

**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: Charles Schatz - Reprise Design Telephone: 952 362-3732
Address: 12400 Portland Av. S. #100 Cell Phone: 612 669 4729
City/State/Zip: Burnsville, MN 55337 E-mail: cschatz@reprise
design.com

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

Name: Olmedo Alvarado Telephone: _____
Address: 8370 Pierce St. NE Cell Phone: 612 251-7590
City/State/Zip: Spring Lake Park, MN E-mail: metropolitn@yahoo.com

3. Project Location (Address and Legal Description): 8370 Pierce St. NE

4. Present Use of Property: Auto Repair garage

5. Description of Project: 1,495 SF addition to the
existing building.

6. Specify Section of the Ordinance from which variance is sought: 10.04.050 Appendix
Section B - Minimum non-residential dimensional requirements

7. Explain how you wish to vary from the applicable provisions of this Ordinance: We are
requesting a five foot variance from the
15 ft side yard setback requirement.

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 existing building is 10 feet from the
required setback and we are aligning
with it which maintains the existing
building configuration and is in harmony
with the purposes & intent of the Ordinance

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

Yes No Why or why not?

Because the adjacent property from which we are requesting the 5ft. variance is zoned C-2 and not residential we believe it is consistent with the Comp Plan.

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

Yes No Why or why not?

Because it will align with the exist'g building it puts the property to use in the most reasonable manner possible

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?

The property is unique because it is a grandfathered use in a residentially zoned district.

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

Yes No Why or why not?

The variance will not affect the essential character of the locality whatsoever.

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:

Chuck Blunts

Date:

10/5/2020

Fee Owner's (Property Owner) Signature:

[Signature]

Date:

10/5/2020

