



### 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.grandrapidsmn.org](http://www.grandrapidsmn.org)

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

Bloomers Garden Center  
Name of Applicant\*

1037 Golf Course Rd  
Address

Grand Rapids MN 55744  
City State Zip

218 326 0668 bloomersmn@yahoo.com  
Business Telephone/e-mail address

John Clark  
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 # 91-029-1202

Property Size: 5.8 acres

Existing Zoning: Commercial Preferred Agr Zoning

Existing Use: Green house Garden Center

Property Address/Location: 1037 Golf Course Rd

Legal Description: \_\_\_\_\_  
(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]  
Signature(s) of Applicant(s)

8-19-26  
Date

Signature of Owner (If other than the Applicant)

Date

#### Office Use Only

Date Received 8/21/26 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:

2 EA NEW GREENHOUSES

64' IN LENGTH X 30' WIDE

AN EXTENSION OF EXISTING LAYOUT

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

50' OFF PROPERTY LINE 30-312 TABLE 'B'

EXISTING GREENHOUSES ARE ~26' OFF LOT LINE

**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):

WE ARE NOT CHANGING THE EXISTING USE. WE NEED THE VARIANCE SO WE DON'T HAVE TO CUT DOWN TREES OR ALTER THE CURRENT LAYOUT OF THE BUSINESS

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

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

THE NEW GREENHOUSES ARE AN EXTENSION  
OF EXISTING GREENHOUSES BASE ON OUR  
FUTURE PLAN. THE AREA WAS GRANTED/DEVELOPED  
APPROXIMATELY 15 YEARS AGO - FOR FUTURE HOUSES

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 SETBACK REGULATIONS LEAVE US NO OPTIONS.  
NEW HOUSES ARE JUST AN EXTENSION

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 NEW GREENHOUSES WILL BE VIRTUALLY INVISIBLE  
TO ALL LANDOWNERS AND WILL NOT ADD ANY  
NOISE.

THERE IS A SOIL POND TO THE NORTH THAT HAS BEEN  
KEPT HEAVILY PLANTED WITH TREES JUST FOR THIS  
PURPOSE.

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

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

THIS PROJECT PROMOTES COMMERCIAL DEVELOPMENT  
THAT SERVES THE GRAND RAPIDS AND SURROUNDING  
COMMUNITIES

**City Process:**

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15<sup>th</sup> 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.

Address or Parcel Search

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**Golf Course R**  
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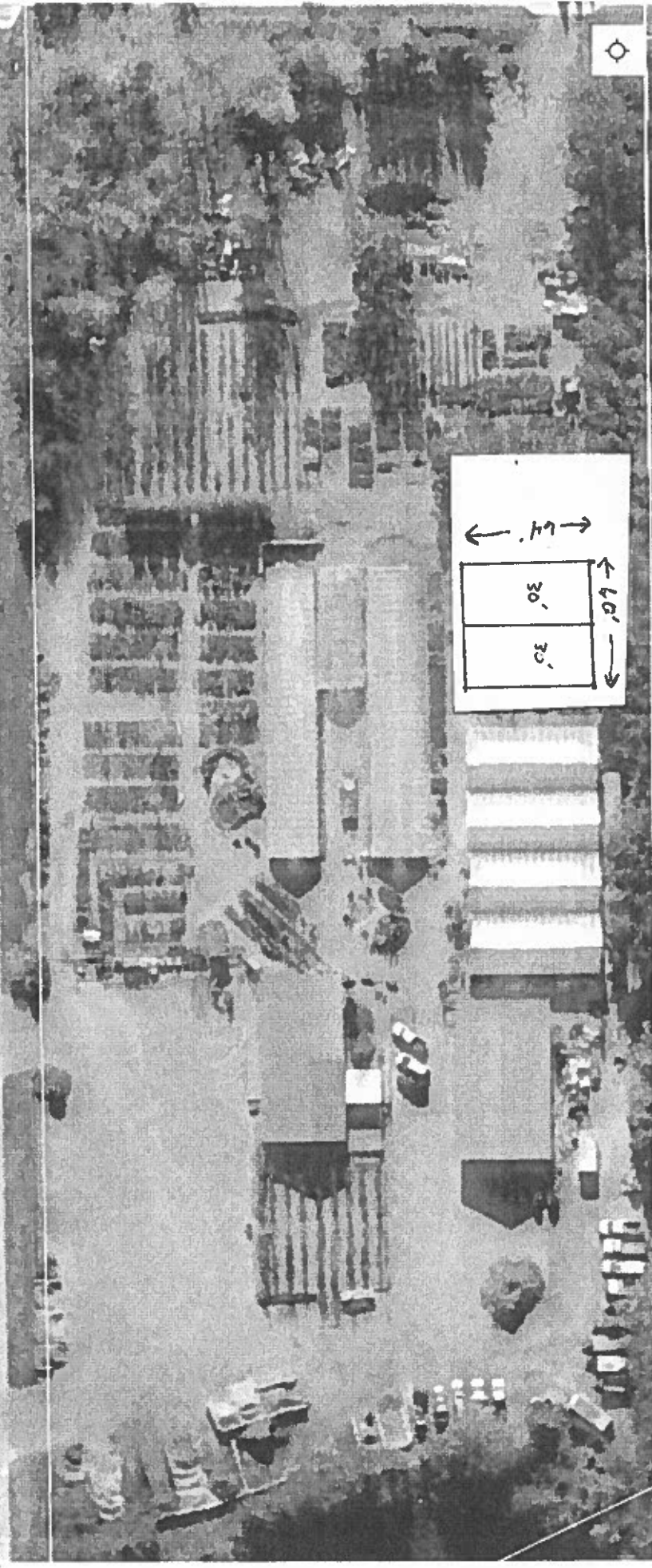
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Questions or Comments

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