



Petition for Variance

Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Reed and Wendy Larson

Name of Applicant*¹ _____

802 SE 5th Street

Address _____

Grand Rapids MN 55744

City State Zip

320-220-3705 reedalarson@yahoo.com

Business Telephone/e-mail address _____

Name of Owner (If other than applicant) _____

Address _____

City State Zip

Business Telephone/e-mail address _____

**¹ If applicant is not the owner, please describe the applicant's interest in the subject property.* _____

Parcel Information:

Tax Parcel # 91-705-0820

Property Size: 15,665 Sq. Ft.

Existing Zoning: SR-1

Existing Use: Single Family Residential House

Property Address/Location: 802 SE 5th Street

LegalDescription: LOTS 10-12 BLK 8; and the E 1/2 of VAC JONES AVE (15th AVE NW) LYG ADJ TO LOT 12 BLK 8
 (attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Signature(s) of Applicant(s) _____

Date _____

Signature of Owner (If other than the Applicant) _____

Date _____

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

- Application Fee - \$252.50 *²
- Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

We are applying for a variance for a proposed 20' x 36' addition located directly east of our house. Our proposed addition will be located 55' from the Ordinary High Water Line of Forest Lake (and located outside the shore impact zone). Forest Lake is considered a recreational development lake with a setback of 75'. When measuring the OHWL the closest measurement is located on property owned by the City of Grand Rapids because the shoreline meanders south.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

The property the proposed variance is being requested is approximately 15,665 square feet. It is currently zoned SR-1 and on Forest Lake. The maximum lot coverage is 35 percent or 5,482 square feet. It is currently developed with a 672 square foot house and 864 square foot garage. The new addition would be 780 sq. ft. - the lot coverage would equal 14.7%. The lakeshore currently has a buffer of 10' outside the shoreland recreation area. As stated above the primary issue is the lakeshore setback of 55' (closest point) located on the City of Grand Rapids property.

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

The variance is asking for an addition to the existing dwelling - which is consistent with the SR-1 zoning district.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

The variance is asking for an addition that would be located east off the existing dwelling, it meets the requirements of the ordinance besides OHWL setback from the property to the east. The addition along with the existing buildings will be under the 35 percent building lot coverage (14.7 percent).

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

The unique size of the parcel and how it was developed between SE 5th Street and Forrest Lake creates issues not created by the landowner. Also, the closest point to the OHWL is located on City property and not the owners property making this situation unique to the property.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

The variance request will be in harmony with the existing neighborhood - currently, the neighborhood is a mix of residential and business. There appears to be one house located between SE 5th Street and Forest Lake. The variance will not alter the essential character of the locality. The 10' foot buffer will remain on the property.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

Goal 4: Protect and enhance the character, amenities, variation and livability of residential areas. The variance if granted is consistent with Goal 4 of the comprehensive land use plan by promoting development of neighborhoods and focusing on retention and enhancement of the property within the neighborhood. This preserves the cities cultural identity and strengthens community.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.