



### 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](http://www.cityofgrandrapidsmn.com)

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

Peter E & Cynthia L Lyman

Name of Applicant\*1

1108 McGuire Lane

Address

Grand Rapids MN 55744

City State Zip

218-256-1276 (Pete's Cell) / clyman@grandrapidsmn.gov

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 #: 91-648-0170

Property Size: .80Acres

Existing Zoning: R-1

Existing Use: Residential

Property Address/Location: 1108 McGuire Lane

LegalDescription: T55N R25W Sec 15 Lot 14 Block 1 Oak Park Heights

(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.

Clyman

Signature(s) of Applicant(s)

5.14.2025

Date

Signature of Owner (If other than the Applicant)

Date

#### Office Use Only

Date Received 5/4/25 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.

*\*2 The 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 requesting a variance for a 11'X16' shed to be located on the SE portion of our property at 1108 McGuire Lane. The shed will not be a permanent structure and it will be located 100' south of the street and 46' west of the eastern property line and approximately 10' north of the existing garden.

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

It was our understanding that this shed would qualify and fit under the parameters needed for a Zoning Permit. Last Fall, of 2024, the property owner, Pete Lyman, went to City Hall and checked with the Assistant Community Development Director, Dan Swenson, if we could put a shed in the backyard of 1108 McGuire Lane and asked what he needed to do. Dan Swenson looked at the property on the GIS and told Pete that the location, setbacks and everything looked fine and that when he was ready, he should come back and get a Zoning Permit for the shed. We moved forward and purchased the shed, knowing that we had been given that verbal approval to get a Zoning Permit by Dan Swenson. On May 12<sup>th</sup>, 2025, Pete Lyman went to City Hall to get the Zoning Permit that was pre-approved. He was told by the Community Development Director, Rob Mattei, that we now need to go to the Planning Commission to get a Variance for the shed. Rob Mattei also told Pete that he could not get on the agenda for the Planning Commission until July of 2025. We are submitting this variance request for the June 5<sup>th</sup>, 2025, Planning Commission Meeting, of which we will meet the deadline of May 15<sup>th</sup>, 2025, for submittal.

**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):

In keeping with the Table of Uses in the City Code, Section 30-512, the requested shed variance would be allowable as an accessory building within the R-1 Zoning District under the Miscellaneous Residential Uses.

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

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

Yes, and in keeping with the Finding of Variances, Section 30-453(e), the granting of this shed variance will not alter the essential character of the locality and will allow much needed access to our lawnmower, 4wheeler (used for plowing) and garden essentials/supplies.

**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 circumstances of the property in question are unique to the property. The proposed shed would give us more room in our west building as it is too tight for both the lawnmower and 4wheeler to get in and out without moving other vehicles or causing any damage to them. In order to manage the property grounds, easier access to the lawnmower and 4wheeler are essential and they will be easily housed in the shed. The shed would also lessen trips to the west building for garden essentials/supplies and allow us to easily put away any equipment when finished or if need be, even quicker when inclement weather happens.

**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:

Granting the variance would improve our property and leave only a tiny footprint on our yard. It will not be detrimental to any site issues for our neighbors and will not alter the essential character of the neighborhood or locality.

**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 area of this residence is concurrent with the Rural Residential District which allows for all R-1 and SR-1 uses, with additional uses that are consistent with rural living. Allowing this variance would allow for the promotion of the highest and best use of the land in a transitional area. This would ensure the interest of pursuing a rural lifestyle while protecting the interests of the city.

**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.



Peter and Cynthia Lyman - 1108 McGuire Lane – Variance Request for a ZONING PERMIT



Shed Location – SE Area of Property



