



CITY OF  
**GRAND RAPIDS**  
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# **Variance Request:**

**Peter and Cynthia Lyman**

***Area of Variance Request: Lot 14, Block 1, Oak Park Heights***

**June 24, 2025**



# Variance Request

- **Petitioners:** Peter and Cythia Lyman, 1108 McGuire Lane, Grand Rapids .
- **Filing Date:** May 14, 2025
- **Requested Variance and Relevant portions of Zoning Ordinance:** Peter and Cynthia Lyman have requested the Planning Commission's consideration of one variance from Section 30-563(a)2(b) which limits the combined area of accessory buildings to a maximum of 1,500 sq. ft. on R-1 zoned lots that have an area equal to or more than 15,000 sq. ft.
- The current area of accessory space on the lot is 1,528 sq. ft., permitted through a variance previously granted by the Planning Commission in 2014. The requested variance if approved would allow for the addition of an 11'x16' (176 sq. ft.) detached accessory building to the property.
- **Legally Described Property:**
  - *Lot 14, Block 1, Oak Park Heights*



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# Variance Request

## Subject property:

- 33,708 sq. ft.
- **Current Zoning Designation:**  
**R-1 (Single-Family Residential)**

## Lyman Variance





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# Variance Request

- Existing 576 sq. ft. attached garage.
- Existing 952 sq. ft. detached garage, permitted through a variance granted in 2014. Total current area = 1,528 sq. ft.
- Variance would allow for a 176 sq. ft. accessory building, which would bring the total 1,704 sq. ft.

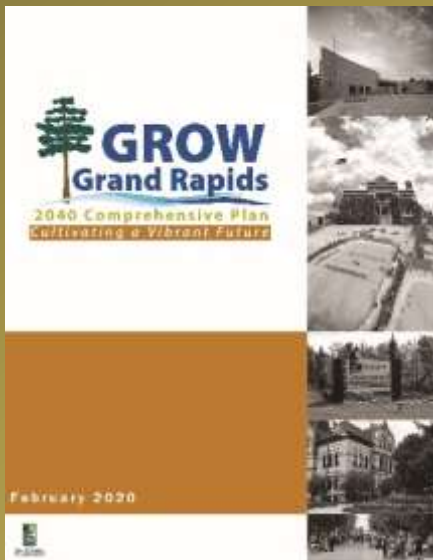






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## Comprehensive Plan: Goals & Objectives related to Housing



# Variance Request

### Guiding Principles

Guiding principles are the first elements that put action to the community vision and values, setting standards that can guide the implementation of the Comprehensive Plan. The principles demonstrate how the community values overlap and warrant a broader review of systems through the decision making process. These ten guiding principles were used to inform the goals, objectives and implementation strategies described throughout the plan. Additionally, the principles should be considered comprehensively as the City pursues long-range actions.



1. **Direct growth and development to locations that serve and support the community's vision and values.**  
Recognize that development and redevelopment activities should be guided to appropriate locations in order to realize the community's vision. Choices about where and how growth occurs will define community character for decades, affect the cost and quality of public services, and shape future development markets.
2. **Align change with the existing community, neighborhoods, and natural resources fabric.**  
Change is inevitable; however, the community's resiliency to adapt and react can help to manage, protect and sustain the community, neighborhood and natural resources infrastructure.
3. **Promote local economic vitality.**  
Support activities and investments that create and sustain careers and wages; provide a diversity of services and goods; and promote long-term business investment and market expansion.



Grand Rapids Comprehensive Plan

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### Chapter 3 - Values and Guiding Principles

4. **Sustain Grand Rapids' neighborhoods.**  
The City's neighborhoods and the social networks that connect the community require conscious attention and support. Effort to assist with the maintenance of neighborhoods include the integration of housing with other land uses, design of context sensitive transportation infrastructure, protection of community character in public and private development, enhancement of natural systems, and creation of connected open spaces.



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# Variance Request

## Comprehensive Plan: Goals & Objectives related to Housing

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### Chapter 4 – Land Use

The types of housing available will continue to be a major focus as shifts in the demographics occur. The region's population is aging, resulting in the need for different housing options for seniors. There are multiple tools outlined within [Chapter 5 – Housing](#) that can be used to assist the City in maintaining a quality housing stock with options for all.

#### Neighborhood Design

The importance of character and sense of place was highlighted through the public engagement process. Neighborhood design and character should be considered as part of the development process. This not only includes the maintenance and preservation of the character of an existing neighborhood, but also the establishment of a sense of place for new residential development areas. When the character of a place is maintained, it allows for a definition of a specific area within the community and opportunities for increased investment by property owners and stakeholders.



**GROW**  
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2040 Comprehensive Plan  
Cultivating a Vibrant Future



February 2020





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# Variance Request

## Summary of Variance Request:

The placement or construction of the proposed 11'x16' accessory building on the subject property, would require the Planning Commission's approval of one variance;

1. From Section 30-563(a)2(b) which limits the combined area of accessory space to a maximum of 1,500 sq. ft. on R-1 zoned lots that have an area equal to or more than 15,000 sq. ft.
  - a) The variance request would allow, in combination with a previously granted 2014 variance of 28 sq. ft., an additional 178 sq. ft. of accessory space, bringing the total permitted to 1,704 sq. ft.



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# Variance Request

## 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/Comments?