



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: Wayne Enterprises, LLC
Last name: Thorson First name: Michael
Address: 1316 S Martin St City/State/Zip: Fergus Falls, MN 56537
Phone number: 218-205-9085 Email address: mike@ccounters.co

2. Applicant Information: (if different from above)

Company name: Make An Impact, LLC
Last name: Hanson First name: Ryan
Address: 1905 Pebble Lake Golf Dr City/State/Zip: Fergus Falls, MN 56537
Phone number: 218-205-7351 Email address: ryanhansonhomes@gmail.com

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

1203 W Lincoln Ave, Fergus Falls, MN 56537

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.

The former Summit convenience store building site is being parceled off from the main site, The setback requirements for a B-6 designation on the south and east sides do not meet the current designation,

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel

Identification Number(s) 71003500020000, 71003500069005, 71003500015000

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

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. Property will be used for professional office / service business purposes.

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

Yes, The building already exists and the footprint is remaining the same.

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

Yes, Similar services are located across the street

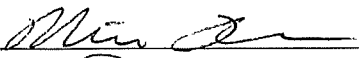
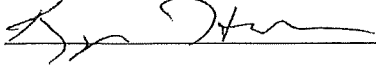
6. Economic considerations alone do not constitute practical difficulties, are there other reasons for the need for the variance?

Traffic patterns will not change.

The building as it sits does not meet current setback requirements for B-6 zoning so the variance will better reflect the current property use.

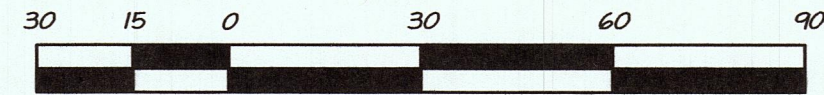
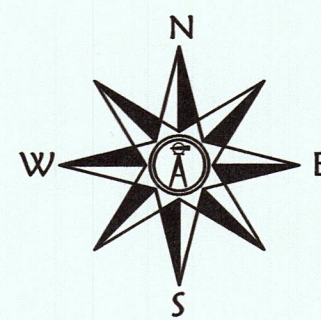
c. Proposed Plans: A site plan is required, a landscape plan, grading and drainage plan and other plans may be required by the city/planning commission. Such plans shall be on 8½"x 11" or 11"x 17" paper or in PDF digital format. In cases of multiple variances, the applicant may be required to submit 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:  Date: 2-24-22
Applicant:  Date: 2-24-22

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3869.72	2°32'24"	171.55	S 85°29'45" E	171.53
C2	3869.72	1°20'43"	90.86	S 84°53'54" E	90.85
C3	3869.72	1°11'41"	80.69	S 86°10'06" E	80.69
C3-DEED				S 85°58'32" E	81.94
C4	3869.72	1°40'09"	112.74	S 85°03'38" E	112.73



SCALE: 1 INCH = 30 FEET
BEARINGS ARE BASED ON AN ASSUMED DATUM.

- DENOTES IRON MONUMENT FOUND.
- DENOTES IRON MONUMENT SET MARKED "PLS 13620".
- ⊙ DENOTES BRASS PLUG SET MARKED "PLS 13620".

PROPOSED LEGAL DESCRIPTION
PARCEL A

All that part of the Southwest Quarter of Southeast Quarter of Section 33, Township 133, Range 43, