



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

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Variance

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: Westridge Mall Limited Partnership

Last name: Graff First name: Martin

Address: 560 Green Bay Rd, Ste 403 City/State/Zip: Winnetka, IL 60093

Phone number: 847-446-8440 Email address: marty@mhgraff.com

2. Applicant Information: (if different from above)

Company name: Interstate Engineering Inc.

Last name: Fletchall First name: Mike

Address: 116 E Washington Ave City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-739-5545 Email address: mike.fletchall@interstateeng.com

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

2001 W Lincoln Ave.

4. Zoning Designation: B-6

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

Existing building on site is Westridge Mall. Mall is being separated into individual
properties in order to better provide redevelopment. Existing building when split into
sections does not meet 50 foot setbacks on front read and sides of buildings and new
lots will not meet requirement to be more than 4 acres

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel Identification Number(s) 71003500195030

The complete legal description(s) of the property involved or write "see attached"
See attached

b. Practical Difficulty: The applicant should fully explain the "practical difficulty" that justifies the departure from the strict application of the Code.

1. Is the variance in harmony with the general purposes and intent of the ordinance?
The businesses that will continue to operate fit within the ordinance. A developers agreement and purchase agreements are being created to ensure each individual property exists as separate entities

2. Is the variance consistent with the comprehensive plan.- Not Applicable, no city plan.

3. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance?

Yes

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner?

The existing mall is on longer viable as a single entity but businesses exist within the existing building have a desire to continue operating at their location. The plat is an attempt to accommodate this but there is no way to separate these portions of the building and create the required setbacks.

5. The variance, if granted, will not alter the essential character of the locality?

Yes

6. Economic considerations alone do not constitute practical difficulties, are there other reasons for the need for the variance?

See No. 4

c. **Proposed Plans:** A site plan is required, a landscape plan, grading and drainage plan and other plans may be required by the city/planning commission. 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: Westridge Mnu Limited Partnership Date: _____

Applicant: Michael L Fletchall Date: 4-1-21

Michael L Fletchall

Westridge Mnu Ass INC,
The General Partner