



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [building.zoning@ci.fergus-falls.mn.us](mailto:building.zoning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://www.ci.fergus-falls.mn.us)

### Variance Application

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

#### 1. Property Owner Information:

Company name: \_\_\_\_\_

Last name: Kingston First name: Thomas

Address: 2614 Lakeview Dr City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-731-7262 Email address: kingston@prtcl.com

#### 2. Applicant Information: (if different from above)

Company name: \_\_\_\_\_

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

#### 3. Address(es) of Property Involved: (if different from above)

1926 Pine Cir, Fergus Falls, MN 56537

4. Zoning Designation: Residential

5. Comprehensive Plan Designation: attached


6. Statement of Intent: State exactly what is intended to be done on or with the property which does not conform to City Code requirements. attached

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved. attached

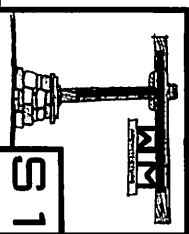
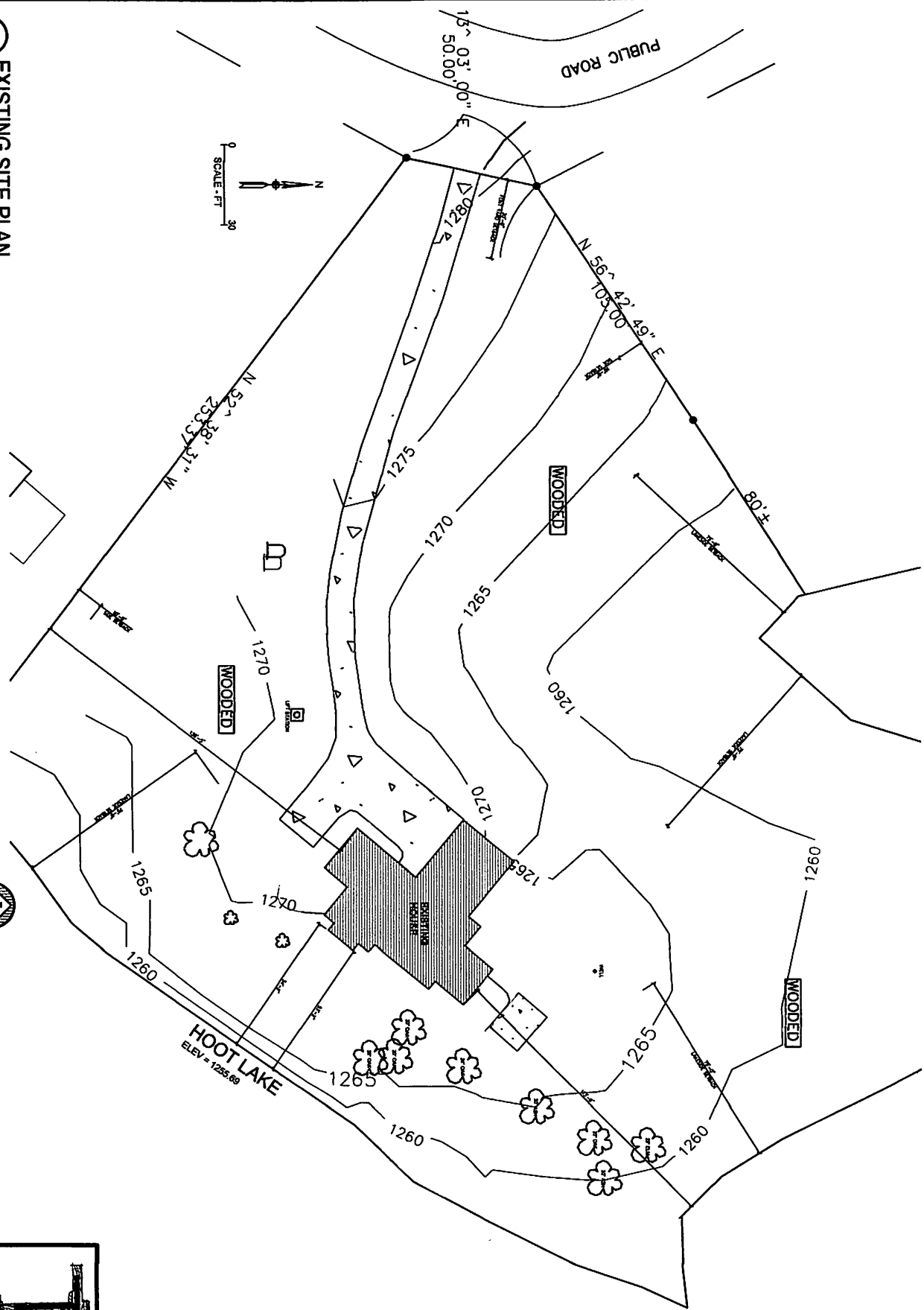
**b. Written Narrative:** This narrative should fully explain the “practical difficulty” that justifies the departure from the strict application of the Code. Neither mere inconvenience nor reduction in value is sufficient on its own to justify a variance, and the inability to put property to its highest and best use is not considered a practical difficulty. The problem that justifies the variance must be caused by conditions beyond the control of the applicant. The applicant cannot create the condition that requires the variance.

