



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Hearing

Stewart Simmons Variance Request

PID: 91-650-1230

Oakland Addition to Grand Rapids, Lots 11-12, Blk 12

April 3, 2025



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Variance Request

- **Petitioners:** Stewart Simmons
- **Filing Date:** February 16, 2025
- **Requested Variances:** The requested variance would permit the construction of a 20'x24' addition to the west side of the single-family home that extends 12' into the required 30' side yard setback.
- **Relevant portions of Zoning Ordinance:** Section 30-593 B.1. of the Municipal code, which lists minimum yard setbacks for corner lots, "Corner lots. Where a side yard abuts a street which is adjacent to the front yard on one or more residential lots on the same block, such side yards shall be a minimum of 30 feet. The same yard dimension determined for a side yard shall apply to structures in the rear yard".
- **Legally Described Property:**
 - *Oakland Addition to Grand Rapids, Lots 11-12, Blk 12*



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Variance Details:

The applicant describes:

- The unique size of the parcel and location of the property that abuts a street as a circumstance that was not created by the owner.
- The addition to the single-family home as consistent with the current zoning and in harmony with the surrounding neighborhood.

VARIANCE 20' X 24' ADDITION





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Variance Request

Variance Details:

- **Subject property is a 6,623 sq. ft. parcel with a single-family home and a storage shed. With the proposed addition the property will not exceed the maximum lot coverage of 30%.**
- **The closest point of the addition is of 18' from the west property line.**





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Summary of requested variance:

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

- 1) Section 30-593 b.1. of the Municipal Code, which list required side and rear yard enlargement stating," Corner lots. Where a side yard abuts a street which is adjacent to the front yard on one or more residential lots on the same block, such side yards shall be a minimum of 30 feet. The same yard dimension determined for a side yard shall apply to structures in the rear yard".

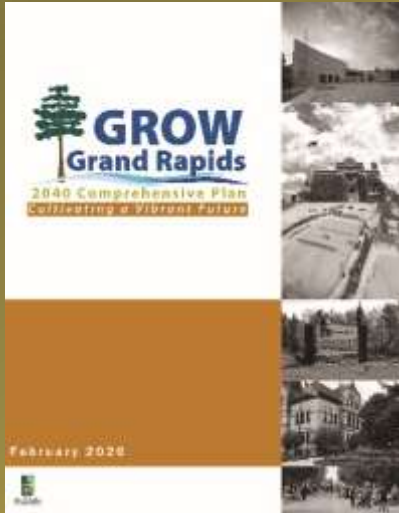
This variance would permit the proposed addition to the single-family home at a reduced setback of 18', which is 12' less than required.



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Comprehensive Plan: Goals & Objectives related to Land Use



Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas.

b. Promote the development, rehabilitation, and retention of neighborhoods and their existing character within urbanized areas. Traditional neighborhoods are the largest residential land use category on the Future Land Use Map. Core neighborhoods contain a variety of traditional architectural styles and naturally-occurring affordable housing. A focus on retention and enhancement of core neighborhoods helps preserve the City's cultural identity and strengthens community.



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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/Comments?