



Planning Commission Staff Report

Variance	Community Development Department	Date: 8/6/2026
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Troy Amunrud.	
Background:	Troy Amunrud has applied for a variance, which if granted, would allow for keeping a 6' tall fence constructed within the 15' streetside setback where the maximum height permitted under the municipal code is 3 ½'. The fence was constructed 2 ½' higher than what was approved in the Zoning Permit. The subject property is 802 SW 7th Ave. The legal description is: <i>Lots 15-16, BLK 5, Earl Addition to Grand Rapids, Itasca County, Minnesota.</i> Property owner Troy Amunrud has requested the Planning Commission's consideration of one variance from Section 30-593(a)(5) Supplementary Height Regulations – Permitted yard encroachments. 30-593 Supplementary Yard Regulations (a)(5) states: Fences, walls and hedges which do not exceed a height of three and one-half feet provided they are no closer to a street or alley line (property line) than two feet. Fences, walls and hedges up to six feet in height above grade shall be permitted provided such fence is located no closer than two feet to an alley line and is no closer to a street line than the minimum distance required for a building. (Any border fence located within two feet of the common lot line shall be within six inches of such common line.) The finished side of the fence must face the exterior of the lot. Barbed wire or similar materials on fences shall be prohibited within R zones except as permitted in section 30-592(a)(3). The Street Side setback from the property line in R-1 zoning is 15'. The requested variance, if approved, would allow for the property owner to keep a fence that is 2 ½' above the height allowed in the Municipal Code and as shown in the site plan and approved in the Zoning Permit .	
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	

Recommendation:	Staff recommends that the Planning Commissioners visit the site and look at the situation. Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).
Required Action:	Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance. <u>Example Motion:</u> Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby (grant)(deny) the following variance to Troy Amunrud for the property legally described above/within Staff Report. • to allow a one-time waiver of the requirements of Section 30-593(a)(5) Supplementary Yard Regulations for a fence that was constructed 2 ½' higher than what was approved in the Zoning Permit and allowed under the Municipal Code. <i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i> •
Attachments:	• Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations