Spring Lake Park
History. Community. Home.

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:	
Date Filed:	
Date Complete:	
Base Fee: 150	Escrow: 300

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)

☐ Appeal	☐ Site Plan/Building Plan Review	☐ Minor Subdivision
☐ Comprehensive Plan Amendment	☐ Conceptual Plan Review	☐ Lot Combination
☐ Ordinance Amendment (Text)	☐ Conditional Use Permit	☐ Preliminary Plat
☐ Rezoning	☑ Variance	☐ Final Plat
☐ Planned Unit Development	☐ Street or Easement Vacation	☐ Other_____

PROPERTY INFORMATION

Street Address: 518 Rosedale Rd NE, Spring Lake Park MN 55432
Property Identification Number (PIN#): 023024420005 Current Zoning: R-1
Legal Description (Attach if necessary): Lot 4 BLK 1 clearview heights add

APPLICANT INFORMATION

Name: Ryan & Kelsey Hollihan	Business Name:	
Address: 518 Rosedale Rd NE		
City Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 6514600122	Fax:	E-mail: kelseyhollihan@yahoo.com
Contact: Kelsey Hollihan	Title:	

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: private residence fenced back yard
Nature of Proposed Use: underground pool - Private residence
Reason(s) to Approve Request: In the last 3 years, I have had a series of 7 back surgeries, leaving me with chronic back pain. It has been highly encouraged by my physician that I begin water therapy. Having a pool would allow me to begin private therapy.

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE

Project Name:	Date of Application:
Nature of Request: N/A	

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

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required 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.

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 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. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: 12-23-2021

Owner: _____ Date: 12-23-2021

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: Ryan & Kelsey Hollihan Telephone: 651.460.0122

   Address: 518 Rosedale Rd NE Cell Phone: 651.460.0122

   City/State/Zip: Spring Lake Park, MN 55432 E-mail: kelseyhollihan@yahoo.com

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

   Name: SAME AS ABOBE 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
5. Description of Project: In-ground pool
6. Specify Section of the Ordinance from which variance is sought: 16.20.090 - Set Backs: Lot Coverage Impervious Surface
7. Explain how you wish to vary from the applicable provisions of this Ordinance: We are requesting a variance to exceed the 50% maximum usage by a reasonable 8% to install an in-ground pool in our backyard. The pool would be utilized specifically for aquatic therapy specific to ADA quidelines. (see attached)
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?

   We currently have an completely fenced in (6' cedar privacy fence) surrounding our yard. The pool will not be visible from the public roadway. As stated above, it has been advised by my medical team that I begin aquatic physical therapy, this variance will allow me to do that a minimum of 3 times per week.

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

☒ Yes ☐ No Why or why not?

We are asking for a small overage of the alloted impervious land usage (approximately 8%), as well as assisting in the management of long-term health and pain of a fairly young family.

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

☒ Yes ☐ No Why or why not?.

Again, it is a small overage that we are requesting permission to exceed. Also, it is highly encouraged that I begin aquatic therapy in addition to the multitude of other treatments that I am currently active in.

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?

Our backyard is completely fenced and is relatively flat.

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

☒ Yes ☐ No Why or why not?

It is completely fenced in and located in the back yard. Neither are visible from the public roadway.

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: 12.24.2021

Fee Owner's (Property Owner) Signature: _____ Date: 12.24.2021

16.60.040 Variances

A. *Purpose.* The City Council may grant a variance from the strict application of this title and impose conditions and safeguards on the variance so granted only in instances where their strict enforcement would cause practical difficulties in complying with the official control because of circumstances unique to the individual property under consideration, and may grant a variance only when it is demonstrated that such actions will be in harmony with the general purposes and intent of this title and when the variances are consistent with the Comprehensive Plan. "Practical difficulties" as used in connection with the granting of a variance means that the property owner proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties also includes, but is not limited to, direct sunlight for solar energy systems. A variance shall not be granted to allow a use that is not allowed in the zoning district involved.

B. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

C. *Application.* An application for a variance shall be filed with the Zoning Administrator and shall state the unique circumstances claimed as a basis for the variance. The application shall contain at least the following information:

1. The signature of each owner of affected property or his agent.
2. The legal description of the property and the common address.
3. A description of the variance requested and a statement demonstrating that the variance would conform to the requirements necessary for approval.
4. The present use.
5. Any maps, drawings and plans that the Zoning Administrator considers to be of value in considering the application.

D. *Referral to Planning Commission.* The application shall be referred to the Planning Commission for study concerning the effect of the proposed variance upon the Comprehensive Plan, and upon the character and development of the surrounding neighborhood. The Planning Commission shall make a recommendation to the City Council to grant or deny the variance, and may recommend imposing conditions in the granting of the variance. The conditions may include considerations such as location, character and other features of the proposed building.

E. *Approval; denia*l. Variances require the approval of a majority vote of the City Council. Variances may be denied by motion of the City Council and such motion shall constitute a determination that the findings required for approval do not exist. No application for a variance which has been denied in whole or in part shall be resubmitted within six months of the date of the order of denial, except upon grounds of new evidence or upon proof of change of conditions. The City Council may impose conditions upon the granting of a variance. The conditions may include considerations such as location, aesthetics and other features of the proposed buildings. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

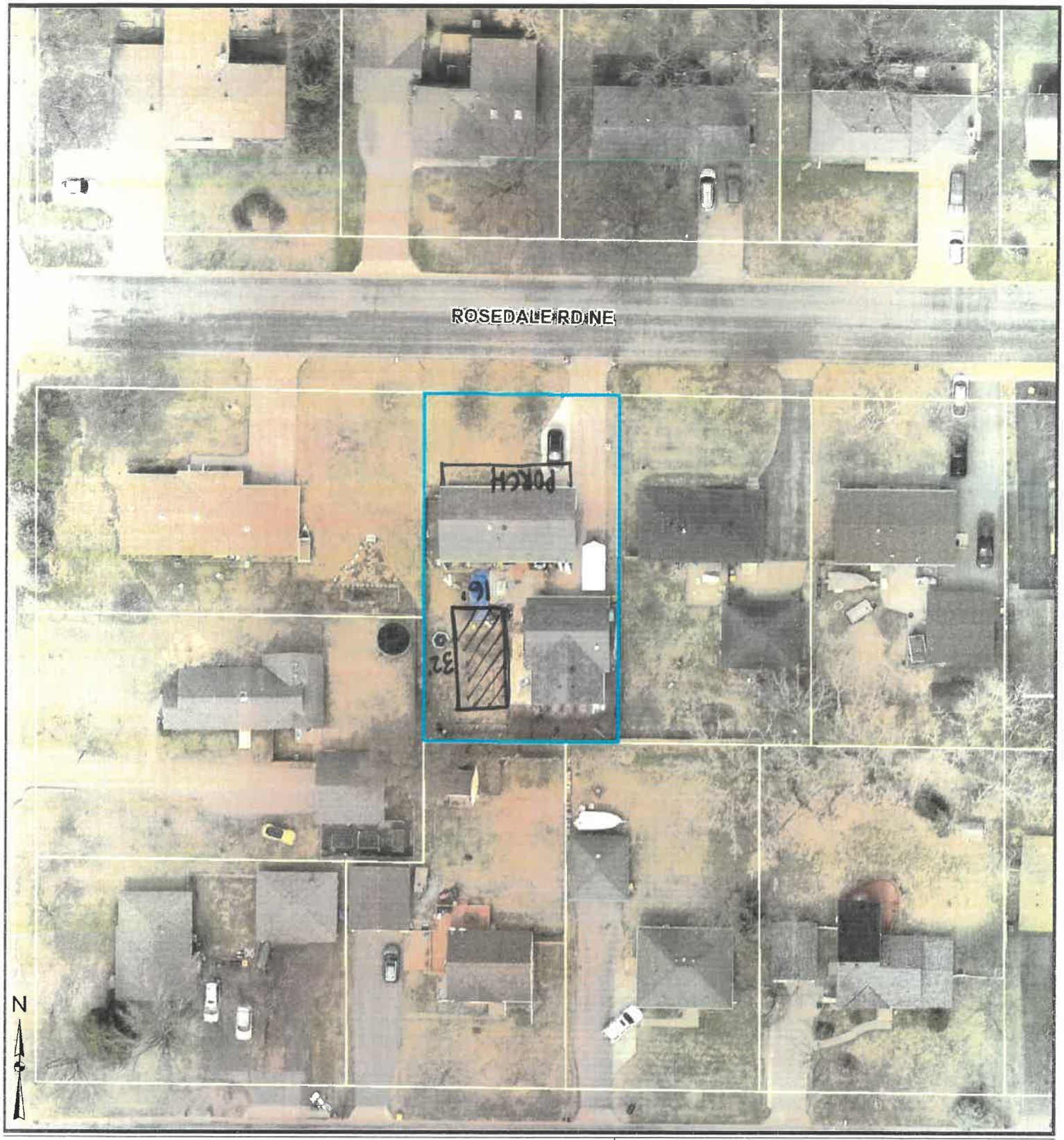
F. *Decision period.* All applications shall be reviewed consistent with M.S. § 15.99.

G. *Revocation.* A violation of any condition attached to the approval of a variance shall constitute a violation of this title and shall constitute sufficient cause for the termination of the variance by the

City Council.

H. *Expiration*. If the development does not proceed within one year of the date on which the variance was granted, such variance shall become void, except that, on application, the City Council may extend the variance for such additional period as it deems appropriate.

Anoka County Parcel Viewer



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

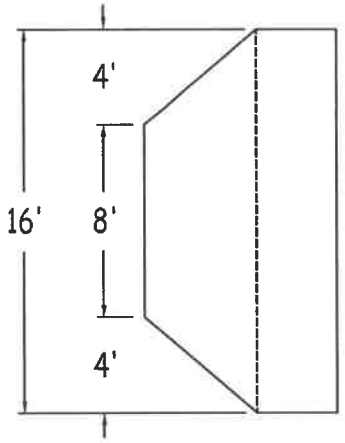
Approx. Acres: 0.23
Commissioner: ROBYN WEST

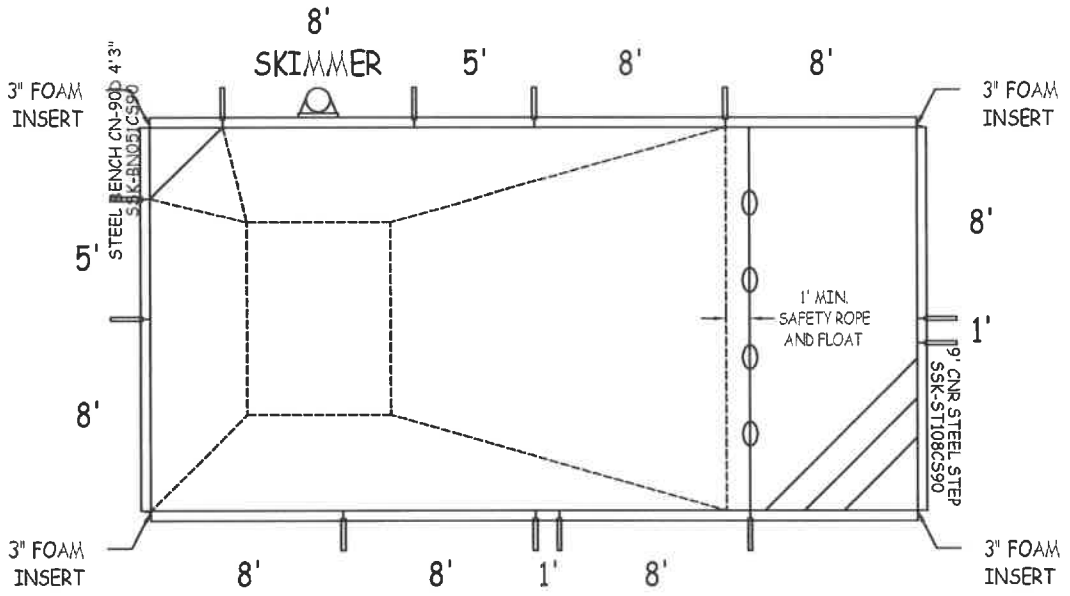
Owner Information:

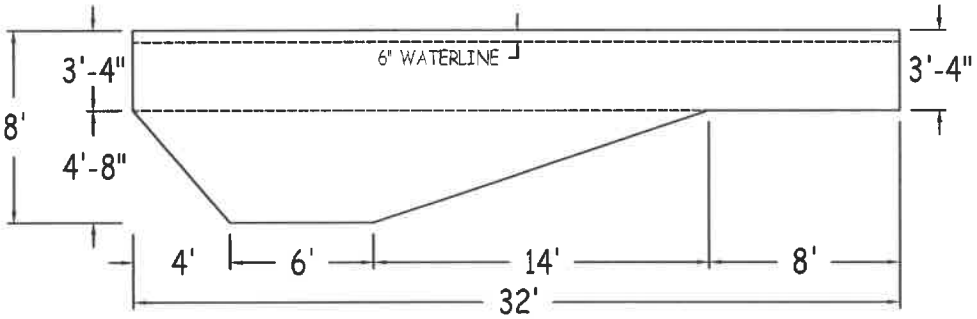
noka County GIS | 1:600 | Date: 12/23/2021

isclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.







ICC ES
CERT# ESR-2782

LATHAM STEEL	RECTANGLE 16-0 x 32-0				
42" STEEL PANELS	PERIMETER:	96'-0"	VOLUME (US Gal):		16800
DWG#: 2021-SPL-78166	SURFACE (ft²):	512	VOLUME (Liters):		63600
	LINER (ft²):	512	DATE: 11/9/2021	DSR:	
KIT#: CUSTOMKIT	COVER (ft²):	612	SCALE: 1/8" = 1'-0"		

RECTANGLE

ALWAYS ENTER POOL
Feet First

DIVING/SLIDING EQUIPMENT SHALL BE DESIGNED FOR SWIMMING POOLS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DIVING/SLIDING EQUIPMENT MANUFACTURER'S SPECIFICATIONS. PLEASE CONTACT THE DIVING/SLIDING EQUIPMENT MANUFACTURER FOR THEIR SPECIFICATIONS.

