



**PLANNING COMMISSION AGENDA**  
**MONDAY, FEBRUARY 27, 2023**  
**CITY HALL at 7:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ELECT OFFICERS**
  - A. Election of Chair
  - B. Election of Vice Chair
- 5. APPROVAL OF MINUTES**
  - [A.](#) Approval of Minutes from November 28, 2022 Meeting
- 6. PUBLIC HEARING**
  - [A.](#) Public Hearing - Variance and Conditional Use Permit Applications for 1409 Osborne Road NE
- 7. OTHER**
- 8. ADJOURN**

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND  
DISCUSSION FROM THE FLOOR**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81<sup>st</sup> Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

## **CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS**

Public hearings are formal proceedings giving citizens an opportunity to express their concerns on a specific issue. Some issues on which the Planning Commission is required to hold public hearings include subdivisions, zoning changes, conditional use permits, and ordinance amendments.

The following format will be used to conduct a public hearing:

1. Planning Commission Chair opens the hearing.
2. City staff describes the proposal.
3. The applicant has an opportunity to further explain the proposal and respond to questions/ comments on the proposal from the Planning Commissioners.
4. Citizens will then have the opportunity to ask questions and/or comment on the proposed project.
  - a. Those wishing to comment are asked to limit their comments to 3 minutes
  - b. A group of residents wishing to have their collective opinions voiced may elect a spokesperson to represent them. The spokesperson may have a maximum of 10 minutes to express the views of the group.
  - c. People wishing to comment are asked to keep their comments succinct and specific.
5. After everyone wishing to address the subject of the hearing has done so, the Planning Commission Chair will close the hearing.
6. Planning Commissioners will have an additional opportunity to comment and ask questions on the issue.
7. The Planning Commission will make a formal recommendation on the issue to the City Council or defer decision pending additional information.

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on November 28, 2022 at the City Hall, at 7:00 PM.

### 1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

### 2. ROLL CALL

#### MEMBERS PRESENT

Chair Hans Hansen  
Commissioner Jeff Bernhagen  
Commissioner Rick Cobbs  
Commissioner Eric Julien

#### MEMBERS ABSENT

Commissioner Sharon Weighous  
Councilmember Kelsey Hollihan

#### STAFF PRESENT

Building Official Jeff Baker

#### OTHERS PRESENT

Brad Delfs, City Councilmember

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes – September 26, 2022

Commissioner Cobbs requested that the minutes be amended for Agenda Item 6 to change the second sentence to will have something to preview at future meetings.

Motion made by Commissioner Bernhagen, seconded by Commissioner Julien to approve the minutes from the September 26, 2022 Planning Commission meeting as amended.

Voting Aye: Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried.

## 5. PUBLIC HEARING

### A. Public Hearing – Variance Request for 511 Ballantyne Lane NE

Building Official Baker stated that the City received an application from Charles Davis, 511 Ballantyne Lane NE, for a variance to permit a shed to be placed closer than eight feet to the garage. He said the applicant is seeking an after-the-fact variance.

Building Official Baker said that the applicant is seeking a variance from the eight-foot setback requirement for a detached building to the principal building, as set forth in Spring Lake Park Code 16.20.070. He stated that the property is located on the 500 block of Ballantyne Lane NE and is guided for low density residential in the 2040 Comprehensive Plan. The property is zoned R-1, Single Family Residential. He stated that the property records show that the house on the property was constructed in 1954.

Building Official Baker reported Section 16.20.070 (D) of the Spring Lake Park City Code states:

“A detached accessory building shall not be located in any required front or side yard setback. A detached accessory building shall not be closer than eight feet to the principal building, except as otherwise provided in this title.”

Building Official Baker noted that Appendix D sets the maximum percentage of lot coverage of all structures in the R-1 district at 35%. The applicant’s property is approximately 10,349 square feet, which would accommodate a maximum structure lot coverage of 3,622 square feet. With the shed addition, the total square footage of all structures on the property is 2,764.20 or 26.7% of the total lot size.

The 2020 State Building Code requires additional construction requirements if a building is constructed less than five feet from another building. The Building Code requires both the interior and exterior sides of the wall be rated as a 1-hour fire wall.

Building Official Baker reported that staff recommends approval of the variance.

Chairperson Hansen opened the public hearing at 7:07 PM.

Hearing no discussion from the floor, Chairperson Hansen closed the public hearing at 7:07 PM.

Commissioner Cobbs he has no problem with the variance, but he inquired how Mr. Davis would comply with the Building Code requiring both the interior and exterior sides of the wall be rated as a 1-hour fire wall. The Planning Commission discussed the placement of the shed.

Commissioner Bernhagen inquired of Building Official Baker what would the City do if Mr. Davis does not comply with the fire wall requirement. Official Baker said that the applicant would either be given a citation or enforcement action could be taken.

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to approve the variance with the condition that applicant apply for a building permit for the shed to ensure that construction complies with Section 705.5 of the Building Code.

Voting Aye: Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried.

## **6. OTHER**

No other business was presented.

## **7. ADJOURN**

Motion made by Commissioner Bernhagen, seconded by Commissioner Julien to adjourn.

Voting Aye: Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried.

Meeting adjourned at 7:12 PM.

# Memorandum

**To:** Chair Hansen and Members of the Planning Commission  
**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer  
**Date:** February 21, 2023  
**Subject:** Variance and CUP Applications – 1409 Osborne Road NE

The City of Spring Lake Park has received a variance and CUP application from Greg and Colleen Pettersen, 1409 Osborne Road NE, that would permit a 2-family dwelling at this property, which allow the property owner to rent a fully separate two-bedroom apartment located above their garage.



The applicant is seeking a variance from the requirement that a parcel has 7,500 square feet for each dwelling (15,000 square feet total), as set forth in Spring Lake Park Code (“SLPC”) 16.64.050(A)(1). If the variance is granted, the applicant is seeking a conditional use permit to allow a two-family dwelling on this property.

The property is located on the 1400 block of Osborne Road. The area is guided Low Density Residential in the 2040 Comprehensive Plan. The property is zoned R-1, Single Family Residential. Allowed uses include single family homes, as well as two family dwellings by conditional use permit.

The current home was built in 1992, with an addition constructed in 2007. To the west of the property is the Carriage Oaks Townhomes (zoned R-3, Multiple Family Residential). To the north and east, the properties are zoned R-1, Single Family Residential. The properties to the south, located in Fridley, are zoned R-1, One Family Unit.

The schedule of permitted uses by district (SLPC 16.64.040, A) states as follows

Use	Details	R1
Dwellings	Single-family detached dwellings	P
Dwellings	Two-family dwellings	C

The City's current lot area requirements for the R-1 zoning district is as follows:

Dwelling, single family	10,000 square feet per unit
Dwelling, two family	7,500 square feet per unit

According to the 1992 property survey the City had on file, the lot area of the property is 14,262 square feet, or 738 square feet below the standard.

*Previous applications.*

- None

### **Variance**

Section §16.60.040 of the City of Spring Lake Park's zoning code outlines the criteria for considering variances:

“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 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.”

### **Conditional Use Permit**

Conditional use permits are considered permitted uses with reasonable conditions. Section § 16.56.030, F of the zoning code outlines the findings required prior to issuance of a conditional use permit:

1. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
2. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
3. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;

4. The use is one of the conditional uses specifically listed for the district in which it is to be located;
5. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;
6. The use will not lower property values or impact scenic views in the surrounding area;
7. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;
8. Sufficient off-street parking and loading space will be provided to serve the proposed use;
9. The use includes adequate protection for the natural drainage system and natural topography;
10. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and
11. The proposed use will not stimulate growth incompatible with prevailing density standards.

If the Planning Commission recommends denial of the variance, the CUP application would also need to be denied as the proposed use does not comply with the regulations specified in the chapter (Finding #4).

### **Analysis and Recommendation**

#### **Variance**

City staff believes that the applicant has shown that the proposed use would be reasonable and would not alter the essential character of the locality as the space above the garage currently exists and the home fits in with other homes in the neighborhood. In addition, a town home development is located just to the west of the property.

The larger question the Planning Commission would need to answer is if the plight of the landowner is due to circumstances unique to the property not created by the landowner. The property is reasonably used as a single-family dwelling. Osborne Road is a major thoroughfare in Spring Lake Park, with a wider right-of-way than typical residential streets. The ROW is 82 feet wide, compared to 60 feet for a typical local street. This is a circumstance not created by the owner and unique to the few properties like this on major roads, whereas most single family lots are on narrower local streets. If Osborne Road had a typical ROW of 60 feet, the lot would have the necessary depth of 150 feet to achieve the 15,000 square foot lot area to qualify for a two-family dwelling.

In practical terms, therefore, the request meets the tests for a variance – the use itself is reasonable, the request would not alter the essential character of the locality, granting the variance is not for economic reasons alone, and there are circumstances unique to the property not created by applicant that make it impossible to meet the ordinance lot size standard.



## Conditional Use Permit

Staff believes that, if the variance is granted, the use will qualify for a conditional use permit with the following findings:

- The proposed use will contribute to the general welfare of the neighborhood or community by creating a dwelling unit.
- The use will not be detrimental to the health, safety, morals or general welfare of persons residing or working the vicinity of the use or injurious to property values/improvements within the vicinity of the use as the second dwelling unit is located above the garage and maintains the residential character of the existing neighborhood.
- The proposed use, if the variance is approved, complies with Chapter 16 of the City Code.
- Existing infrastructure is adequate to accommodate anticipate traffic generated by the proposed use.
- The use will not impact the natural drainage system and natural topography of the site.
- Adequate measures are included to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance.
- That the proposed use is compatible with prevailing density standards as the R-1 zoning district

Staff recommends approval of the variance and conditional use permit applications.

If you have any questions, please do not hesitate to contact me at 763-784-6491.



**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](mailto:info@slpmn.org)

**For Office Use Only**

Case Number:  
 Fee Paid: 450.00  
 Received by: RP  
 Date Filed: 1/24/23  
 Date Complete: 1/24/23  
 Base Fee: 150 Escrow: 300

# 148022

CK# 1029

**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 checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input 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: 1409 Osborne Rd NE		
Property Identification Number (PIN#): 01-30-24-43-0200 Current Zoning: R1		
Legal Description (Attach if necessary): N/A		
APPLICANT INFORMATION		
Name: Greg & Colleen Petterson		Business Name: N/A
Address: 1409 Osborne Rd NE		
City: Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 612-616-4817	Fax: N/A	E-mail: RDAmidwest@gmail.com
Contact: Greg Petterson	Title: owner	
OWNER INFORMATION (if different from applicant)		
Name: Greg & Colleen Petterson		Business Name:
Address: Same as above		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Residential dwellings		
Nature of Proposed Use: Residential - rent auxillary dwelling unit		
Reason(s) to Approve Request: Ordinance designates zone R1 for 1 or 2 family dwellings, though two family dwellings require a conditional use permit. A fully separate 2 bedroom apartment was added in 2007.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: N/A		Date of Application: 1-24-23
Nature of Request: Conditional use permit for compliance with ordinance		
<b>NOTE:</b> 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 RDAmidwest@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: Greg & Colleen Petterson Date: 1-24-23

