



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:

Jason Janesich

Name of Applicant*¹

1481 SW 22nd Ave

Address

Grand Rapids

MN 55744

City

State

Zip

218-256-6336

jacej3@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 # 91-558-0340

Property Size: 1.02 Acres

Existing Zoning: Shoreline Rural Residential (SRR)

206 ft. x 215.9ft.

Existing Use: Residential single family home

Property Address/Location: 1481 SW 22nd Ave Grand Rapids MN

Legal Description: Lot 4 Block 3 Horseshoe Addition Township 55N Range 25W Section 30

(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.

Jason Janesich

Signature(s) of Applicant(s)

8-15-2023

Date

Signature of Owner (If other than the Applicant)

Date

Date Received 8/15/23 Office Use Only
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:

To reduce the rear property line setback from 30ft. to 20ft. to accommodate a 26ft x 32ft. garage.

By reducing the setback to 20ft, it will allow the garage to have a more gradual entry for vehicles

otherwise the garage will sit too far east where the natural terrain has a steep slope and causing the vehicles undercarriage to drag as you enter the garage on the east side.

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

Zoned SRR/ Shoreland Rural Residential (See attachment Table 17C-2 Minimum Setbacks)

Private Sewer setback = 150ft./ Interior or side property setback= 15ft./ Rear property line setback= 30ft./ Maximum Lot Coverage (percent)= 25

Garage will be used mostly for storage of vehicles which are driven on special occasions.

The location of the garage in the NW corner of property is due to accessibility of vehicles due to

Private septic in the front and setback of 75ft. from street would place the garage in the slope of the hill.

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):

This request follows all provisions of ordinance concerning Sections 30-453(e).

Due to the natural slope of the terrain and limited locations of flat ground the NW corner would be the only location to put the garage due to accessibility, setbacks from 22nd Ave being 75ft from public roadway would place the garage into the slope of the hill greatly increasing the expense and installing a large retaining wall.

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

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

Yes, this is the only location to put a detached garage due to the uniqueness of the property
terrain and elevation. This location also allows open ease of access to the garage from SW 22nd Ave

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 natural lay of the land with the difference in elevation from 22nd Ave to a flat location on the
property where a garage can be constructed.

No driveway will be installed leading to this proposed garage due to minimum traffic.

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:

This garage will be built by a reputable contractor and will have a 6;12 pitched roof with LP Smart
board siding, ledger stone on the bottom 3ft; decorative oak looking overhead doors,
matching soffit and facial all in today's modern colors.

The design and color of this garage will match the exsiting neighborhoods construction and design.
No driveway will be added as this will have minimmmum use and traffic to and from the
proposed garage.

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

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

The property is outside of the Airport zone located in a Shoreline Rural Residential Zone.
The garage will be constructed in the back (NW) corner of the property and the farthest location
from the Horseshoe Lake shoreline, approximately 750ft. to the nearest shoreline.
Minimal disturbance of soil with only 1 tree removal, within scope of project.

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.

Itasca County GIS Web Map



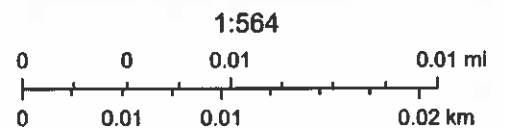
8/15/2023, 11:09:46 AM

Parcel Number Label
2 Foot Lidar Contour

— Index
— Intermediate
□ Tax Parcel

Proposed
Garage location

House - 26' W x 50'
Attached Garage - 26' x 26'



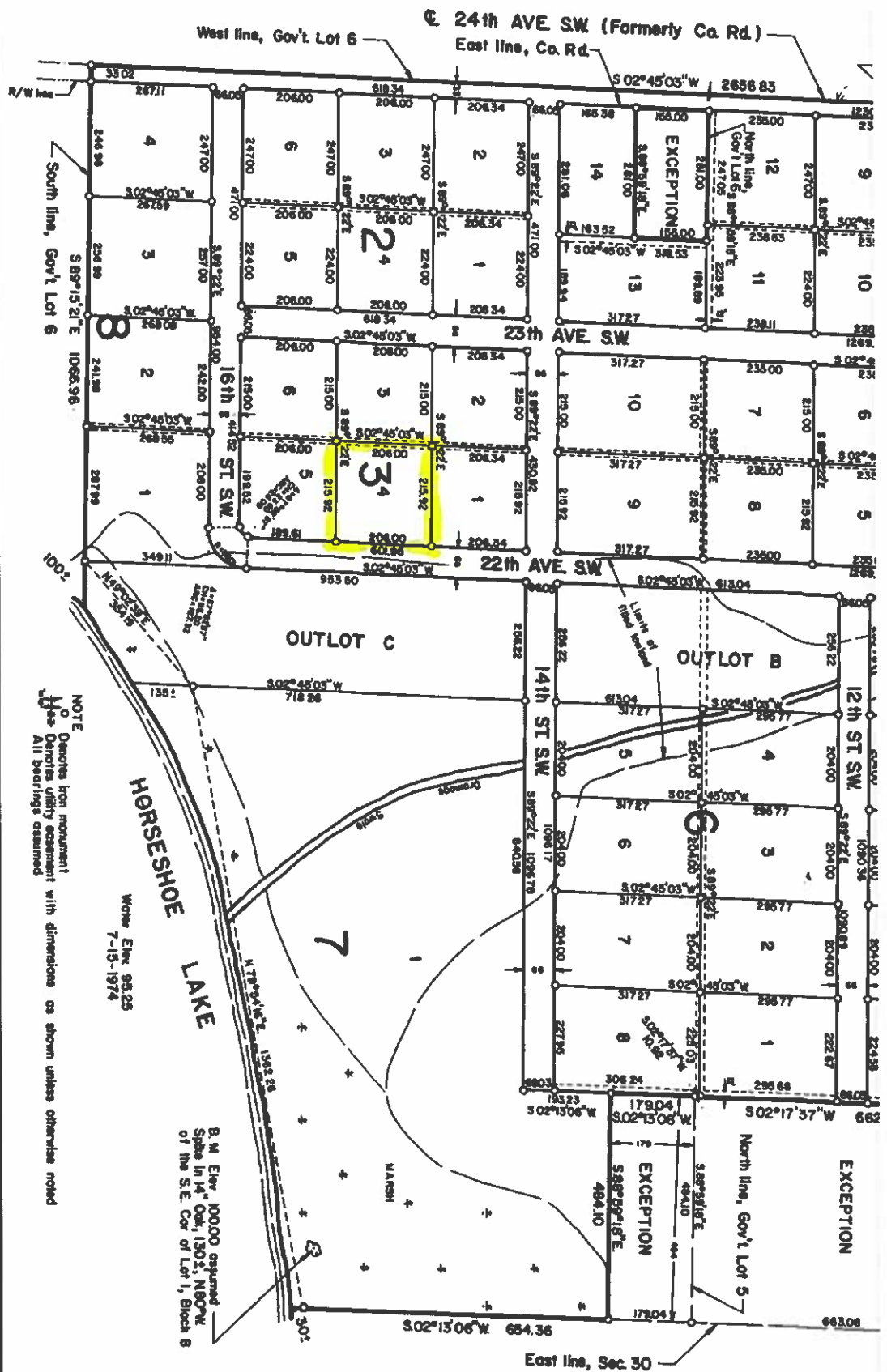


Table 17C-2 Minimum Setbacks/Coverage Standards Shoreland Districts

	SETBACK FROM OHWL (feet)			SETBACK FROM PROPERTY LINE (feet)				OTHER REQUIREMENTS		
	Building (Public Sewer)	Building (Private Sewer)	Sewage Treatment System	Front Street	Interior or Side	Street Side	Recreation	Maximum ¹ Lot Coverage (percentage)	Maximum Building Height	Minimum Building Dimension
Natural Environment	(Lily Lake, Nagel Lake and Horseshoe Lake)									
SPU	150	150	150	30	10	15	10	85	60	24
SRR	150	150	150	30	15	30	30	25	35	24
SR-1	150	150	150	30	6—9 2	15	30	25	25	24
SR-1a	150	150	150	30	6	15	30	25	25	24
SR-2	150	150	150	30	6—9 2	15	30	25	25	24
SR-3	150	150	150	35	10	15	35	75	25	24
SR-4	150	150	150	35	20 ⁴	30	35	75	45	24
SLB, SGB	150	150	150	30	10	15	10	85	35	24
SM	150	150	150	30 ⁵	10	20 ⁵	15	25	45	24
SMU	150	150	150	35	30	30	35	75	45	24
SRC	150	150	150	50	25	25	25	25	35	N/A
SBP	150	150	150	50	15	25	15	85	35	24
SRC, SI-1 or SI-2	150	150	150	50	25	25	25	85	60	N/A
Recreational Development	(McKinney Lake, Crystal Lake, Hale Lake, Forest Lake)									
SPU	75	100	75	30	10	15	10	85	60	24
SRR	75	100	75	30	15	30	30	25	35	24
SR-1	75	100	75	30	6—9 2	15	30	35	25	24
SR-1a	75	100	75	30	6	15	30	35	25	24

30-563 Supplementary Use Regulations

In addition to other requirements of this division, the following shall apply:

(a) *Accessory buildings.* No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory. Only two detached accessory buildings shall be allowed, except as provided for in subsection c. Accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio, breezeway or similar structure or it may be completely detached. If attached to the principal building, an accessory building shall be structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made part of the principal building shall not be nearer than six feet from any other separate structure on the same lot.

(1) Membrane structures shall be permitted uses in all residential, districts subject to the following:

- a. All membrane structures shall meet the standards of the building code. Refer to article IV of this chapter
- b. All membrane-covered buildings shall be neutral colored (i.e. dark green, tan, brown, etc.)
- c. There shall be no more than one membrane-structure per property
- d. The size shall not exceed 400 square feet.
- e. Membrane structures shall be included in hardcover calculations.
- f. Membrane structures shall be adequately anchored and/or secured to the ground.
- g. Membrane structures shall meet setback requirements for accessory buildings.
- h. Membrane structures shall not be located in the front or side yards.

(2) Accessory buildings in R-1, SR-1, R-1a, SR-1a, R-2 and SR-2 districts. The following shall apply:

- a. Structural space may be provided as accessory to a principal use not to exceed 1,000 square feet for lots smaller than 7,000 square feet and 1,300 square feet for lots greater than 7,000 square feet, total space, including an attached garage, provided:
 1. The building height does not exceed the height of the principal structure or 18 feet, whichever is greater, and the wall height does not exceed ten feet.
 2. The total building coverage does not exceed the limits outlined in Table 2-A in section 30-512.
 3. No other storage buildings shall be allowed.
- b. Where the lot size equals or exceeds 15,000 square feet, up to 1,500 square feet of structural accessory space, including an attached garage, may be provided, subject to the limitations of subsection b.1. of this section.
- c. An accessory building shall not be located any closer to the front lot line than the principal building.

(3) Accessory buildings in RR, SRR, and AG districts. Accessory buildings shall conform to the following standards:

- a. Structural space may be provided as accessory to a principal use not to exceed the lesser of three percent of the lot area or 10,000 square feet.
- b. No single accessory building shall exceed 25 feet in height.
- c. Accessory buildings not used for agricultural purposes shall be limited to the height of the principal residential structure with no more than 14 foot sidewalls
- d. Accessory buildings shall be designed to be compatible with the principal building and general neighborhood environments, including but not limited to exterior finish, color, materials, overhangs, soffits, and fascia.
- e. Accessory buildings located in the front or side yard shall be allowed subject to the following requirements:
 1. The accessory building is designed to architecturally match the existing principal structure including roof pitch, windows, trim, shingles, color and side materials. The roof overhang and eaves shall be at least 12 inches but no more than 30 inches.
 2. Accessory building overhead doors must be perpendicular to the road.
 3. The height of the accessory structure shall not exceed that of the principal structure and the maximum sidewall height shall not exceed 12 feet.
 4. Must be setback no less than 75 feet from the public right-of-way.
 5. The principal structure and accessory structure must share a common driveway.

(Code 1978, § 23.5(G); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 16-05-05, Exh. A, 5-23-2016)

Itasca County GIS Web Map



□ = 1'

32'

26'

4' x 2' 11"
Window

4' x 3' 11"
Window

36" door

10'W x 8'H
OH Door

3'

10'W x 8'H
OH Door

3'



9 ft. walls
6:12 Pitch Roof

