



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

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: Campus Development Group LLP

Last name: _____ First name: _____

Address: 505 N Broadway STE 201 City/State/Zip: Fargo, ND 58102

Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: Prairie View Development

Last name: Rogness First name: Donavan

Address: 1002 Clearview Ct City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-205-1683 Email address: donavan@rognesscontracting.com

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

1405, 1411, 1415, 1419, 1425, 1501, 1505, 1509 Park St and 1414-1521 Campus Drive

4. Zoning Designation: R-1(current), R-2 (proposed)

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.

The intent is to construct a series of twin homes with sunrooms on the back in a proposed re-plat of CAMPUS ADDITION to be called CAMPUS VIEW ADDITION. The City Code requires a 30 foot front yard and a rear yard of 20% of the depth of the lot. The sun rooms will encroach into the rear yard by 2 feet providing a rear yard 18.3% of the depth of the lot.

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

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?

Yes, the rear yards will be reduced only slightly but the side yards are slightly larger than required providing ample green space. The proposed pond in Outlot B will serve to add additional open space to the rear.

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, the use is generally allowed by the zoning ordinance with a small encroachment in rear yard.

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

Yes, the width of the property along with the required storm water management and Street right of way leaves only enough width east to west to provide 120 foot deep lots.

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

Correct the construct units are twin homes in an area that is primarily residential and therefor will fit within the character of the neighborhood.

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

The need for the variance is to provide twin home units that will fit the character of the neighborhood while providing units that are in demand in this market.

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.

Attached are a proposed map with the encroachment highlighted and plans for the proposed buildings

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:* _____

Applicant: Donavan Rogness *Date:* 06/25/2021

ROGNESS CONTRACTING SERVICES

VARIANCE APPLICATION ATTACHMENT

7.a Legal Description and PIN

CURRENT PINS (Plat of CAMPUS ADDITION):

71003991913000, 71003991914000, 71003991915000, 71003991916000, 71003991917000,
71003991918000, 71003991919000, 71003991920000, 71003991921000, 71003991922000,
71003991923000, 71003991924000,
71003991929000, 71003991930000, 71003991931000, 71003991932000, 71003991933000,
71003991934000, 71003991935000, 71003991936000, 71003991937000, 71003991938000

Proposed Legal Description of Lots Requiring Variance after Proposed Re-Plat:

Lots 2, 3, 4, and 5, Block 1, CAMPUS VIEW ESTATES ADDITION

And

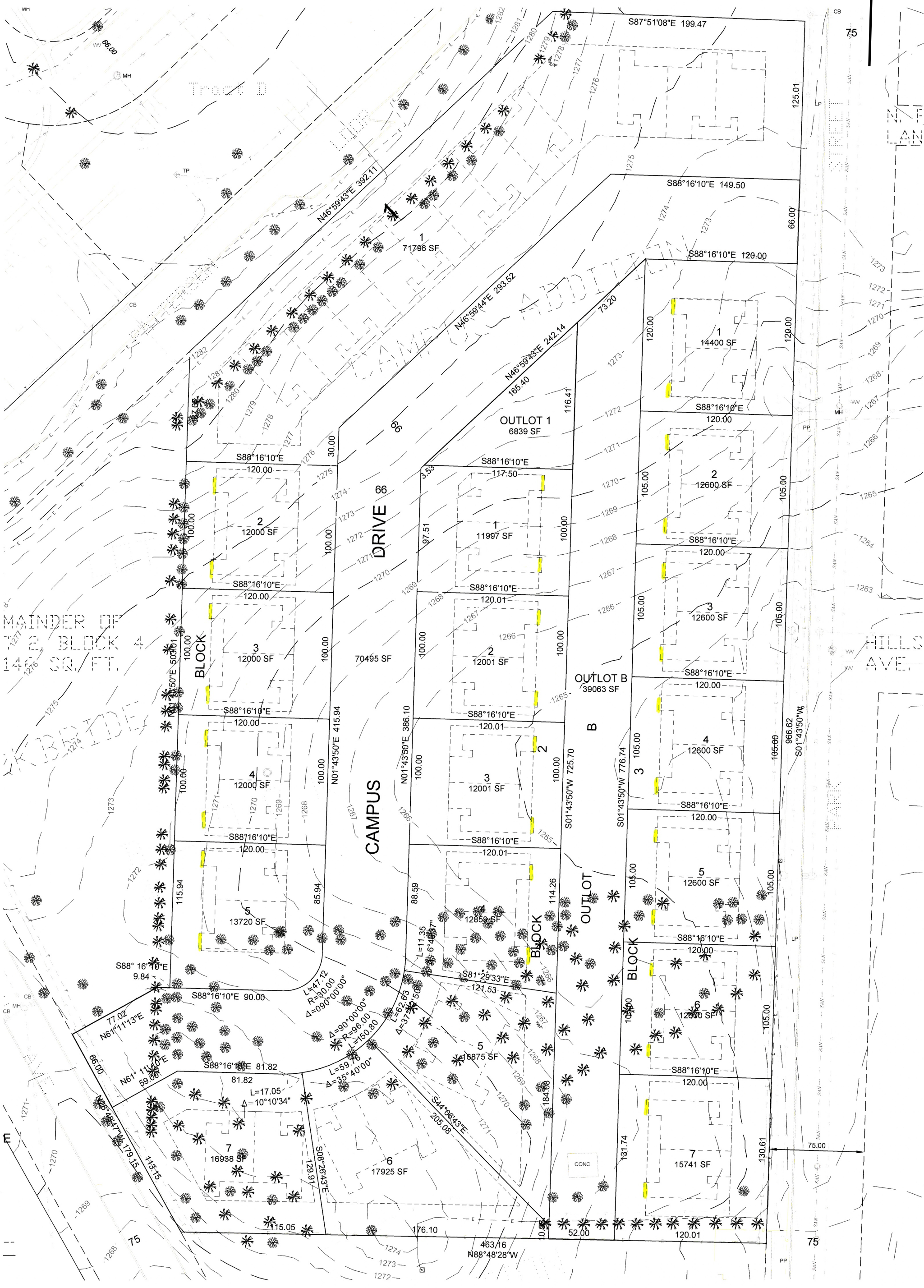
Lots 1, 2, 3, and 4, Block 2, CAMPUS VIEW ESTATES ADDITION

And

Lots 1, 2, 3, 4, 5, 6, and 7, Block 3, CAMPUS VIEW ESTATES ADDITION

VARIANCE EXHIBIT

N



MAINDER OF
72 BLOCK
140 CO. FT.

BLOCK

DRIVE 66

CAMPUS

OUTLOT B

OUTLOT

BLOCK

HILLSIDE
AVE

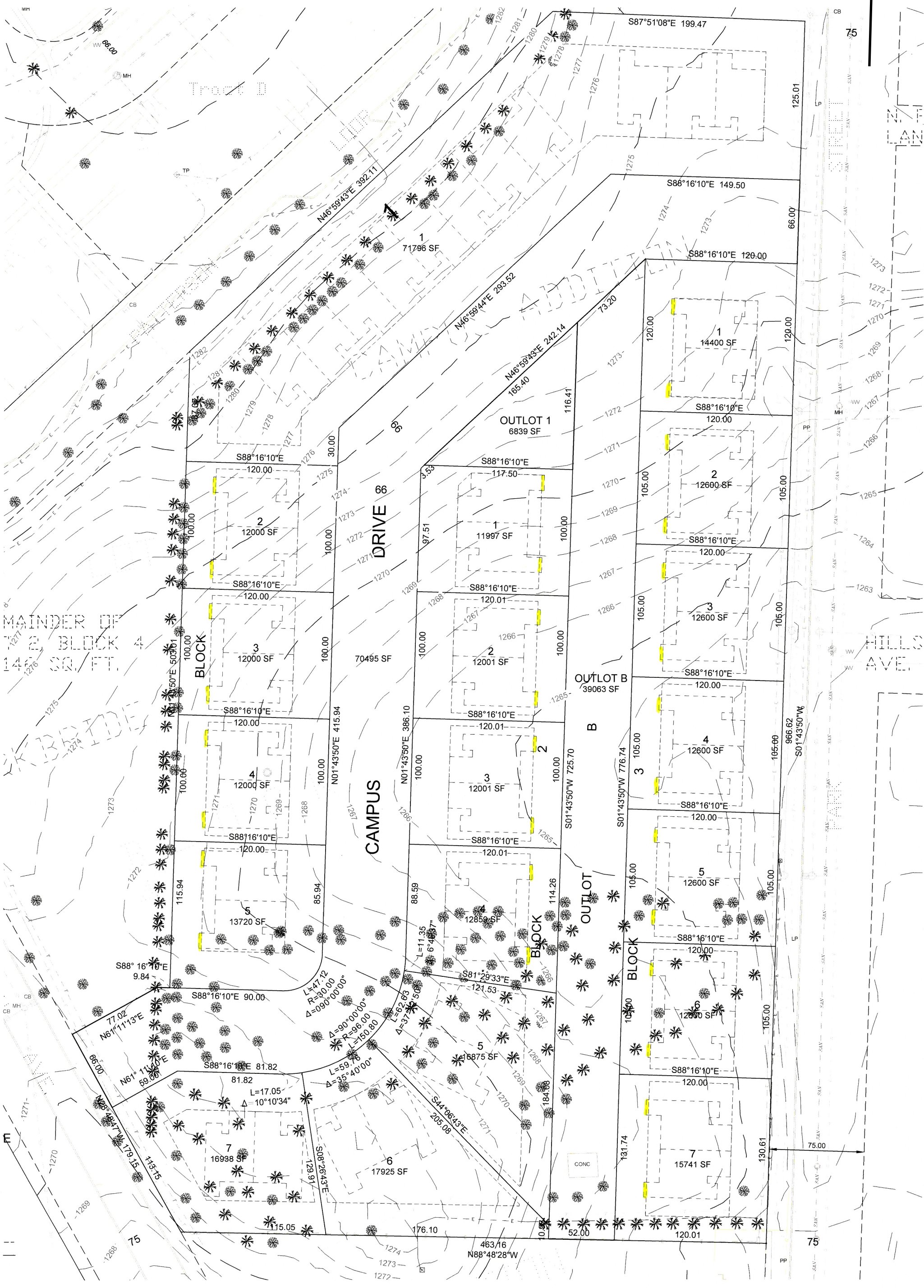
75

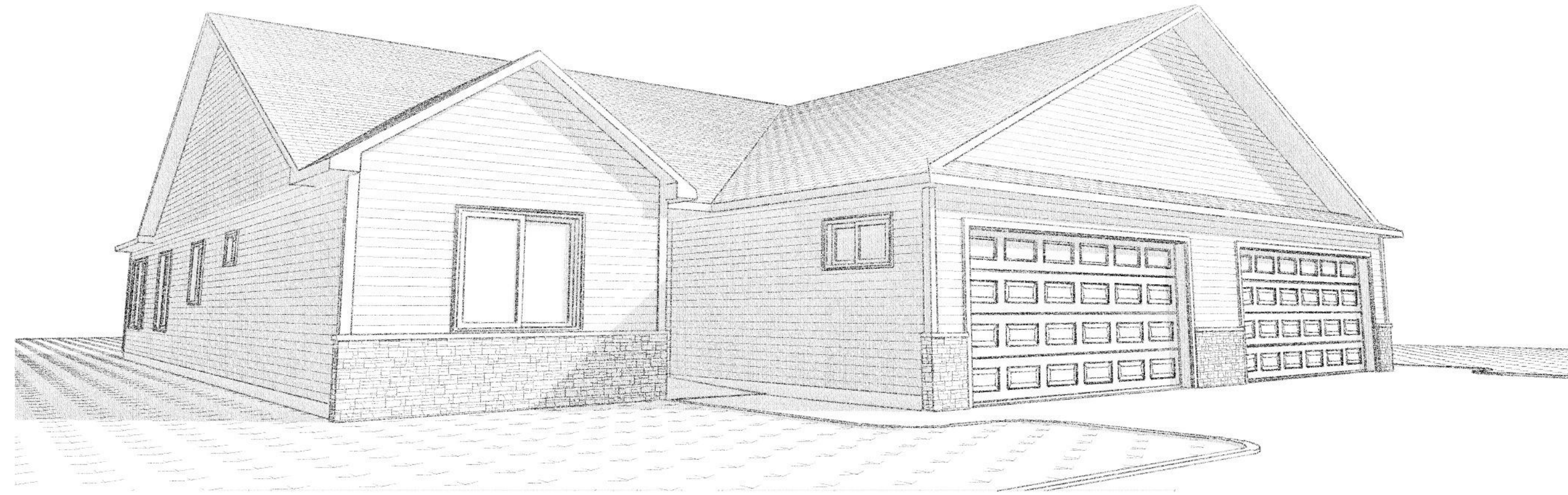
75

75

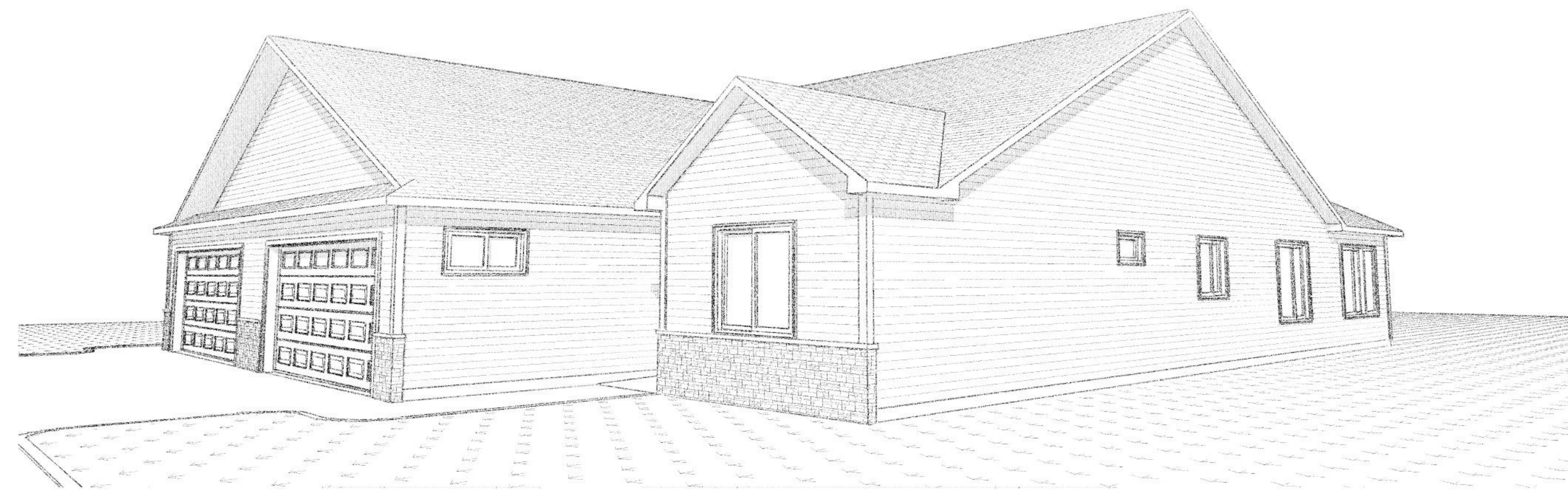
75

75

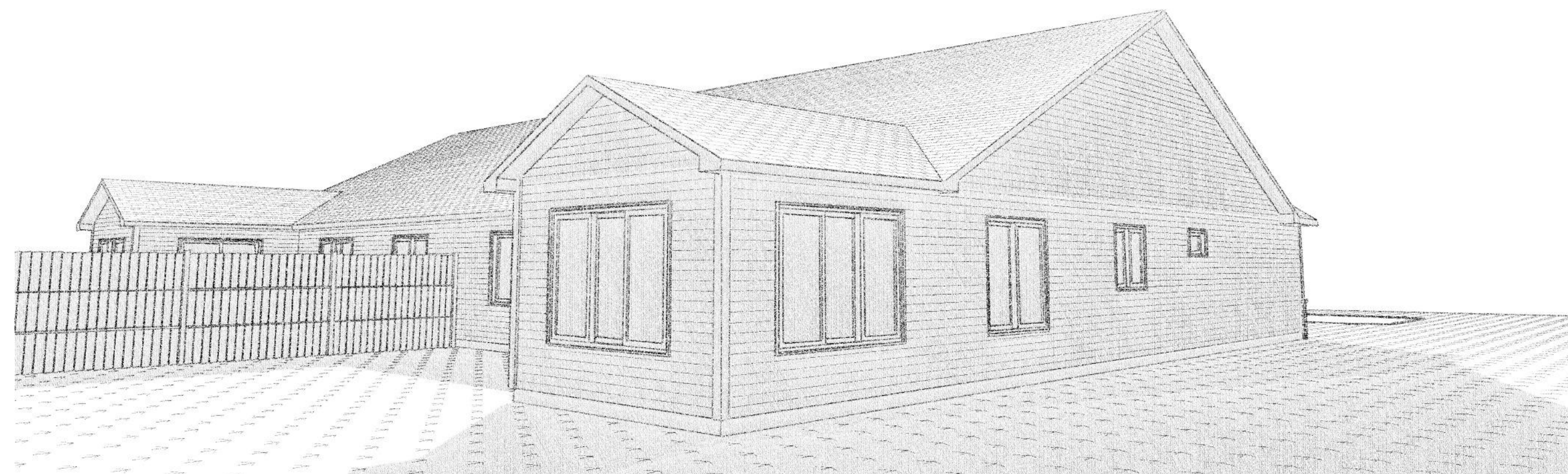




FRONT 3D VIEW



RIGHT 3D VIEW



LEFT 3D VIEW



REAR 3D VIEW

2020 Twin Home

Drawn by: BR

Checked by: JCHH

A1

Date Issued: 12-05-2019

Revised Date: 3/19/2020

Scale: REFER TO PLAN

Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

Project Description:

Disclaimer of Warranties

Plans furnished by Simonson Lbr. & Hdwe., Inc. are prepared by Draftsmen who are not Qualified as Professional Architects or Professional Engineers. Simonson Lbr. & Hdwe., Inc. is not responsible for any errors or omissions in the plans, drawings, specifications, or any other documents prepared by Simonson Lbr. & Hdwe., Inc. or its employees, agents, or independent contractors. Use of such plans shall be at the Sole Risk of the User. Any Plans furnished by Simonson Lbr. & Hdwe., Inc. are intended for general information only and are not intended to be used for any special or particular purpose. Reliance by any User of these plans and All Responsibilities for the use and/or calculation of correct structural materials, spans, loads, & principles of mathematics, aesthetics or the physical sciences must be the Responsibility of the Builder, the Owner, or the User of the plans.

Copyright

Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Simonson Lumber & Hardware, Inc. & Rogness Contracting is a violation of the United States Federal Copyright Act.

THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

3/19/2020

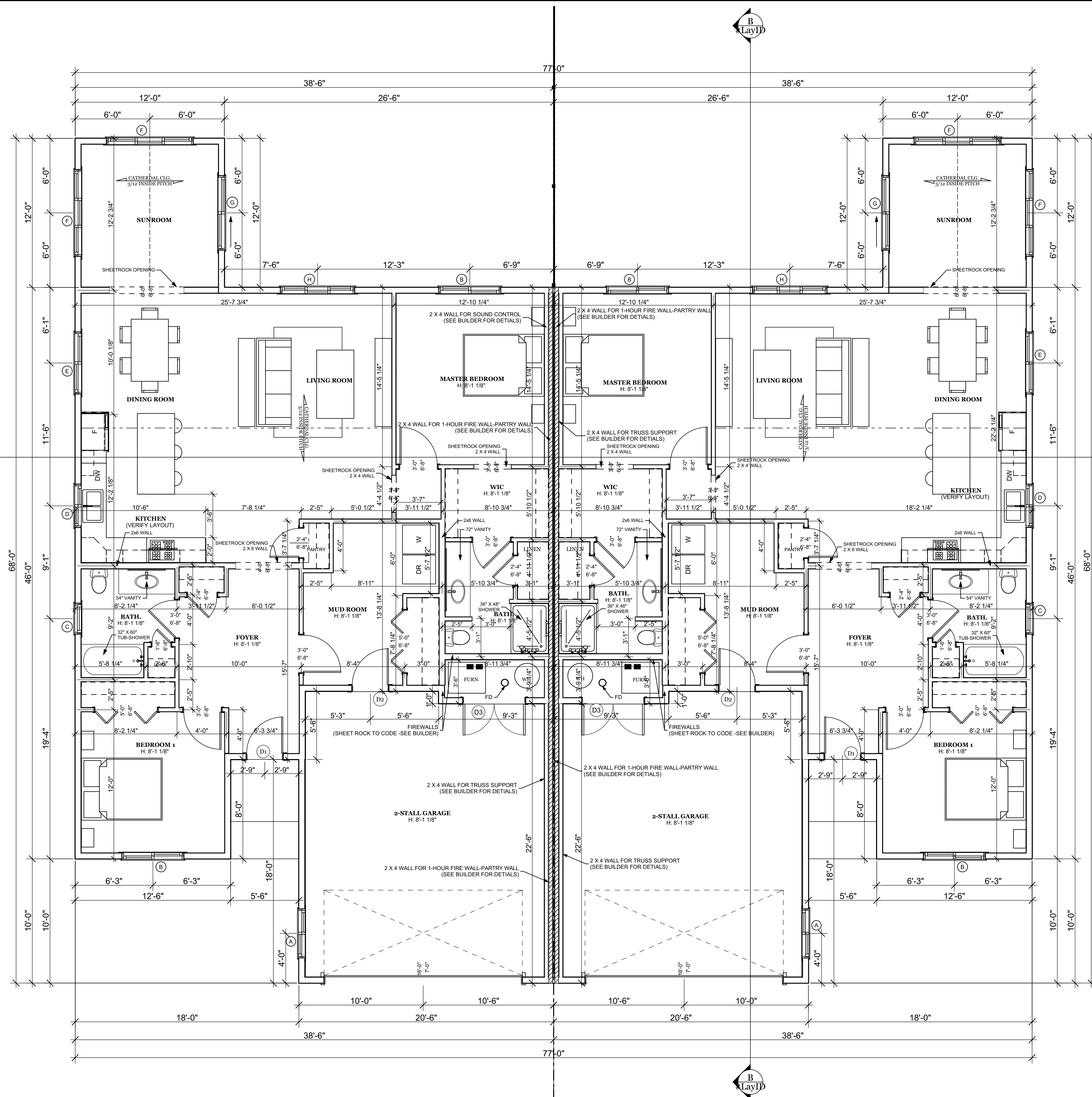
IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

Rogness Contracting



Simonson Lumber & Hardware, Inc.
Fargo, ND. Ph: (701) 232-3281
An Employee Owned Contracting Company



- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
 - ALL EXTERIOR 2X6 WALLS DRAWN 6 7/16"
 - GARAGE WALLS ARE 2X4 WALL DRAWN 4 7/16"
 - ALL INTERIOR 2X4 WALLS DRAWN 4 1/2". ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"
 - 1. ALL PLATE/CEILING HEIGHTS ARE 8'-1 1/8" UNLESS NOTED DIFFERENT (2x5/8" PRE-CUT MATERIALS)
 - A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS
 - B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)
 - 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1 1/8" -- (MATCH TOP OF HOUSE PLATE HEIGHTS)
 - A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS-ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)
 - 3. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED
 - 4. VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE
 - IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
 - ALVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)
 - 5. FLOOR HEAT IN SLAB (SLAB ON GRADE CONSTRUCTION) -SEE BUILDER ON DETAILS FOR HEAT-SLAB
 - 6. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN
 - 7. OPENS TO BE SHEET ROCKED (NO CASING OPENINGS OR ARCHED WAYS. REQUEST OF BUILDER)
 - 8. SEE BUILDER -CABINET MANUFACTURE ON KITCHEN, BATHROOMS, LAUNDRY ROOM AND ANY OTHER CABINET LAYOUTS
 - 9. VERIFY CITY CODE REQUIREMENTS
 - GENERAL WINDOW NOTES (WINDOWS BY OTHERS):**
 - 1. TOP OF ALL WINDOW UNITS ARE PLACED @ 6'-10 7/8" FROM FLOORING MATERIALS
 - 2. VERIFY HEADER MATERIALS

WINDOW SCHEDULE - MAIN FLOOR - VERIFY BRAND WITH BUILDER

QTY	Window Tag	Window ID	Rough Opening	Nominal Head Height
2	A	MODEL 6022 - SLIDER	4'-0"x2'-0"	6'-10 7/8"
4	B	MODEL 6022 - SLIDER	5'-0"x4'-6"	6'-10 7/8"
2	C	MODEL 6510 - FIX LITE	2'-6"x1'-6"	6'-10 7/8"
2	D	MODEL 6022 - SLIDER	3'-6"x3'-4"	6'-10 7/8"
2	E	MODEL 6022 - SLIDER	5'-0"x5'-0"	6'-10 7/8"
4	F	MODEL 6032 - SLIDER	7'-0"x5'-0"	6'-10 7/8"
2	G	MODEL 4400 - PATIO DOOR	6'-0"x6'-8"	6'-10 7/8"
2	H	MODEL 6032 - SLIDER	6'-0"x5'-0"	6'-10 7/8"
20				

INTERIOR DOOR SCHEDULE : MAIN FLOOR

QTY	TYPE	SIZE	JAMB
4	BIFOLD DOOR	5'-0"x6'-8"	24INTFA
2	DOUBLE STEEL DOOR	5'-0"x6'-8"	26EXTFA
2	SINGLE DOOR	1'-6"x6'-8"	24INTFA
6	SINGLE DOOR	2'-4"x6'-8"	24INTFA
10	SINGLE DOOR	3'-0"x6'-8"	24INTFA
24			

EXTERIOR DOOR SCHEDULE - MAIN FLOOR

QTY	DOOR TAG	TYPE	SIZE	JAMB
2	D1	6 PANEL HOUSE ENTRY DOOR	3'-0"x6'-8"	26EXTFA
2	D2	6 PANEL HOUSE/GARAGE DOOR	3'-0"x6'-8"	26EXTFA
2	D4	O.H. GARAGE DOOR	16'-0"x7'-0"	26GFA
6				

PROJECT SQUARE FOOTAGE - ANSI Z765-2003 GUIDELINES

MAIN FLOOR PER SIDE	1,612.14
TOTAL	1,612.14 sq ft

SQUARE FOOTAGE DISCLAIMER:
 Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

1 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2020 Twin Home

Checked by: JCHII	A4
Drawn by: BR	Project Description:
Date Issued: 12-05-2019	Revised Date: 3/19/2020
Scale: REFER TO PLAN	Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

Disclaimer of Warranties
 Plans furnished by Simonson Lbr. & Hdwe. Inc. are prepared by Draftsmen who are not Qualified as Professional Architects or Professional Engineers. The user of these plans assumes all responsibility for the use of these plans. Simonson Lbr. & Hdwe. Inc. and its employees shall not be held liable for any errors or omissions in these plans. Use of such plans shall be at the user's risk. Any plans furnished by Simonson Lumber & Hardware, Inc. are intended for general information only. The user of these plans assumes all responsibility for the use and/or calculation of correct structural materials, spans, loads, & principles of mathematics, aesthetics or the physical sciences must be the Responsibility of the Builder, the Owner, or the User of the plans.

Copyright
 Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Simonson Lumber & Hardware, Inc. & Rogness Contracting is a violation of the United States Federal Copyright Act.

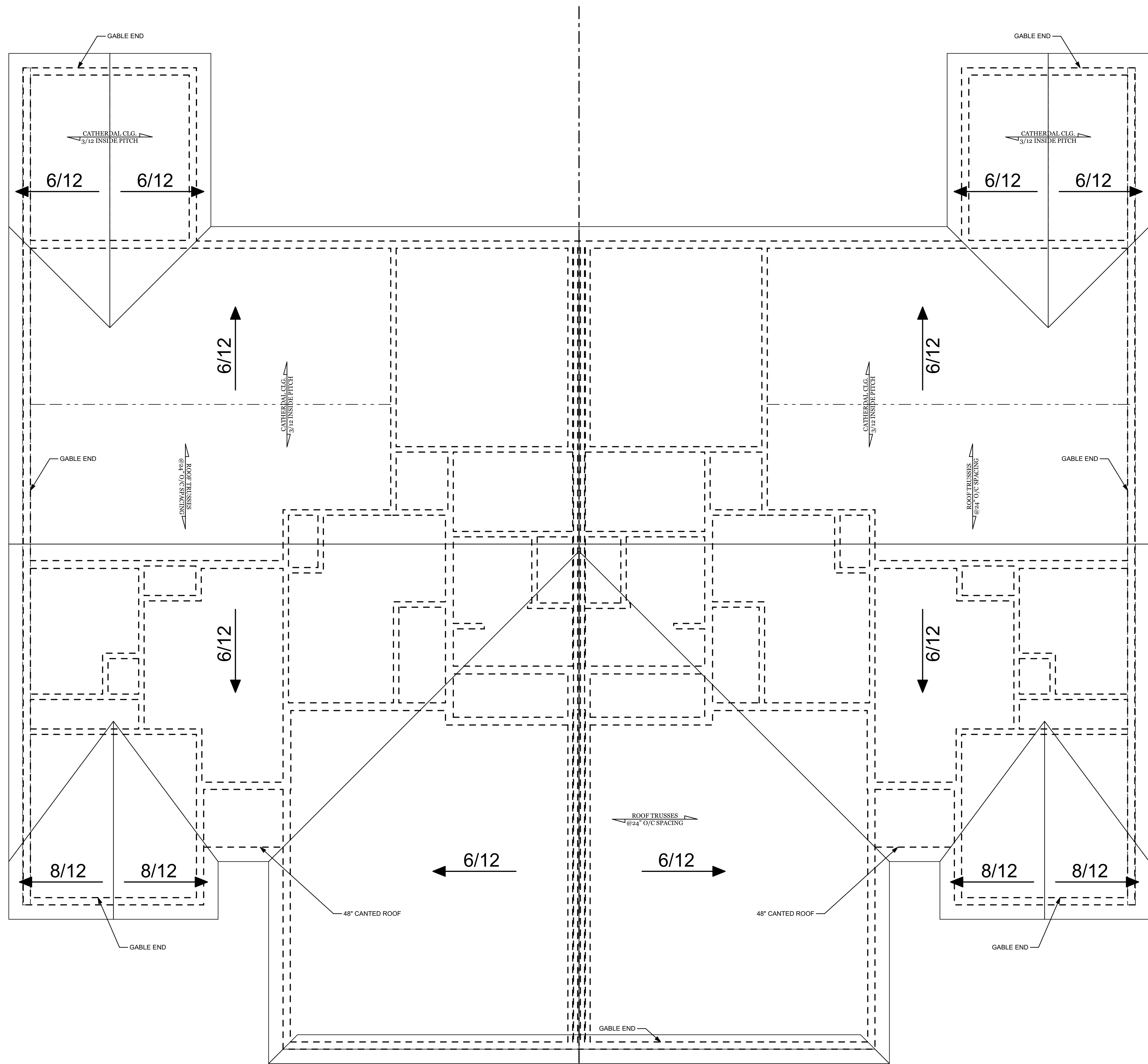
THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:
3/19/2020
 IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

