \$300.00

BDINV	0000000060		\$300.00
		Remaining Balance:	Total: \$300.00
		TENDERED: Cash	\$300.00



Spring Lake Park

City of Spring Lake Park
1801 81st Ave NE
Spring Park, MN 55432
763.784.6491

Receipt: 000001789
Receipt: 05/01/24
Cashier: WBROWN
Received Of: REFAYA HAMZA

697 79TH AVE NE
SPRING LAKE PARK MN 55432

The sum of: \$200.00

BDINV 000000059

\$200.00

Remaining Balance:

Total: \$200.00

TENDERED: Cash

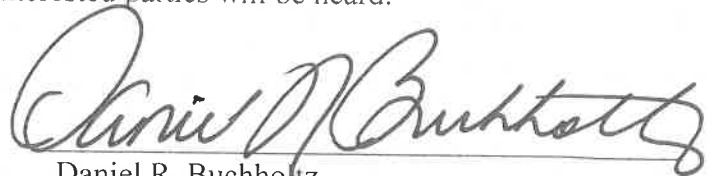
\$200.00

CITY OF SPRING LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, June 24, 2024 at 7:00 pm, or soon thereafter, to consider the following:

Property Owner: Hamza Refaya
Applicant: Hamza Refaya
Location: 697 79th Avenue NE
Petition: The applicant is seeking a variance to allow applicant to construct a 6-foot fence along the eastside of the property line.

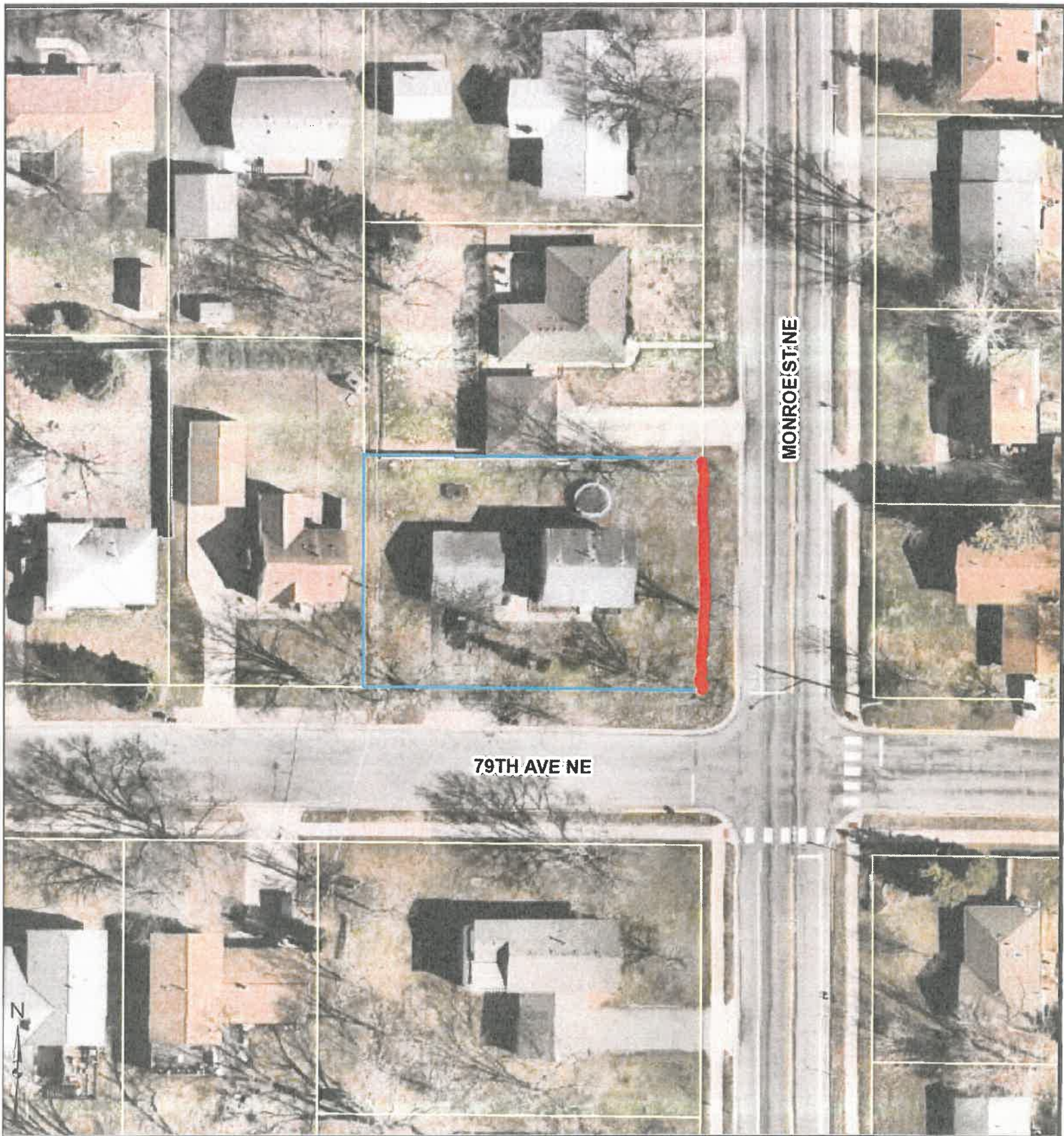
The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at www.slpmn.org/meetings. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



