



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Public Hearing

John Rothstein Variance Request

Grand Rapids First Division, ALL OF LOT 1 N 14' OF W 20' OF LOT 2 BLK 31

September 5, 2024

Grand Rapids Planning Commission Meeting



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Variance Request

- **Petitioners: John Rothstein**
- **Filing Date: August 12, 2024**
- **Requested Variances: The requested variance, if approved, would allow the existing non-conforming parcel to be split into two. The variance would allow for a reduction in S/F in the Central Business District “CBD”.**
- **Relevant portions of Zoning Ordinance:**
 - **Section 30-512 Table 2A of the Municipal Code, which lists yard and bulk requirements for non-shoreland zoning districts, specifically in CBD.**
- **Legally Described Property:**
 - **Grand Rapids First Division, ALL OF LOT 1 N 15' OF W 20' OF LOT 2 BLK 31**



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Variance Location:

Variance Request

VARIANCE - NON CONFORMING LOT



LEGEND

Grand Rapids Parcels	Local
Area of Interest	City Limits
Streets	
Minor	

0 10 20 40 60 80 Feet





CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Variance Request

Variance Details:

- **Mr. Rothstein, the owner of 110 NW 5th Street, is proposing a variance to split part of his property to an existing business on-site.**
- **As justification for the requested variance, the current parcel is an existing non-conforming parcel located in the CBD Zoning District. The area needed to operate established businesses are currently less than the ordinance requirements. Allowing the parcel split would be consistent with the area S/F currently being used at the location.**



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Variance Request

Summary of requested variance:

The proposed project would require the Planning Commission's approval of one variance:

- 1) Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum Gross Area and Area S/F Unit requirements in the CBD Zoning District.

This variance would permit the proposed parcel split of approximately 2,000' S/F for each parcel. The current parcel is approximately 4,000' S/F in size.

Zone	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				MAXIMUM LOT COVER- AGES			BUILDING SIZES	
	Gross Area	Area S/F Unit	Width	Front	Interior Side	Street Side	Rear	Building (percent- age)	Total Surface (percent- age)	GUOS Unit	Maximum Height (feet)	Minimum Dimension (feet) ^B
CBD	7,000	3,000	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24



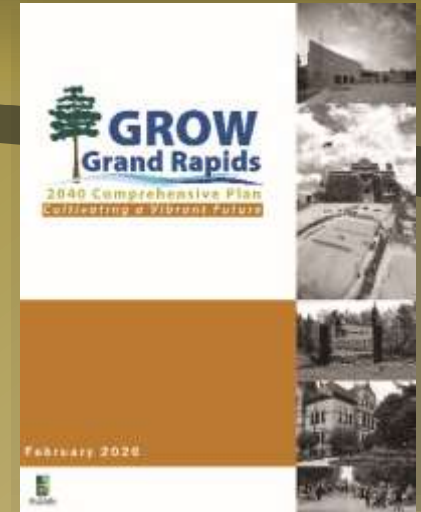
CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Variance Request

Comprehensive Plan: Goals & Objectives related to Economic Development

Goal 1: Create jobs and income. The City's economic infrastructure sustains the City's households and the households of many people in surrounding communities. Building the City's economic base is not an end in itself, but rather is a primary component for achieving many of the community's goals. Creating economic opportunity for current and future residents is a primary Comprehensive Plan goal.

- a. **Ensure that job creation efforts include high-wage/high-quality jobs.** In order to support and sustain their households, residents need to have economic opportunities that pay a good wage and provide benefits that households need. While not all jobs need to be high-wage, the City should emphasize the creation of high-wage, high quality jobs through its programs and policies.
- b. **Enable the retention and expansion of existing businesses.** Creating jobs by expanding existing businesses is the most productive way to expand economic opportunity. Grand Rapids Economic Development Authority members will be actively engaged in business retention activities, particularly for higher wage employment opportunities. The City will partner with other economic development organizations to coordinate retention/expansion activities and ensure efficient use of resources.





CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

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-



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Questions/Comments?