**c. Proposed Plans:** Including but not limited to a scaled site plan, a landscape plan, grading and drainage plan, and exterior building elevation drawings showing building materials may also be required if deemed necessary by the Building and Zoning Department. Such plans shall be on 8½"x 11" or 11"x 17" paper or in PDF digital format. In cases of multiple variances, the applicant may be required to submit a property boundary and building survey.

**8. Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:  Date: 7/24/20  
Applicant: same Date: \_\_\_\_\_

1 EXISTING SITE PLAN  
1/8" = 1'-0" (ON 24" X 36" PAPER)



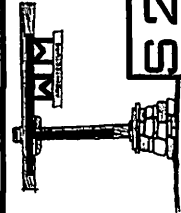
**TOM & PATTY KINGSTON**  
**NEW RESIDENCE**  
 1926 PINE CIRCLE  
 FERBUS FALLS, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER	DATE:	LIC. # 45743
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7-7-20

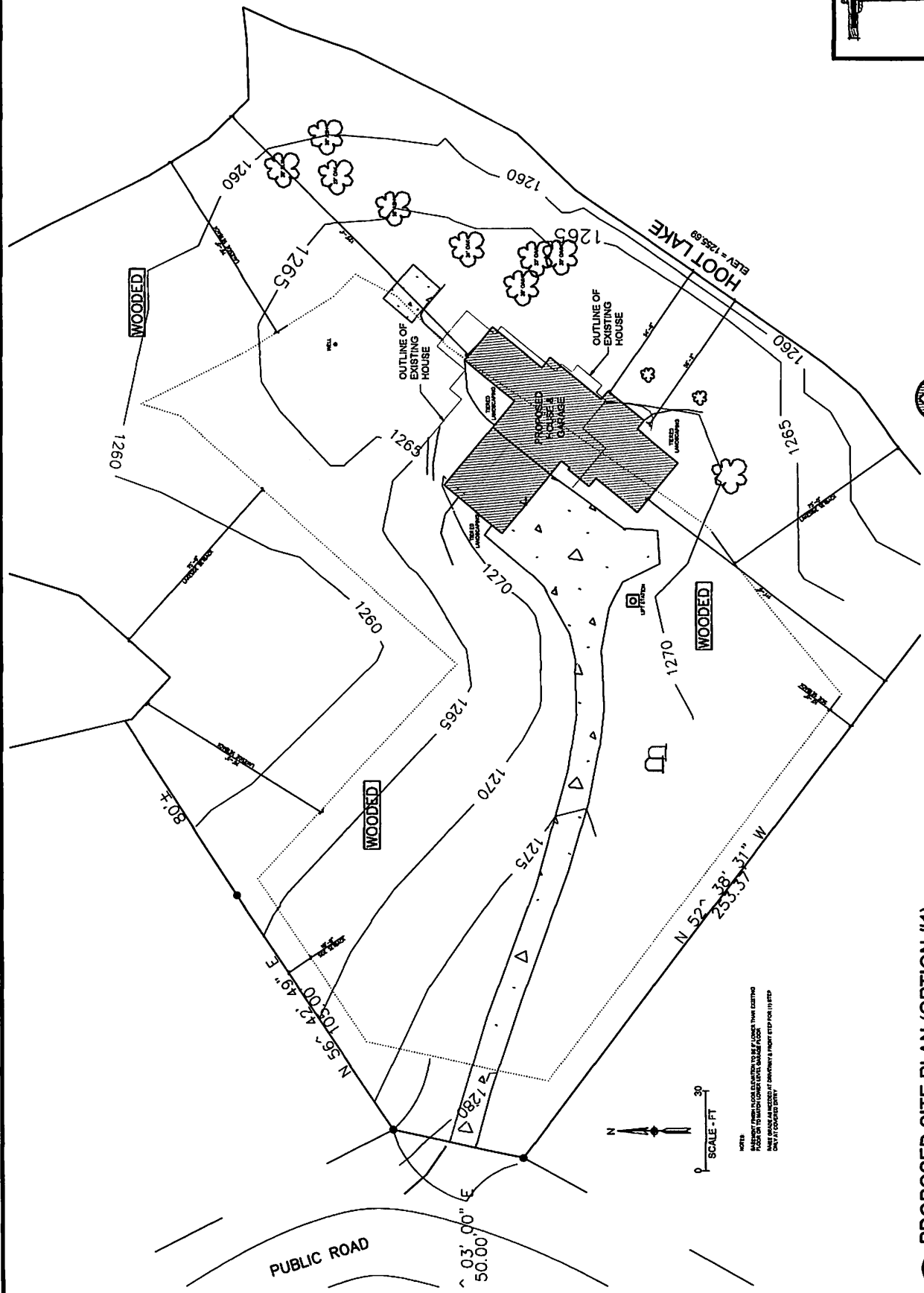
25



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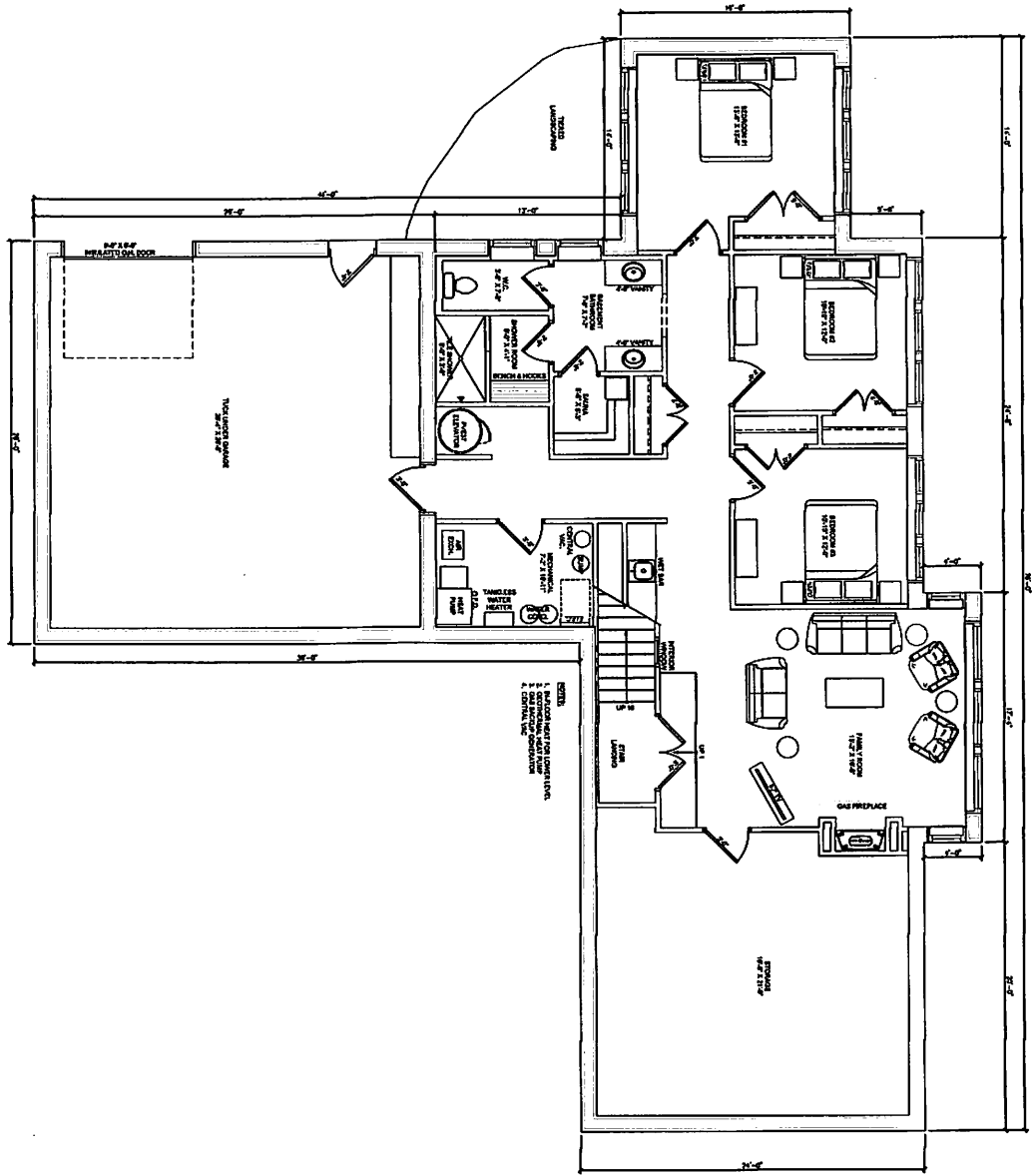
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION  
OR REPORT WAS PREPARED BY ME OR UNDER MY  
DIRECTION AND THAT I AM A DULY  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA  
TRAVIS MILLER DATE: \_\_\_\_\_  
L.I.C. # 45743

7-7-20

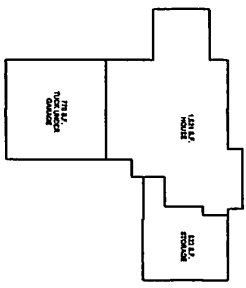


1 PROPOSED SITE PLAN (OPTION #1)  
1/16" = 1'-0" (ON 24 X 36 PAPER)

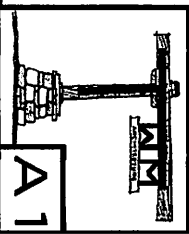
NOTES  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.  
2. ALL DIMENSIONS ARE IN FEET AND INCHES.  
3. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
4. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



**1** PROPOSED BASEMENT PLAN  
 1/4" = 1'-0" (ON 24 X 36 PAPER)



**2** SQUARE FOOTAGE KEY



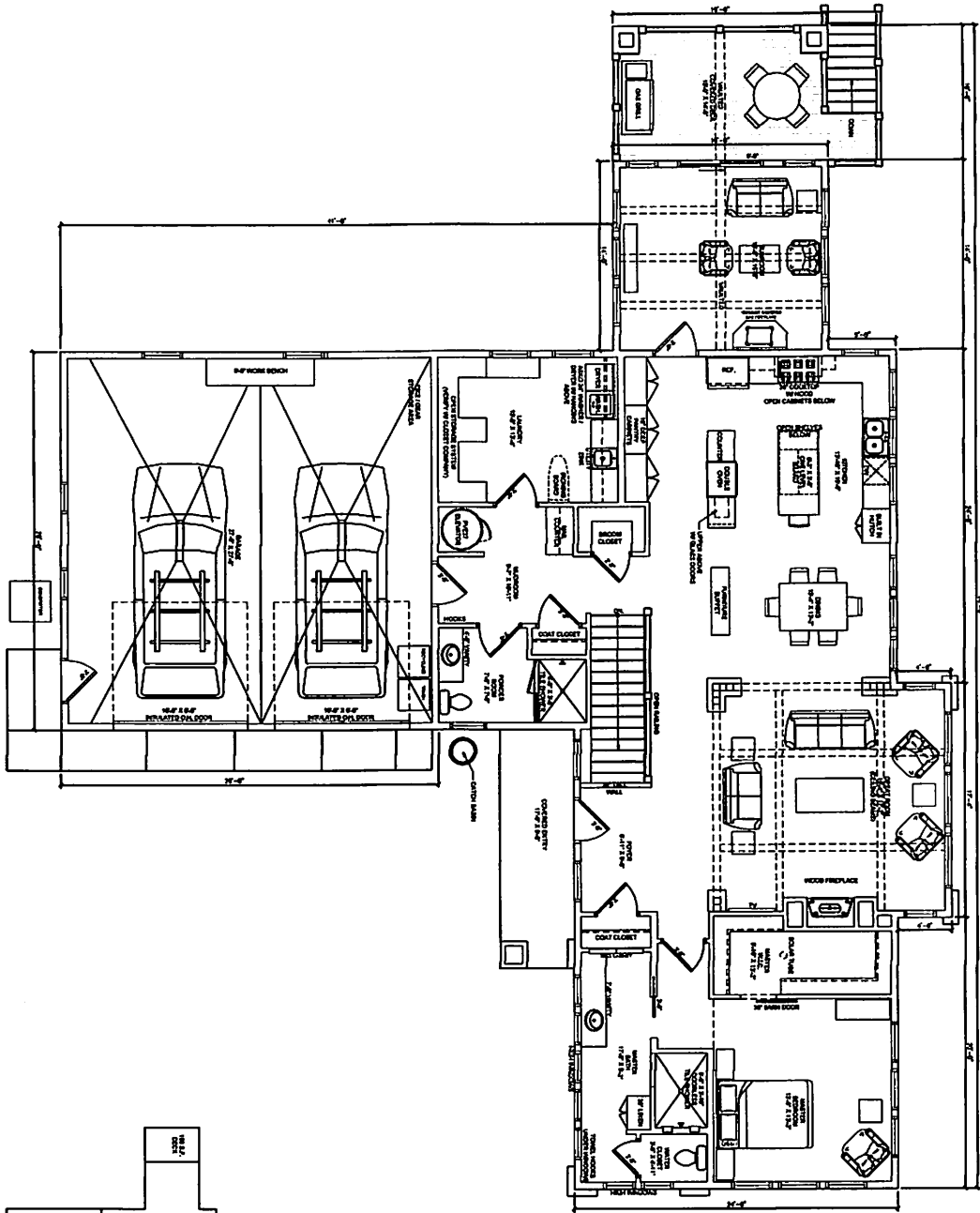
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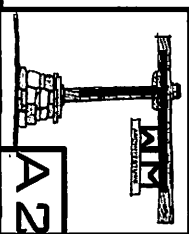
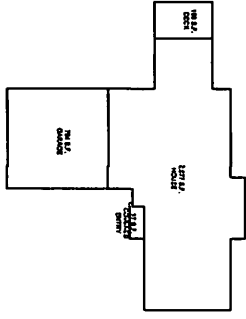
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7-7-20

1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0" (ON 24 X 36 PAPER)



2 SQUARE FOOTAGE KEY

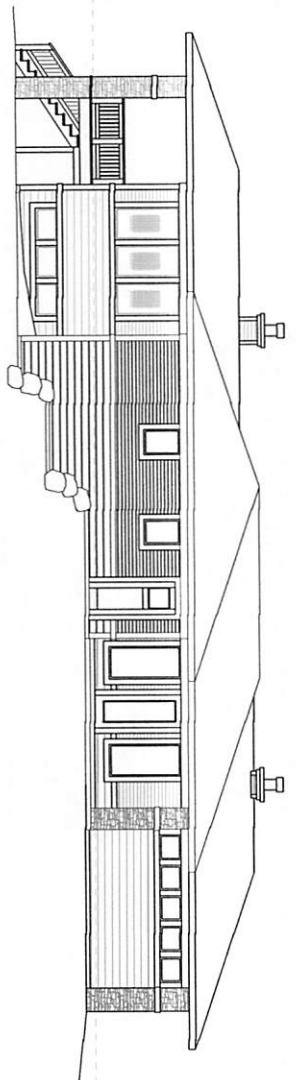


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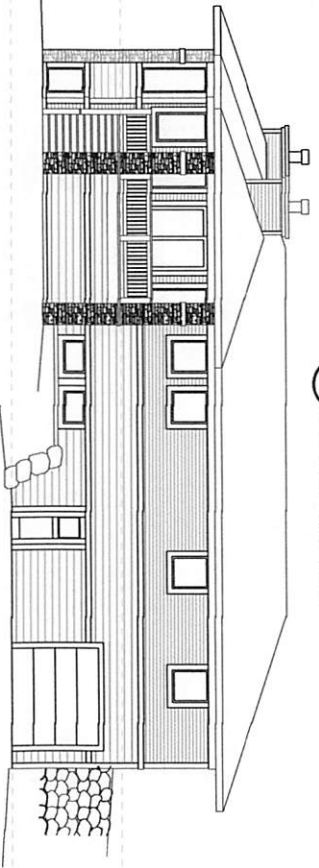
TRAVIS MILLER      DATE:      LIC. # 45743