Daniel R. Buchholz
Administrator, Clerk/Treasurer

Posted: June 14, 2024
Published: June 14, 2024

Anoka County Parcel Viewer



Parcel Information:

02-30-24-42-0020
697 79TH AVE NE
SPRING LAKE PARK
MN 55432
Plat: CLEARVIEW HEIGHTS ADDITION

Approx. Acres: 0.26
Commissioner: JULIE JEPSON

Owner Information:

REFAYA, HAMZA M
697 79TH AVE NE
SPRING LAKE PARK
MN
55432



SHARP, NICHOL
PIN: 02-30-24-42-0047
643 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

MARRS TIMOTHY
PIN: 02-30-24-43-0007
658 79TH AVE NE
SPRING LAKE PARK, MN 55432

FOSS DONALD C & BRENDA S
PIN: 02-30-24-42-0016
672 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

HAFFEMAN GERALD R & DORO...
PIN: 02-30-24-42-0014
644 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

NEHRING, NANCY M
PIN: 02-30-24-42-0021
685 79TH AVE NE
SPRING LAKE PARK, MN 55432

JURANEK, BRYNN
PIN: 02-30-24-41-0076
7933 MONROE ST NE
SPRING LAKE PARK, MN 55432

HEDTKE ALAN G & KAREN M
PIN: 02-30-24-41-0068
7924 QUINCY ST NE
SPRING LAKE PARK, MN 55432

ZLIMEN FRANK R & MARY
PIN: 02-30-24-42-0050
685 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

SWANSON DAVID
PIN: 02-30-24-42-0015
658 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

AL-SADOON, AYMEN ALI
PIN: 02-30-24-43-0053
7873 MADISON ST NE
SPRING LAKE PARK, MN 55432

DAILEY, MARY M
PIN: 02-30-24-44-0045
7890 QUINCY ST NE
SPRING LAKE PARK, MN 55432

MATTI HAROLD A & DARLENE C
PIN: 02-30-24-41-0072
7901 MONROE ST NE
SPRING LAKE PARK, MN 55432

BALAMUT MARVIN M & NANCY ...
PIN: 02-30-24-43-0008
678 79TH AVE NE
SPRING LAKE PARK, MN 55432

MARTIN RICHARD E & BETTY L
PIN: 02-30-24-43-0012
7842 MONROE ST NE
SPRING LAKE PARK, MN 55432

DOUBLE J INC
PIN: 02-30-24-41-0075
21042 KAROLINE COURT NORT...
FOREST LAKE, MN 55025

MACIEJ, KATHLEEN C
PIN: 02-30-24-41-0074
7911 MONROE ST NE
SPRING LAKE PARK, MN 55432

DOEGE JACOB
PIN: 02-30-24-41-0073
7905 MONROE ST NE
SPRING LAKE PARK, MN 55432

POTAPENKO, SERGEY
PIN: 02-30-24-42-0024
924 105TH AVE NE
BLAINE, MN 55434

RABAH TRUSTEE, FATEMA A
PIN: 02-30-24-44-0046
7874 QUINCY ST NE
SPRING LAKE PARK, MN 55432

KNAUSS HERMANN G & I TRUS...
PIN: 02-30-24-42-0049
671 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

POTAPENKO, ANNA A
PIN: 02-30-24-42-0025
924 105TH AVE NE
BLAINE, MN 55434

REFAYA, HAMZA M
PIN: 02-30-24-42-0020
697 79TH AVE NE
SPRING LAKE PARK, MN 55432

BERNER GENE A & D M TRUST...
PIN: 02-30-24-41-0070
7914 QUINCY ST NE
SPRING LAKE PARK, MN 55432

SUNDBERG, NICOLE
PIN: 02-30-24-42-0022
671 79TH AVE NE
SPRING LAKE PARK, MN 55432

WILSON, MICHELLE RAE
PIN: 02-30-24-42-0019
7906 MONROE ST NE
SPRING LAKE PARK, MN 55432

MANNING TIFFANY
PIN: 02-30-24-42-0013
630 ROSEDALE RD NE
SPRING LAKE PARK, MN 55432

LEO TIMOTHY LUIGI
PIN: 02-30-24-42-0018
7912 MONROE ST NE
SPRING LAKE PARK, MN 55432

BLAKELEY, DANIEL
PIN: 02-30-24-41-0067
7932 QUINCY ST NE
SPRING LAKE PARK, MN 55432

STRAWN, PAUL M
PIN: 02-30-24-44-0055
7835 MONROE ST NE
SPRING LAKE PARK, MN 55432

HAMILTON, SHAWN T
PIN: 02-30-24-43-0011
7856 MONROE ST NE
SPRING LAKE PARK, MN 55432

CHINANDER TRUSTEE, JAMES ...
 PIN: 02-30-24-43-0051
 626 79TH AVE NE
 SPRING LAKE PARK, MN 55432

ELLING MERLE M & GALE R
 PIN: 02-30-24-42-0017
 686 ROSEDALE RD NE
 SPRING LAKE PARK, MN 55432

JOHANIX MICHAEL J
 PIN: 02-30-24-43-0010
 3560 230TH ST
 PRIOR LAKE, MN 55372

ROBERTS, DONNA JEAN
 PIN: 02-30-24-42-0048
 657 ROSEDALE RD NE
 SPRING LAKE PARK, MN 55432

PELTO, ELLEN K
 PIN: 02-30-24-42-0035
 7924 MONROE NE
 SPRING LK PK, MN 55432

GILBERT NICKI J
 PIN: 02-30-24-44-0056
 7855 MONROE ST NE
 SPRING LAKE PARK, MN 55432

SCHLOSSER, ERIN M
 PIN: 02-30-24-41-0069
 7922 QUINCY ST NE
 SPRING LAKE PARK, MN 55432

ALBU PETRU
 PIN: 02-30-24-41-0077
 7941 MONROE ST NE
 SPRING LAKE PARK, MN 55432

ONEILL GEORGE & CANFIELD ...
 PIN: 02-30-24-44-0047
 7856 QUINCY ST NE
 SPRING LAKE PARK, MN 55432

STROMAN, KATHLEEN
 PIN: 02-30-24-44-0058
 7859 MONROE ST NE
 SPRING LAKE PARK, MN 55432

CHIES, BRADY L
 PIN: 02-30-24-42-0023
 657 79TH AVE NE
 SPRING LAKE PARK, MN 55432

DAILEY, MARY M
 PIN: 02-30-24-44-0044
 7890 QUINCY ST NE
 SPRING LAKE PARK, MN 55432

RACKOW JANEEN A
 PIN: 02-30-24-44-0057
 7849 MONROE ST NE
 SPRING LAKE PARK, MN 55432

YANG SINXAI
 PIN: 02-30-24-43-0052
 7885 MADISON ST NE
 SPRING LAKE PARK, MN 55432

TILLESKJOR DIEN
 PIN: 02-30-24-41-0071
 7904 QUINCY ST NE
 SPRING LAKE PARK, MN 55432

JIRAK, RICHARD F
 PIN: 02-30-24-42-0036
 7918 MONROE ST NE
 SPRING LAKE PARK, MN 55432

CARLSON RICHARD & PATRICIA
 PIN: 02-30-24-43-0009
 7884 MONROE ST NE
 SPRING LAKE PARK, MN 55432