Owner: same Date: \_\_\_\_\_

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

**City of Spring Lake Park  
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. *The 2 bedroom apartment addition above the garage (2007) provides a rare and desirable alternative to conventional apartment building residences, including a fenced backyard, heated garage stall, in unit laundry, and a quiet and peaceful setting.*
2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. *The apartment is used solely for the purpose of a residence and is located within a single family home and between single family homes (R1) on the east and a townhouse development (R3) on the west.*
3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. *We still reside in the home and rent only the apartment. Should we cease to homestead, we understand there are more stringent rules in section 16 regarding defined "Rental Properties" where the property owner does not reside in the building and it is therefore*
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. *non-homesteaded. The use is exactly the same as all other residences in the community at large and the local neighborhood, primarily residential. The west end of our block includes 3 commercial buildings a couple duplexes.*

5. That the use will not lower property values or impact scenic views in the surrounding area. \_\_\_\_\_

The apartment is fully contained within the homesteaded residence. It has been physically in place since early 2007.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. \_\_\_\_\_

The property is located on Anoka County Road 108, Osboene Road. The roads and utilities are more than adequate.

7. That the use includes adequate protection for the natural drainage system and natural topography. \_\_\_\_\_

The topography is unchanged since original construction of the home in 1992.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. \_\_\_\_\_

The use is strictly residential.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. \_\_\_\_\_

This is simply a two bedroom apartment above the garage that is auxillary to the original house via a stairway and connecting vestibule, with dead bolt locking doors from each side.

**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: Greg + Colleen Pettersen

Telephone: N/A

Address: 1409 Osborne Rd NE

Cell Phone: 612-616-4817

City/State/Zip: SLP, Mn 55432

E-mail: RDAmidwest@gmail.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): 1409 Osborne Rd NE 01-30-24-43-0200

4. Present Use of Property: Residential, Single Family with Accessory Dwelling Unit.

5. Description of Project: Variance request of minimum lot size for two families.

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

SLPC 16.64.050 (A)(1)

7. Explain how you wish to vary from the applicable provisions of this Ordinance: Wish to rent a Bedroom Apt. Accessory Dwelling Unit that is built above 3+ car garage. Total "lot" is 738' short of Code, but ADU uses zero additional lot space.

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 variance does not result in using more space than the original single family dwelling.

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

Yes  No Why or why not?

It expands the range of housing types within the city and provides a case study or example Accessory Dwelling Unit consistent with the Comprehensive Plan goal regarding ADUs in residential neighborhoods.

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

Yes  No Why or why not?

It provides a Accessory Dwelling Unit without increasing the footprint of non-pervious structure, preserving all previous green space.

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?

When originally platted, Osborne Road had wide, shallow ditches and the lot was only accessible by means of a driveway right of way along the North Border. The South border was along the north side of the shallow ditch. Osborne Road has been redesigned with gutters, curbs & storm drains - no ditches. There is now about 15' of space between the boundary & pedestrian path.

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

Yes  No Why or why not?

The Variance has no negative impact on the neighborhood. The addition of the ADU has enhanced the curb appeal of the dwelling, the appearance of the neighborhood, and increased the property value (and tax generation).

(1500 sq. ft more)

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:

Greg & Colleen Petterson

Date:

7 Feb 2023

Fee Owner's (Property Owner) Signature:

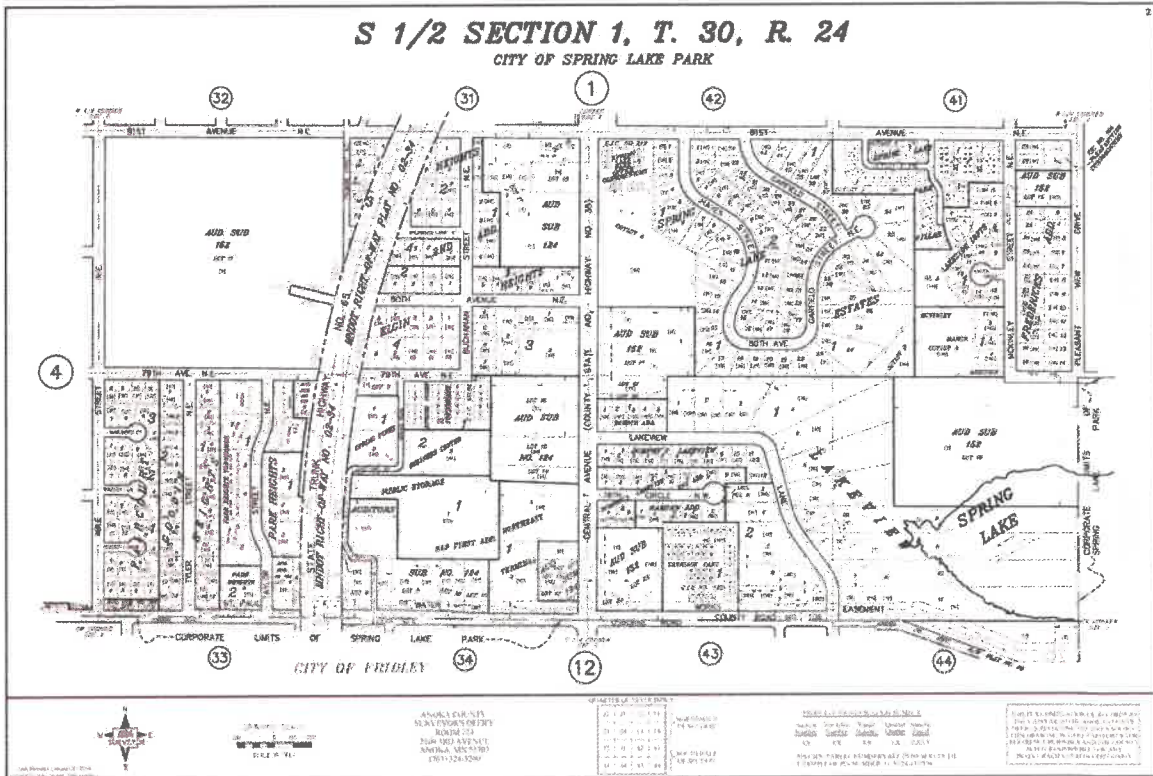
Colleen Petterson

Date:

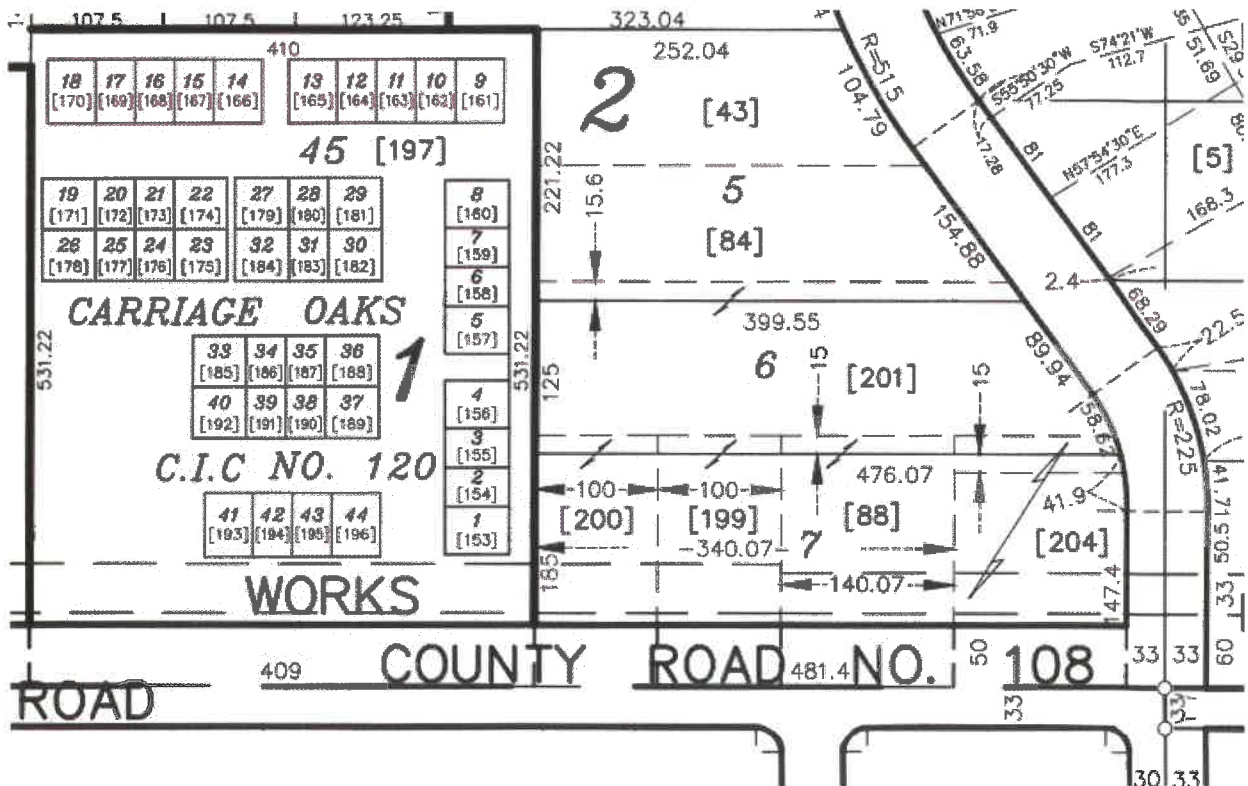
7 Feb 2023



Supplementary Information for Variance Application  
 1409 Osborne Road NE  
 Greg & Colleen Pettersen

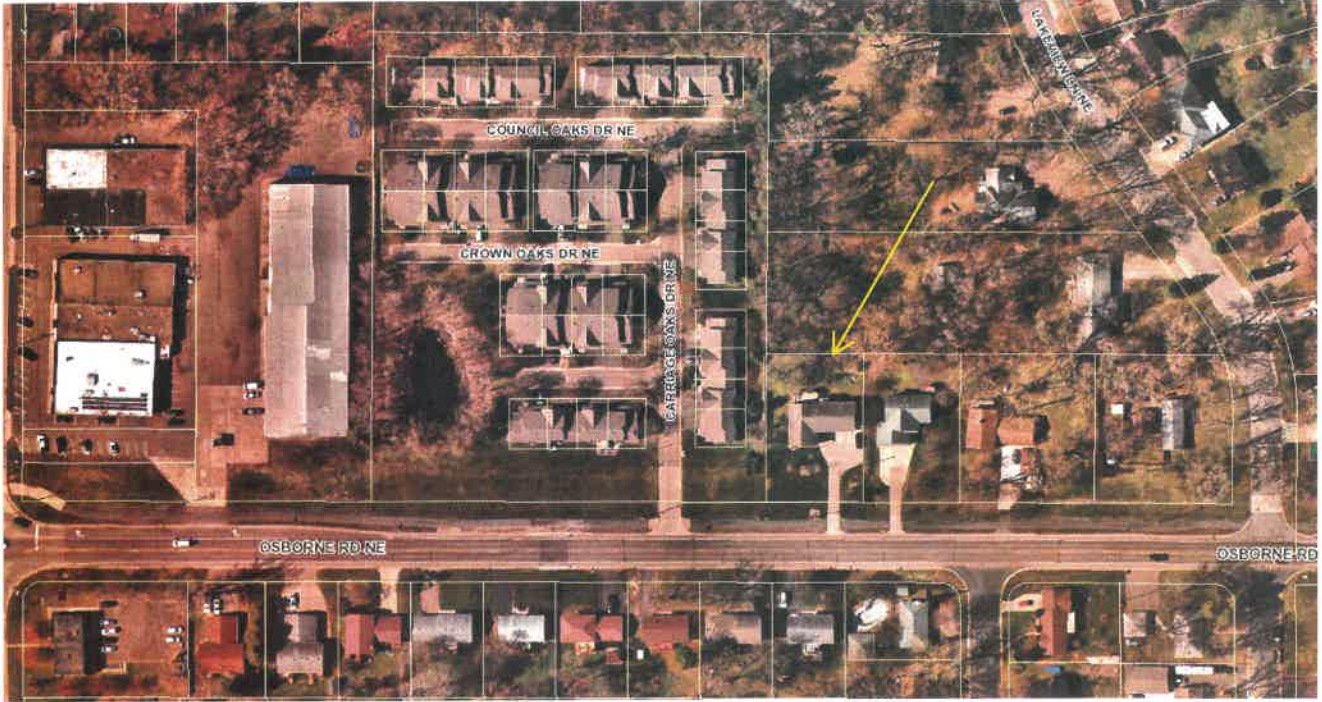


Spring Lake Park



Zoomed Half Section Plat of Spring Lake Park





Anoka County GIS Plat

**Measurement**

Acres

Measurement Result

**0.35 Acres**

Clear

Press CTRL to enable snapping

**Parcel Layer: 1409 OSBORNE RD NE**

Tax Link  
 Property ID: 01-30-24-43-0200  
 Address: 1409 OSBORNE RD NE  
 City: SPRING LAKE PARK  
 State: MN  
 Zip Code: 55432  
 Plat Name: LAKEVIEW  
 Estimated Acres: 0.35  
 Commissioner: JULIE JEPPSON  
 Watershed District: RICE CREEK WSD  
 School District: 16  
 Elementary Attendance Area: PARK TERRACE ELEMENTARY  
 Middle School Attendance Area: WESTWOOD MIDDLE SCHOOL  
 High School Attendance Area: SPRING LAKE PARK HIGH SCHOOL  
 Owner: PETERSEN COLLEEN R  
 Owner Address: 1409 OSBORNE RD NE  
 Owner City: SPRING LAKE PARK  
 Zoom to

GIS Measuring tool and County records indicate .35 Acre Lot Size.  
 1 acre = 43,560 square feet. 43,560 X .35 = 15,246 sq ft.



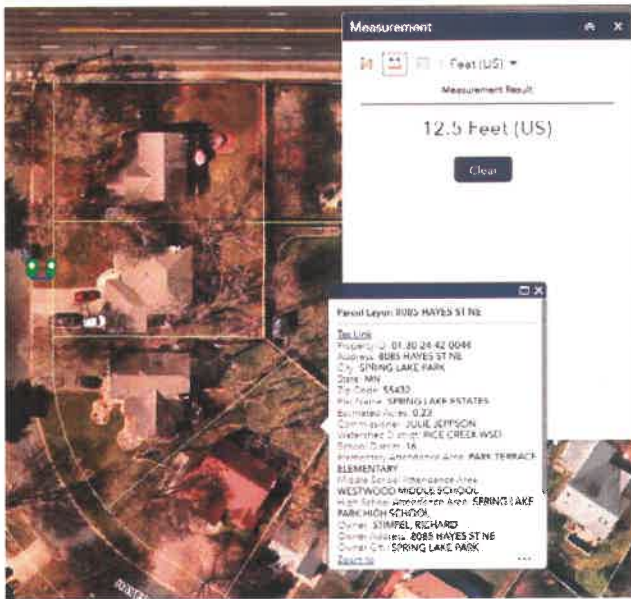
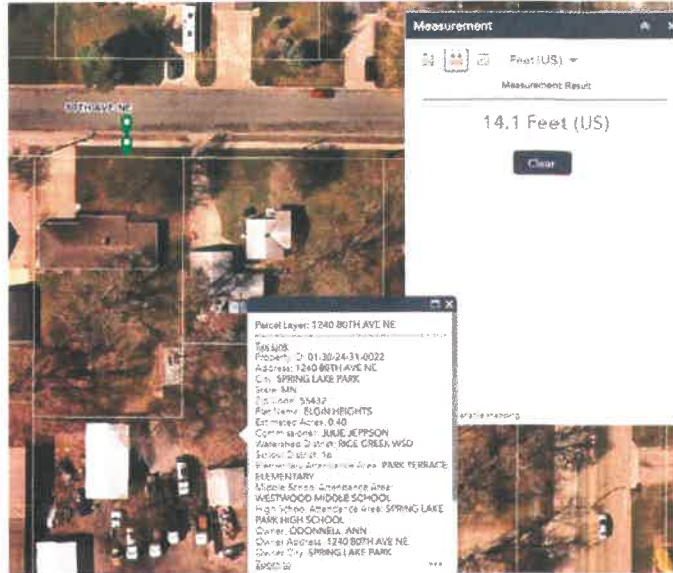
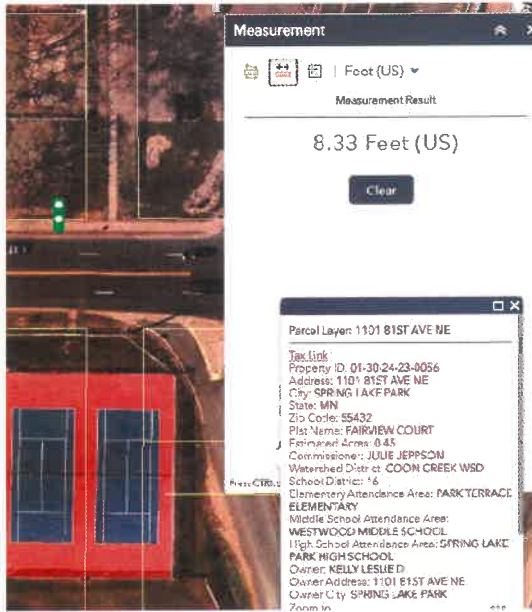
County Data including size.



South lot boundary line is 17' from pedestrian path, 30' from curb. This distance was platted at the time Osborne Road had shallow ditches & no curbs. The greater distance was required to facilitate ditches that were capable of holding sufficient runoff while avoiding dangerous ditch depths. The ditches no longer exist subsequent to redesign and reconstruction of the county road with storm drains, curbs & gutters.



Other lots in Spring Lake Park have setbacks  
Much closer to sidewalks and the curb line:



127822

Original

# LAKEVIEW

ANOKA COUNTY

MATTHEW J. BERSCHIED - SURVEYOR

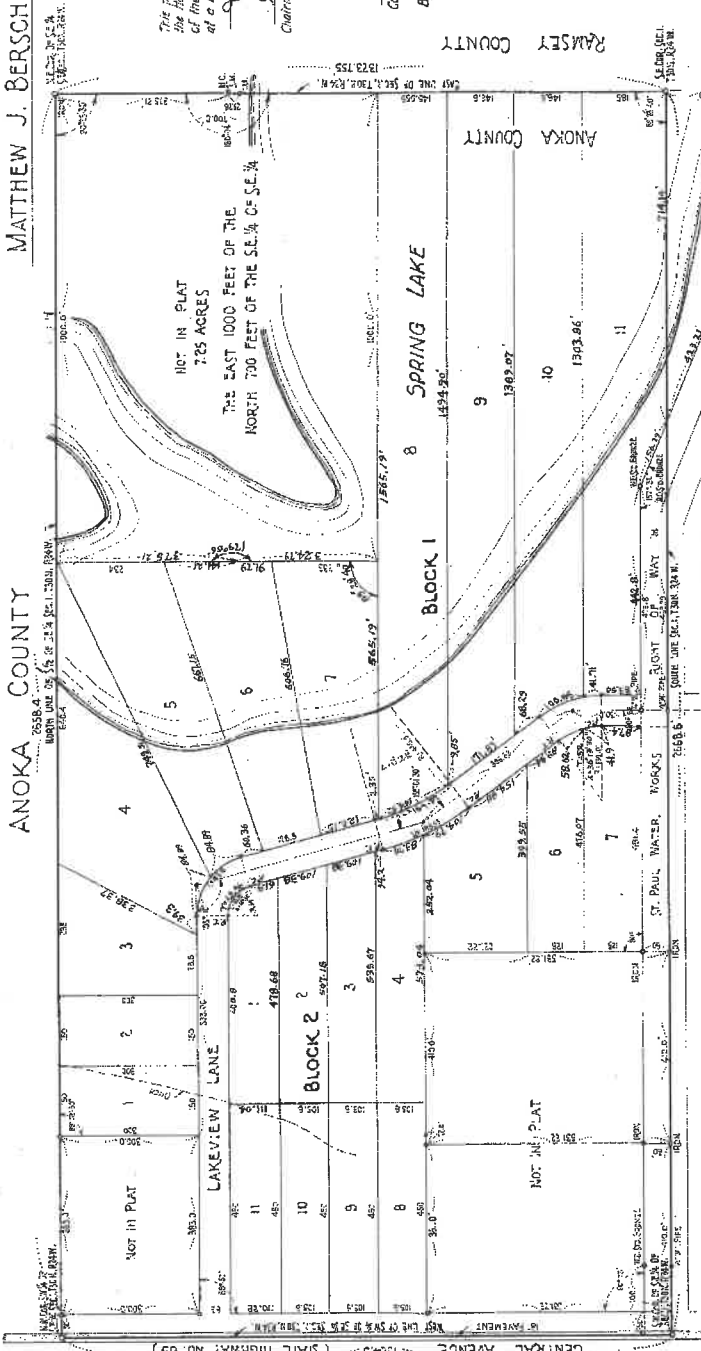
OFFICE OF REGISTER OF DEEDS  
STATE OF MINNESOTA  
127822

This plat was approved as to form and  
execution on this 14th day of July  
A.D. 1948

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 1948 at \_\_\_\_\_ M.

Register of Deeds, Anoka County, Minnesota

County Attorney, Anoka County, Minnesota



Know all men by these presents, that **CENTRAL DISCOUNT CORPORATION**, a Minnesota corporation, owners and proprietors of the following described property in the State of Minnesota and County of Anoka to wit: All of South Half of Section One (1) Township Thirty (30) North, Range Twenty-four (24) West, Anoka County, Minnesota, except West four hundred and thirty-three (433) feet of North three hundred (300) feet of Southwest Quarter of the Southeast Quarter, and except the West eighty and twenty Section One (1) Township Thirty (30) North, Range Twenty-four (24) West, Anoka County, Minnesota, hereinafter referred to as "LAKEVIEW", and to hereby donate and dedicate to the public for the public use the street as shown on the annexed plat, in witness whereof said **CENTRAL DISCOUNT CORPORATION**, hereinafter referred to as "LAKEVIEW", has caused these presents to be signed by its proper officers, and its corporate seal affixed this 12th day of July A.D. 1948.

in presence of:  
*John E. W. [Signature]*  
 Secretary  
*John E. W. [Signature]*  
 President  
 a corporation of *John E. W. [Signature]* its Secretary

State of Minnesota } 55. On this 12th day of July A.D. 1948, before me a Notary Public within and for said County, personally appeared John E. W. and K. M. Giese as one of the parties named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said John E. W. and K. M. Giese are duly authorized officers of said corporation. I, Notary Public, Anoka County, Minnesota, do hereby certify that the foregoing instrument is the true and correct copy of the original instrument as recorded in my office.

State of Minnesota } 55. I do hereby certify that I have surveyed and platted the property described on this plat as "LAKEVIEW"; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the corners of the ground shown on the plat; that the topography of the land is correctly shown on the plat and that there are no wet lands or public highways to be shown on said plat other than as shown thereon.

*Matthew J. Berschied*  
 Surveyor

Above certificate subscribed and sworn to before me this 12th day of July A.D. 1948.  
*John E. W. [Signature]*  
 Secretary  
*John E. W. [Signature]*  
 President  
 My Commission expires \_\_\_\_\_ Minnesota

This plat was approved and accepted by the Honorable Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting held this 13th day of July A.D. 1948

*John E. W. [Signature]*  
 Chairman, Board of County Commissioners  
 Anoka County, Minnesota

*E. C. [Signature]*  
 County Auditor, Anoka County, Minnesota  
 By *J. [Signature]* Deputy

I hereby certify that I have surveyed and platted the property described on this plat as "LAKEVIEW"; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the corners of the ground shown on the plat; that the topography of the land is correctly shown on the plat and that there are no wet lands or public highways to be shown on said plat other than as shown thereon.

*Matthew J. Berschied*  
 Surveyor

# CERTIFICATE OF SURVEY

## FOR: PREFERRED BUILDERS

### PROPOSED ELEVATIONS:

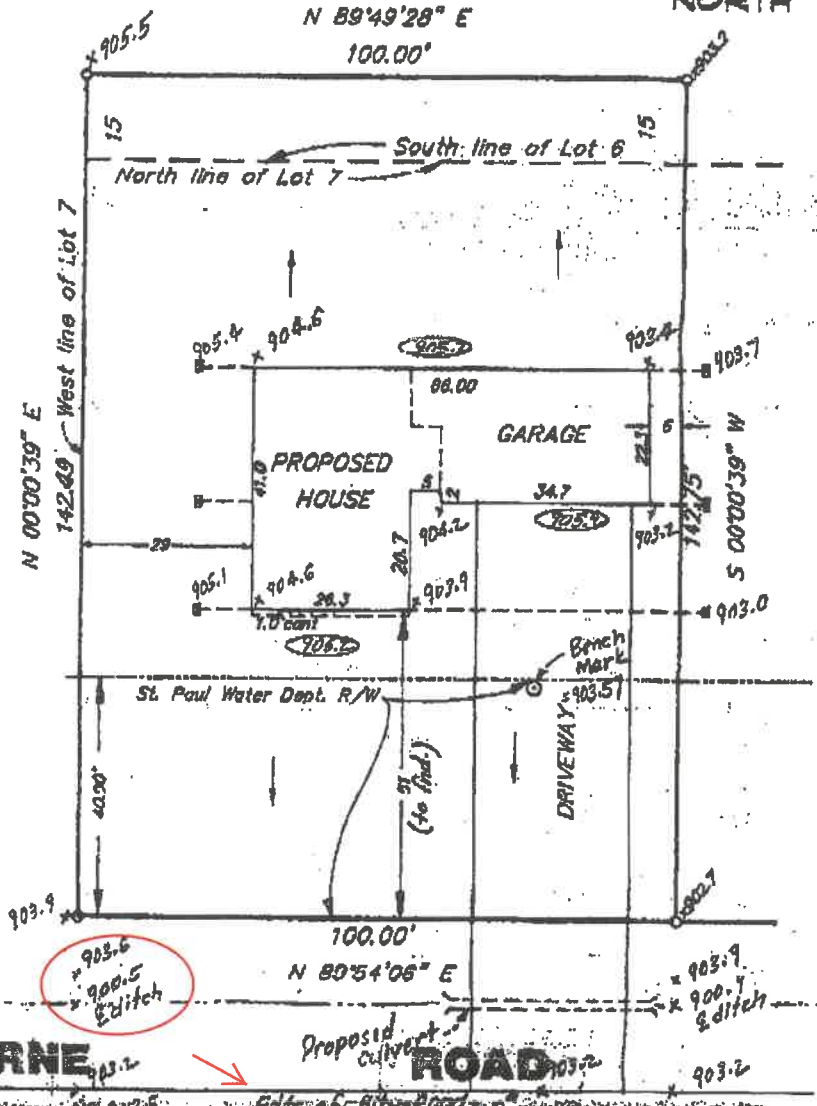
- GARAGE FLOOR = 905.5
- TOP OF BLOCK = 905.9
- LOWEST FLOOR = 902.7 (5cs)

- ⊕ DENOTES WOOD HUB AT 11 FOOT OFFSET.
- 023 DENOTES PROPOSED ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- BEARINGS ARE ASSUMED
- 023 DENOTES EXISTING ELEVATION.

Bench Mark: Top of Sanitary Sewer Manhole 25'± west of east property line & 98'± north of Centerline of Osborne Road.  
Rim Elev. = 903.57

1409 Osborne Rd  
Spring Lake Park

City  
File Copy



**OSBORNE ROAD**

The west 100 feet of the south 15.0 feet of Lot 6, together with the west 100 feet of Lot 7, all in Block 2, LAKEVIEW, Anoka County, Minnesota.  
Subject to the rights of the Saint Paul Water Department in the south 40 feet of said Lot 7.