ALL ASPECTS OF THIS DRAWING COMPLIES WITH ANSI/APSP/ICC-5 2011 AND 2015 ISPSC

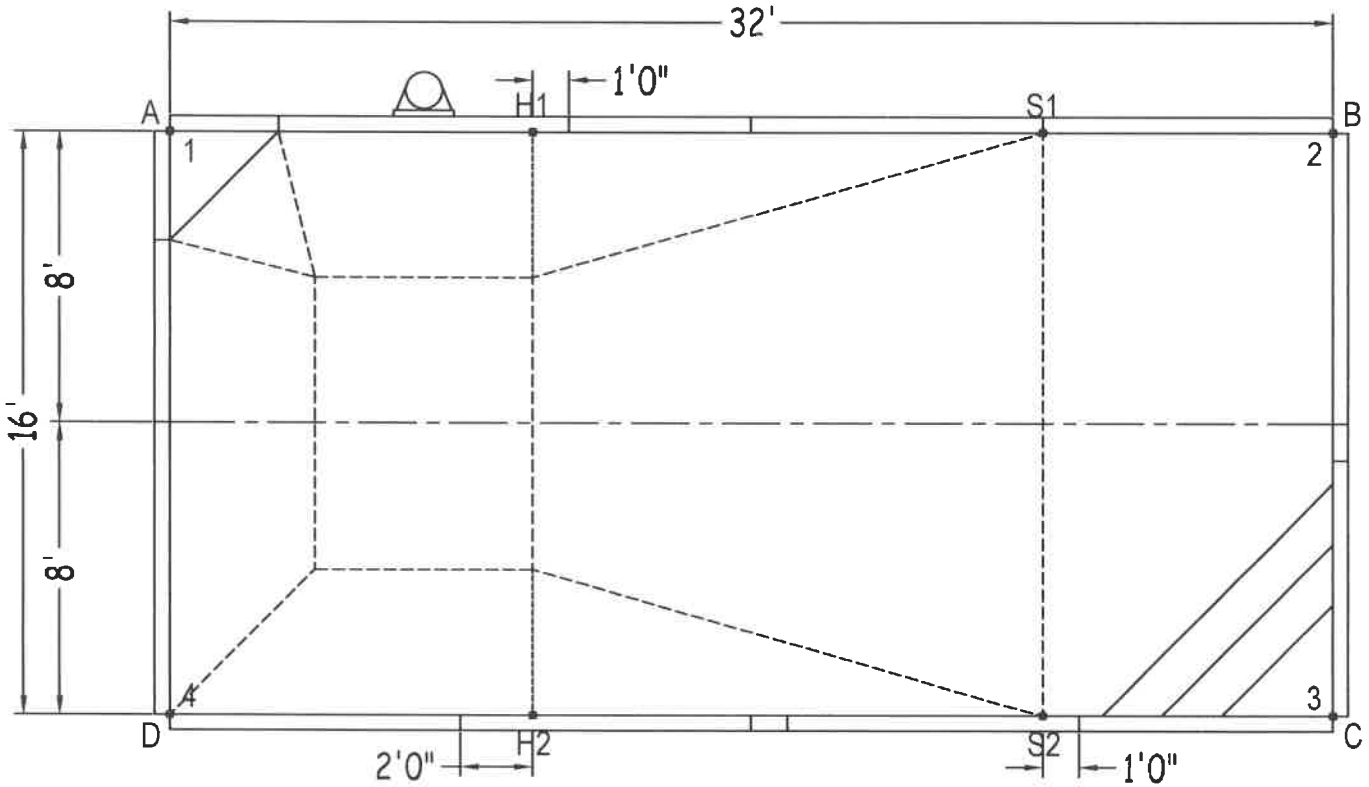
CUSTOMER: SPP/MINNEAPOLIS

JOB NAME: SPARKLE/HOLLIHAN 2

Diagonals		S1toH2	21'-3"	2 to 3	16'-0"
S1toS2	16'-0"	H1toS2	21'-3"	2 to 4	35'-9 1/4"
H1toH2	16'-0"	1 to 2	32'-0"	3 to 4	32'-0"
S1toH1	14'-0"	1 to 3	35'-9 1/4"		
S2toH2	14'-0"	1 to 4	16'-0"		

Base

Part number	Description	QTY
ST0960002X	8'	7
ST0960002*	8' SKIMMER	1
ST0600001X	5'	2
ST0120000X	1'	2
12-159	3" FOAM INSERT	4
Brace	Brace	12
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"	2
IPC-STKPK25	REBAR STAKE 18" 25PC	2
IPC-HDWSTRT150	BOLT STR 3/8-16X1" C/W NUT 150PC	2
SSK-BN051CS90	STEEL BENCH CN-90D 4'3"	1
SSK-ST108CS90	STEEL STEP CN-90D 3 TRD 9'	1

