



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:

John Rothstein
 Name of Applicant*¹
24875 Lago Drive
 Address
Grand Rapids MN 55744
 City State Zip
218 259-5423 grloan@paulbunyan.net
 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 # 91-415-3105 Property Size: .09 Acres
 Existing Zoning: Central Business District
 Existing Use: Grand Rapids Loan Company and Edward Jones Financial
 Property Address/Location: 423 NW 1st Avenue
 Legal Description: ALL OF LOT 1 N 15' OF W 30' OF LOT 2 BLK 31
 (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)

8-8-2024
 Date

 Signature of Owner (If other than the Applicant)

 Date

Date Received 8/09/24 Certified Complete 8/09/24 Office Use Only Fee Paid yes

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:

John Rothstein, owner of parcel #91-415-3105, would like to sell approximately one-half
of the property to John Weber, a financial Advisor for Edward Jones Financial.
Mr. Weber is a tenant of the a portion of the property and would like to purchase rather than rent .
The current parcel has two buildings with a shared concrete wall.
The "West" building was built in about 1975 and the "East" building in the 1940s or 1950s.

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

The property is located in the Central Business District and does meet the required 7000 sq ' requirement

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):

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

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

Mr. Rothstein purchased the property from John Weber's grandfather, also named John Weber, approximately 30 years ago.

In July of 2018, John Weber agreed to lease the space with the understanding that he could purchase the space he is leasing from Mr. Rothstein. It was not known at the time the property did not meet the parcel requirement size in the Central Business District.

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:

Many of the properties in the CBD do not meet the minimum size requirements and with the risk of losing businesses to the "south" side of Grand Rapids this will help ensure that the space remains occupied.

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:

Both the seller and the buyer believe the properties will not be damaged in any way by splitting the property into two parcels.

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

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

Seller and buyer both believe that the long-term viability of the CBD is best served by vibrant businesses operating in the CBD.

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.