



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Variance Request:

DDC Properties LLC (Bloomers Garden Center)

Located at: 1037 Golf Course Rd.

October 1, 2026



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- **Petitioner: DDC Properties LLC (Bloomers Garden Center).**
- **Filing Date: August 21, 2026**
- **Requested Variances: allow a one-time waiver of the requirements of District Development Regulations
Accessory Structures – Minimum Yard Setbacks**
- **Relevant portions of Zoning Ordinance: Section 30-312 Table 2B**



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Table 2B District Development Regulations Accessory Structures

MINIMUM YARD SETBACKS

ZONE	FRONT	INTERIOR SIDE	STREET SIDE ¹	REAR	MAXIMUM HEIGHT
RR	30 ²	15	30 ²	30	25
R-1	30	6	15	10	18 ³
R-1a	30	6	15	10	18 ³
R-2	30	6	15	10	18 ³
R-3	30	6	15	10	18
R-4	30	6	30	10	18
LB	30	10	15	15	18
GB	30	10	15	10	18
CBD	N/A				30
MU	30	10	15	15	18
M	30	10	15	15	18
RC	50	25	25	25	35
BP	50	15	25	15	30
I-1	50	25	25	25	40
I-2	50 ⁴	25	25 ⁴	25	60
CD	50	50	50	50	40
PU	30	10	15	30	18
AG	50 ²	50	50 ²	50	60
AP	50	50	50	50	N/A



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Petition for Variance
Community Development Department
400 North Independence Ave.
Grand Rapids, MN 55745
Tel: (218) 326-7601 Fax: (218) 326-7601
Web Site: www.grandrapids.org

The undersigned do hereby respectfully request the following be granted in support of the following facts herein stated:

Name of Applicant: Bloomers Garden Center Name of Owner (if other than applicant): John Clark
Address: 1037 Gulf Course Rd
City: Grand Rapids, MN State: 55744
City: _____ State: _____ Zip: _____
Business Telephone/e-mail address: 218 326 0668 bloomersgarden@yahoo.com Business Telephone/e-mail address: _____

* 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 Development: GREENHOUSE / Planned Air Farming
Existing Use: GREENHOUSE Garden Center
Property Address/Location: 1037 Gulf Course Rd
Legal/Description: _____
(which 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 materials, and that I consent to entry upon the subject property by police officers, employees, and agents of the City of Grand Rapids seeking to view the site for purposes of processing, evaluating, and deciding upon this application.

Signature(s) of Applicant(s): [Signature] Date: 8-17-26
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: _____ Hearing Date: _____
Summary of Special Conditions of Approval: _____

City of Grand Rapids Variance Application Page 1 of 2



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Required Submittals:

- ☒ Application Fee - \$212.00 ¹
- ☒ Site Plan: Drawn to scale, showing the property dimensions, existing and proposed, building(s)/condition(s) and their uses(s) including square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

¹The application fees charged are used for postage to mail the required notices to affected 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 best 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 BR. NEW GREENHOUSES
64' ON LOT A 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):

SET OFF PROPERTY LINE 30-712 TANG. 'B'
EXISTING GREENHOUSES ARE 42' OFF LOT LINE

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 39-433(a) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a reduction 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 39-512]:

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



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B. Does the proposed use properly fit into a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:
THE NEW GREENHOUSE ARE AN EXTENSION
OF EXISTING GREENHOUSE BUILT ON ONE
EXISTING PLOT. THE AREA WAS GRADUALLY
APPROXIMATELY 15 YEARS AGO - FOR F-1000 PLOT.

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 EXISTING REQUIREMENTS LEAVE US NO CHOICE.
NEW HOUSE 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 in 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 VISIBLELY INVOLVED
IN AN ENVIRONMENT AND WILL NOT ADD ANY
HARM.
THERE IS A SOIL PLOT IN THE AREA THAT HAS BEEN
LEFT NEGLECTED SINCE THE 1950S JUST AS THIS
GREENHOUSE

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 PLANNED PROGRAMS GRANTING DEVELOPMENT
THAT SHELTERS THE GREENHOUSES AND SURROUNDING
COMMUNITIES.



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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 <i>not</i> appear 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.



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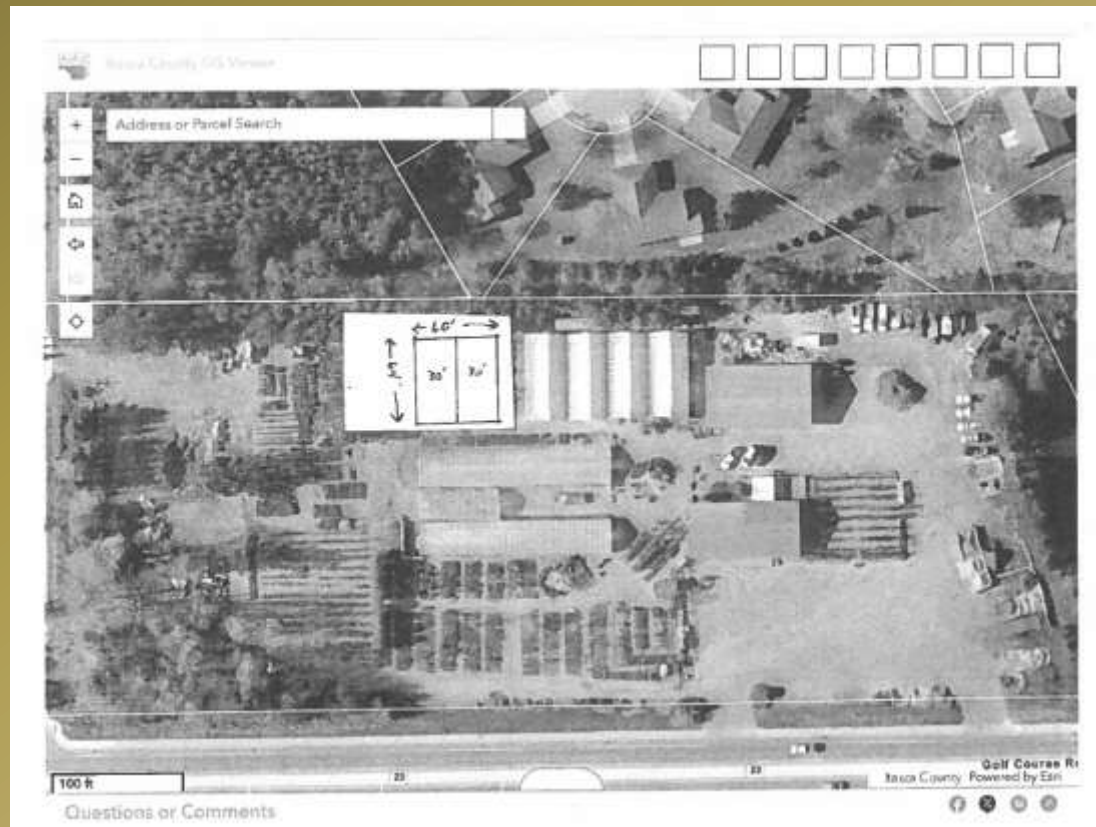
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Planning Commission Variance Considerations:

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the ordinance?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



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Questions?