Rogness Contracting

An Employee Owned Contracting Firm

Simonson Lumber & Hardware, Inc.
 An Employee Owned Contracting Firm
 Fargo, ND, Ph: (701) 232-3281



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
 - ALL EXTERIOR 2x6 WALLS DRAWN 6 7/16"
 - GARAGE WALLS ARE 2x4 WALL DRAWN 4 7/16"
 - ALL INTERIOR 2x4 WALLS DRAWN 4 1/2", ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"
 - ALL PLATE CEILING HEIGHTS ARE 8'-1/8" UNLESS NOTED DIFFERENT (SEE 2" X 8" PRE-CUT MATERIALS)
 - 1. ALL PLATE CEILING HEIGHTS ARE 8'-1/8" UNLESS NOTED DIFFERENT (SEE 2" X 8" PRE-CUT MATERIALS)
 - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
 - B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)
 - 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1/8" (MATCH TOP OF HOUSE PLATE HEIGHTS)
 - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
 - ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)
 - B. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED
 - 3. ROOF PITCHS ARE 6/12 WITH 12" OVERHANGS (APPROXIMATE 8'-2" HEEL HEIGHTS)
 - A. GABLE ENDS ABOVE BEDROOM NOT TO BE 3/12 WITH 12" OVERHANGS
 - VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE
 - IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
 - B. LVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)
 - C. CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS & OPENING HEADER SIZES WITH TRUSS MANUFACTURE
 - D. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN
 - E. VERIFY 48" CANTED ROOF TRUSSES OVER COVERED ENTRY -IF NEED HEADER COULD BE USED FOR SUPPORT FOR END
 - 4. ALL WINDOWS, DOORS AND OPENINGS 4'-0" & LARGER TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC & CITY CODE REQUIREMENTS
 - 5. 2 X 4 GABLE ENDS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE PLACED RIGHT ON TOP OF (1) HOUR FIRE-PARTY WALLS
 - A. 1/2" FIRE-RATED ROOF SHEATHING TO EXTEND OUT FROM CENTER OF 2-HOUR WALLS 4'-0" IN ACCORDANCE WITH IRC AND LOCAL CODES

SQUARE FOOTAGE DISCLAIMER:
Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

2020 Twin Home

Project Description:

Drawn by: BR Checked by: JCHII A5

Date Issued: 12-05-2019 Revised Date: 3/19/2020

Scale: REFER TO PLAN Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

Disclaimer of Warranties
Plans furnished by Simonson Lbr. & Hdwe., Inc. are prepared by Draftsmen who are not Qualified as Professional Architects or Professional Engineers. Simonson Lbr. & Hdwe., Inc. assumes no liability whatsoever for errors of any kind which may be found on the plans. Use of such plans shall be at the Sole Risk of the User. Any Plans furnished by Simonson Lbr. & Hdwe., Inc. are suitable for any general or particular purpose. Reliance by any User of these plans and All Responsibilities for the usage and/or calculation of correct structural materials, spans, loads, & principles of mathematics, aesthetics or the physical sciences must be the Responsibility of the Builder, the Owner, or the User of the plans.

Copyright
Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Simonson Lumber & Hardware, Inc. & Rogness Contracting is a violation of the United States Federal Copyright Act.

THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

3/19/2020

IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

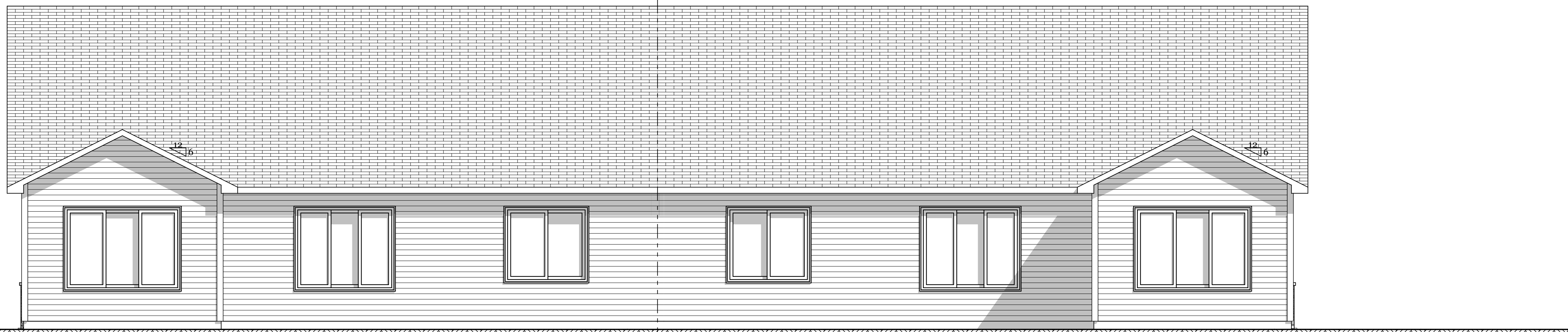
Rogness Contracting

An Employee Owned Business

Simonson Lumber & Hardware, Inc.
Fargo, ND, Ph: (701) 232-3281

3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

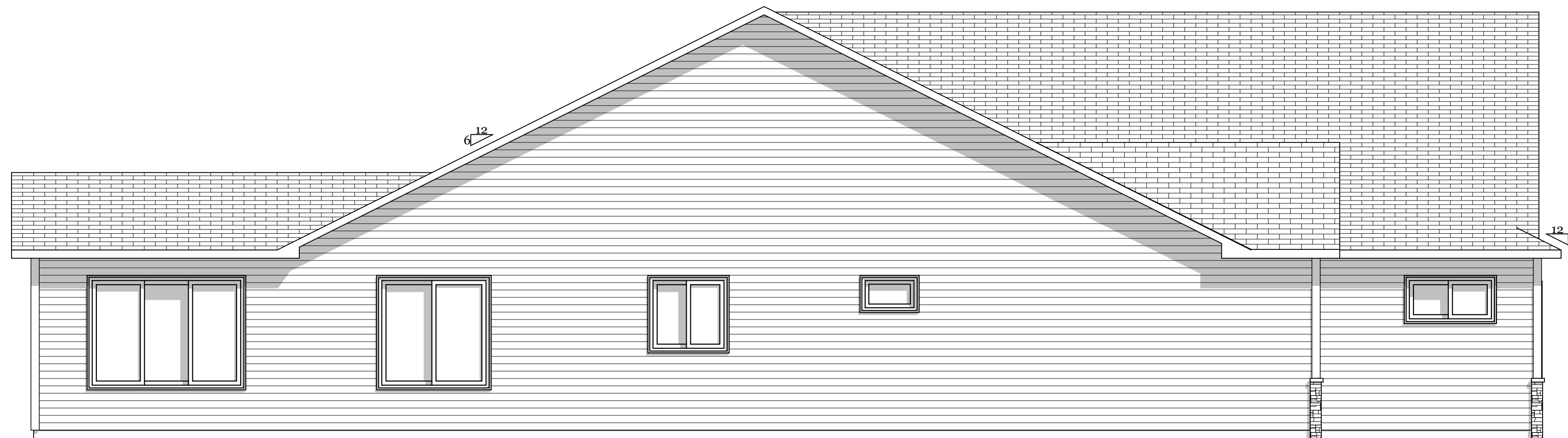
+8'-1 1/8" MAIN FLOOR CLG. HEIGHT

±0.00 MAIN FLOOR HEIGHT



4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



2020 Twin Home

Drawn by: BR Checked by: JCHII A6

Date Issued: 12-05-2019 Revised Date: 3/19/2020

Scale: REFER TO PLAN Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

Project Description:

Disclaimer of Warranties

Plans furnished by Simonson Lbr. & Hdwe. Inc. are prepared by Draftsmen who are not Qualified as Professional Architects or Professional Engineers. Simonson Lbr. & Hdwe. Inc. assumes no responsibility for the use of these plans for any purpose other than that intended. Simonson Lbr. & Hdwe. Inc. disclaims all liability whatsoever for errors of any kind which may be found on the plans. Use of such plans shall be at the **Sole Risk of the User.** Any plans furnished by Simonson Lbr. & Hdwe. Inc. are intended for general information only and are not intended to be used for any special or particular purpose. Reliance by any User of these plans and **All Responsibilities** for the use and/or calculation of correct structural materials, spans, loads, & principles of mathematics, aesthetics or the physical sciences must be the **Responsibility of the Builder, the Owner, or the User** of the plans.

Copyright

Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by Simonson Lumber & Hardware, Inc. & Rogness Contracting is a violation of the United States Federal Copyright Act.

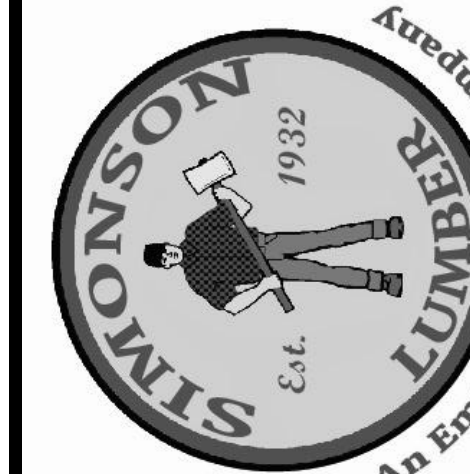
THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

3/19/2020

IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

Rogness Contracting



Simonson Lumber & Hardware, Inc.
Fargo, ND. Ph: (701) 232-3281