Diag.: 82x41 = 37.08 ✓

Scale 1" = 30'	⊙ Denotes Iron	Bearings shown are on an assumed datum.	Job No. 2222	Book	Pg.
I hereby certify that this is a true and correct representation of survey of the boundaries of, the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, any, from or on said land.			E. G. RUD & SONS, INC		
E. G. RUD & SONS, INC.			LAND SURVEYORS		
By: [Signature]			3120 LEXINGTON AVE. NO.		
dated this 3 <sup>rd</sup> day of Sept. 1992			CIRCLE PINES, MINNESOTA		
Minnesota Reg. No. 9218			55014-3625 TEL 766-5556		

7384

# CERTIFICATE OF SURVEY

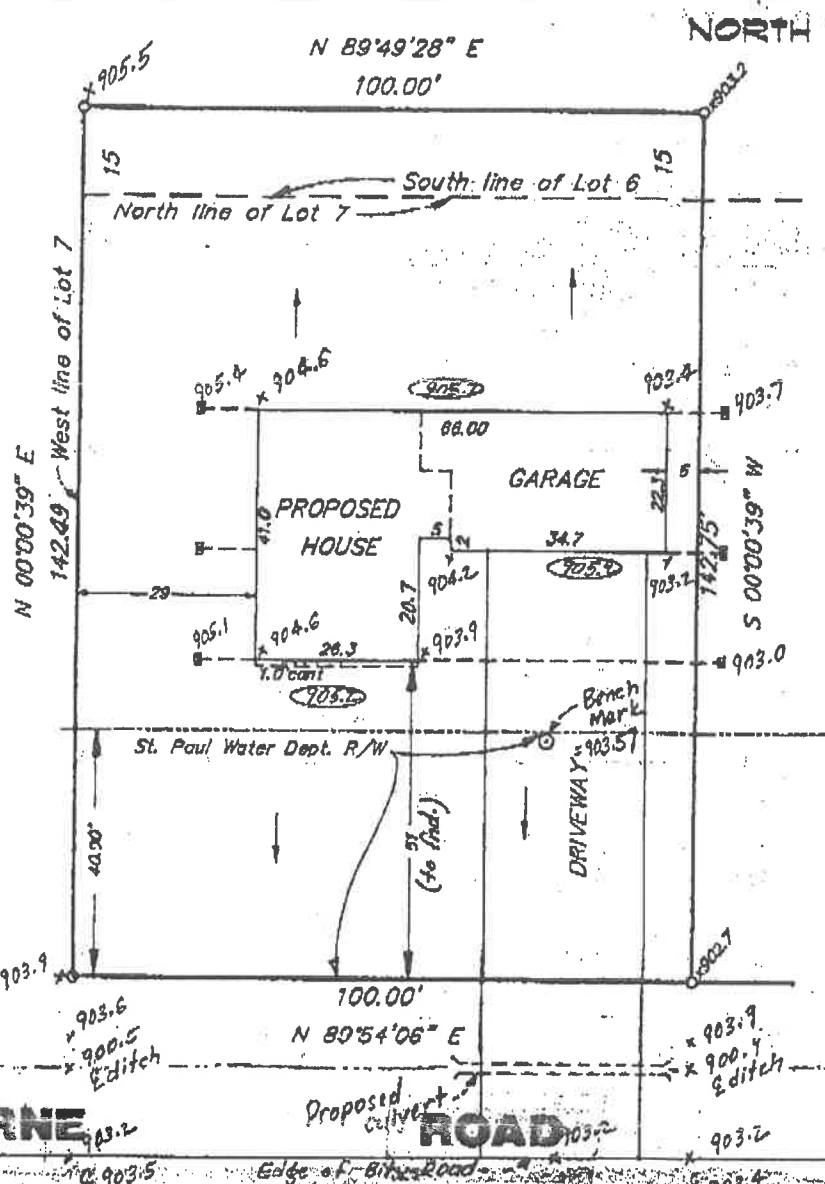
FOR: PREFERRED BUILDERS

### PROPOSED ELEVATIONS:

- GARAGE FLOOR = 905.5
- TOP OF BLOCK = 905.9
- LOWEST FLOOR = 902.7 (5cs)

- DENOTES WOOD HUB AT 11 FOOT OFFSET.
- 23 DENOTES PROPOSED ELEVATION.
- ↗ DENOTES DIRECTION OF DRAINAGE.
- BEARINGS ARE ASSUMED
- 23 DENOTES EXISTING ELEVATION.

Bench Mark: Top of Sanitary Sewer Manhole 25'± west of east property line & 98'± north of Centerline of Osborne Road.  
Rim Elev. = 903.57



1409 Osborne Rd  
Spring Lake Park

City  
File Copy

## OSBORNE ROAD

The west 100 feet of the south 15.0 feet of Lot 6, together with the west 100 feet of Lot 7, all in Block 2, LAKEVIEW, Anoka County, Minnesota.

Subject to the rights of the Saint Paul Water Department in the south 40 feet of said Lot 7.

Diag.: 88x41 = 97.08 ✓

Scale 1" = 30'    ○ Denotes Iron    Bearings shown are on an assumed datum.    Job No. 92220    Book    Pg.

I hereby certify that this is a true and correct representation of survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, any, from or on said land.

E. G. RUD & SONS, INC.

By: *E. G. Rud & Sons*  
Minnesota Reg. No. 9908

E. G. RUD & SONS, INC.  
LAND SURVEYORS  
9120 LEXINGTON AVE. NO.  
CIRCLE PINES, MINNESOTA  
55014-3625 TEL. 786-5556

dated this 3rd day of Sept. 1992