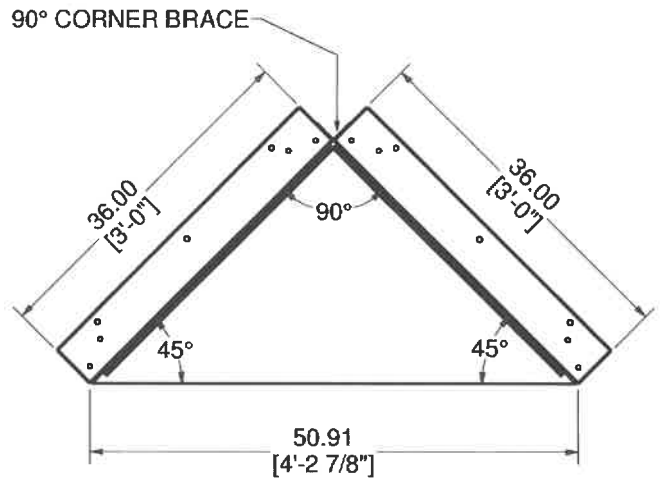


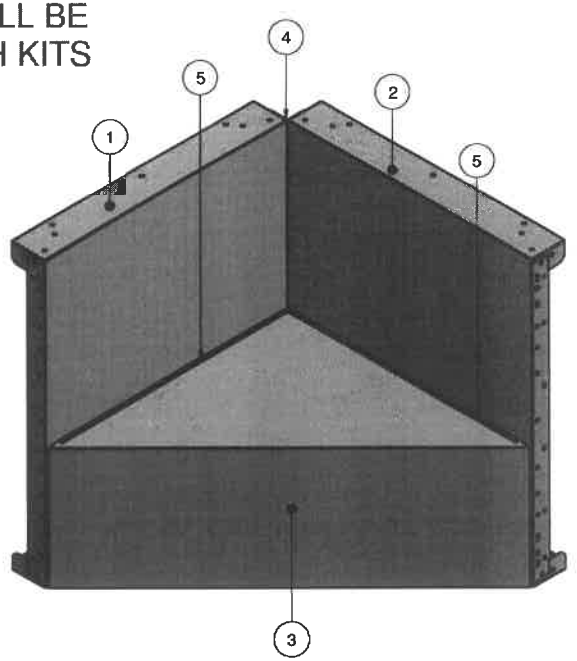
	A	B	C	D
1	0"	32'-0"	35'-9 1/4"	16'-0"
2	32'-0"	0"	16'-0"	35'-9 1/4"
3	35'-9 1/4"	16'-0"	0"	32'-0"
4	16'-0"	35'-9 1/4"	32'-0"	0"
S2	28'-10 1/4"	17'-10 3/4"	8'-0"	24'-0"
S1	24'-0"	8'-0"	17'-10 3/4"	28'-10 1/4"
H2	18'-10 1/2"	27'-2 1/2"	22'-0"	10'-0"
H1	10'-0"	22'-0"	27'-2 1/2"	18'-10 1/2"
A	-	32'-0"	35'-9 1/4"	16'-0"

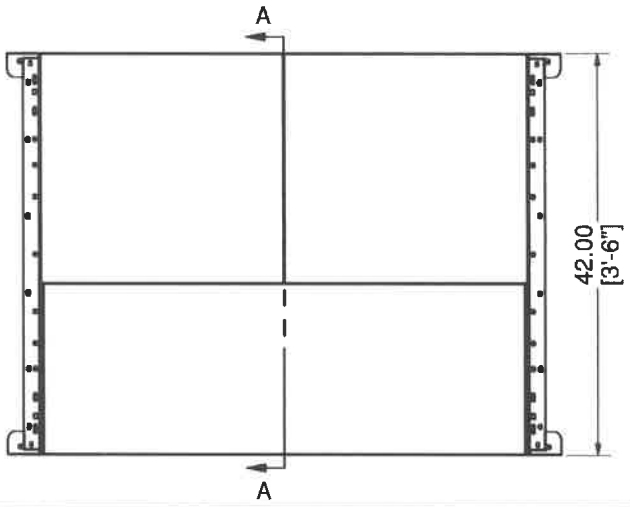
RECTANGLE 16-0 X 32-0	DWG #: 2021-SPL-78166	DATE: 11/9/2021	SHEET: 2 OF 2