7-7-20



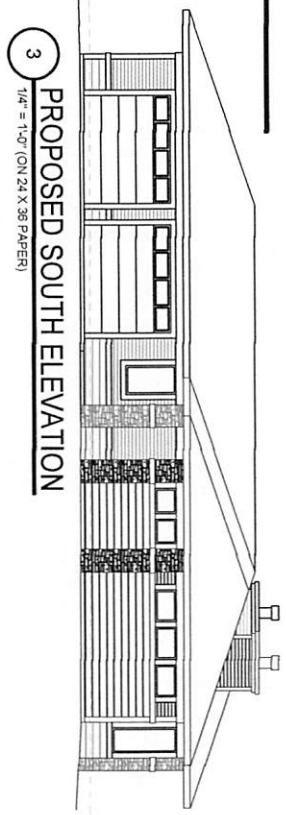
1  
1/4" = 1'-0" (ON 24 X 36 PAPER)

**PROPOSED WEST ELEVATION**



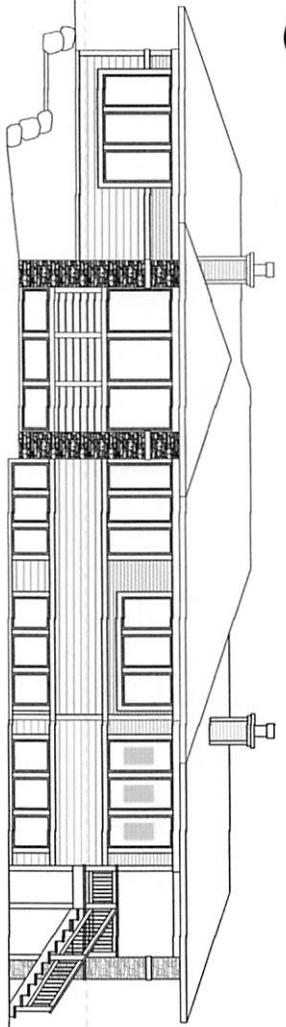
2  
1/4" = 1'-0" (ON 24 X 36 PAPER)

**PROPOSED NORTH ELEVATION**



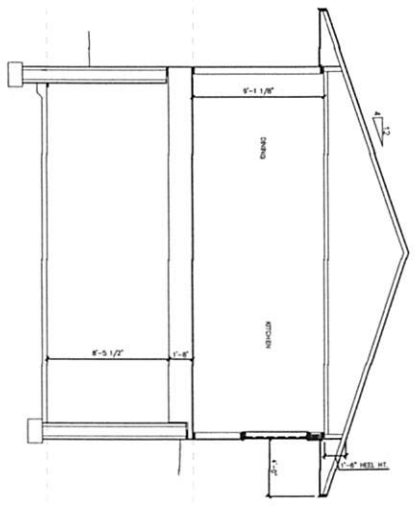
3  
1/4" = 1'-0" (ON 24 X 36 PAPER)

**PROPOSED SOUTH ELEVATION**



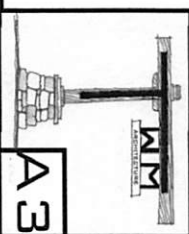
4  
1/4" = 1'-0" (ON 24 X 36 PAPER)

**PROPOSED EAST ELEVATION**



5  
1/4" = 1'-0" (ON 24 X 36 PAPER)

**PROPOSED BUILDING SECTION**



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## 6. Statement of Intent

**Build a new house to replace a fire damaged house at the exact location of existing lake front set-back.**

**Reason for variance request:**

**Completely removing the existing house and foundation would revoke the “grandfathered” location that the existing house currently occupies; thereby necessitating a new position for the replacement house to comply with City Code lakeshore setback requirements.**

## **7. Additional Required Information:**

**7 a. Legal Description (see attached 2020 Property Tax Statement)**

**PIN: R 71002500004017**

**7 b. Written Narrative:**

**Existing House:**

**Existing house could be repaired by adding new roof structures. Therefore, the building location stays where it is currently located.**

**Existing foundation could be re-used to build a new house above grade. Again, the building location stays where it is currently located.**

**Existing driveway and approach can be preserved.**

**Proposed new house:**

**Completely new foundation is preferred because:**

- 1) Construction using insulated concrete forms for the walls and insulation below concrete floor.**
- 2) Installation of improved drain field and sump pump.**
- 3) Installation of a radon mitigation system.**
- 4) Increase the floor to ceiling dimension for a more comfortable living space.**
- 5) Existing driveway and approach can be preserved.**

### **7 c. Proposed Plans**

**Proposed new house design that would fit within the existing house to lake setback codes. The lot has been surveyed by Interstate Engineering; therefore, the existing house location is documented. Once the existing house has been removed the foundation for the new house can be accurately located.**