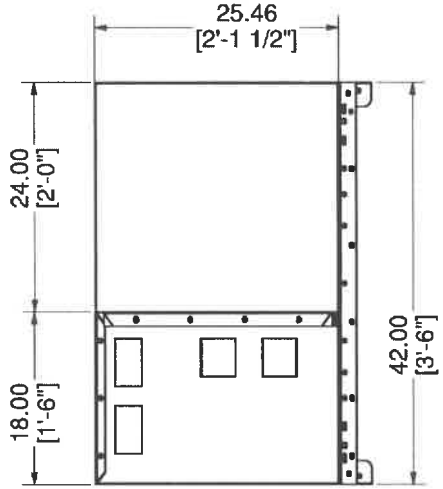
Parts List			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	SSC-1677-A	36" X 42" BENCH SIDE WALL, LEFT
2	1	SSC-1676-A	36" X 42" BENCH SIDE WALL, RIGHT
3	1	SSC-1675-A	STRAIGHT,51" X 18" X 25.5" BENCH
4	1	IPC-AB90	90 DEGREE BRACE
5	2	SSC-1099	BEAD RECEIVER, 34"

NOTE: PVC 6 " RADIUS INSERTS WILL BE PROVIDED WITH ALL STEP/BENCH KITS THAT HAVE 90 DEGREE CORNER.









SECTION A-A

STEEL BENCH, CN-90D 4'-3"

LATHAM® behind every pool

TOLERANCES EXCEPT AS NOTED:

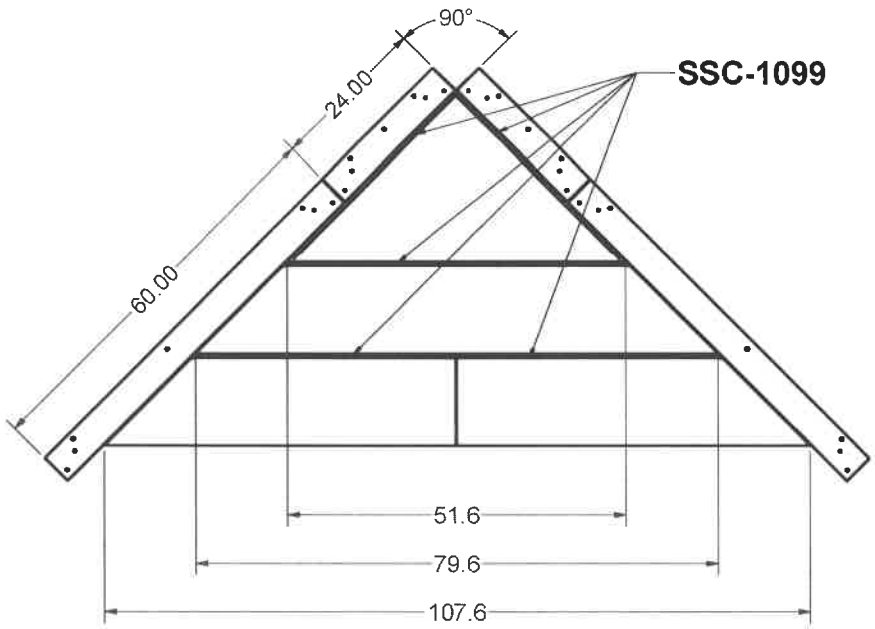
0/0	0.0	0.00	0.000	0°
±1/8	±0.25	±0.0625	±0.03125	±1/2°

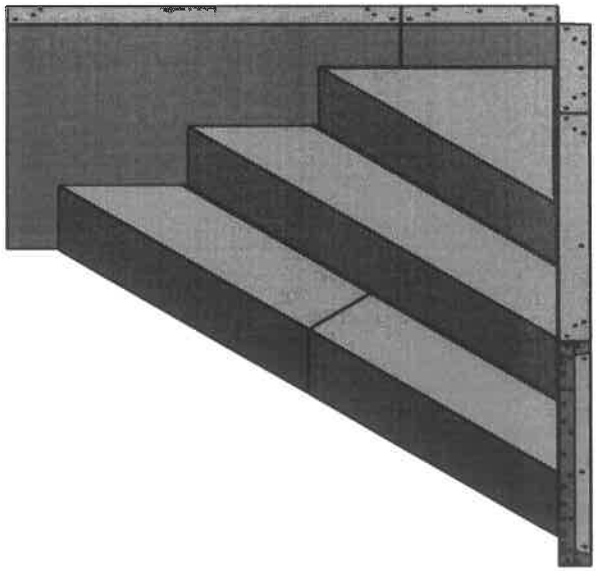
DATE : 1/10/2017

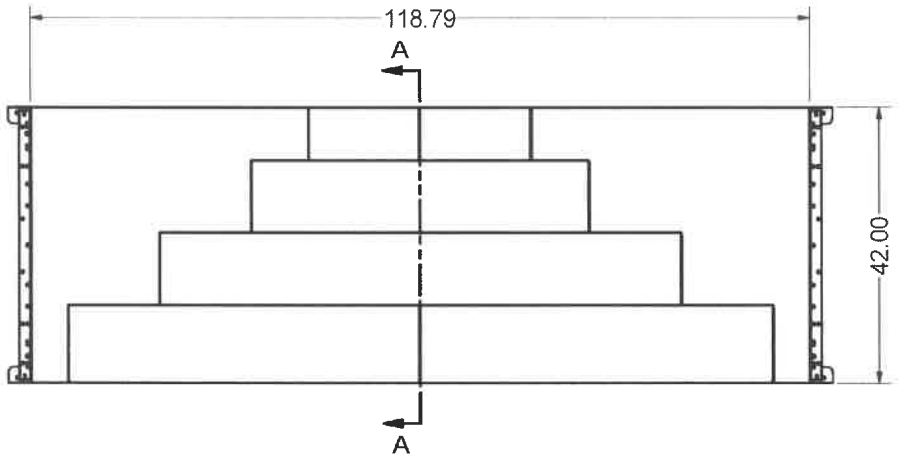
PART #: SSK-BN051CS90

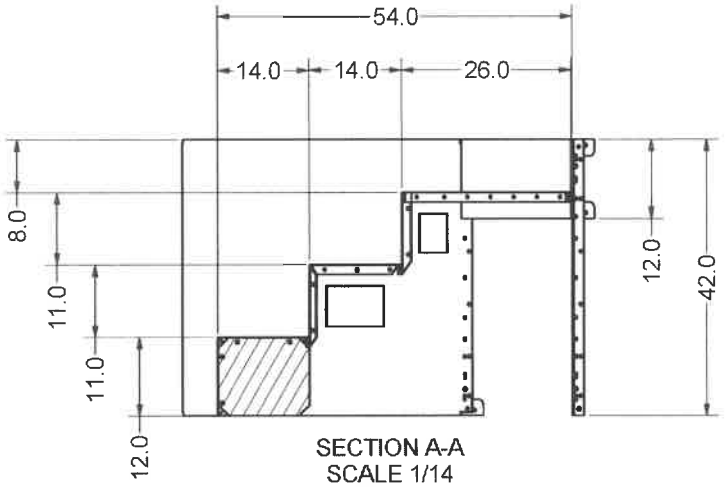
SHEET : 1 OF 1

SECTION: 18 - 2









STEEL STEP CN-90D 3 TRD 9'

LATHAM® behind every pool

TOLERANCES EXCEPT AS NOTED:				
0/0	0.0	0.00	0.000	0°
±1/8	±0.25	±0.0625	±0.03125	±1/2°

DATE : 1/10/2017	PART #: SSK-ST108CS90
SHEET : 1 OF 2	SECTION: 8 - 3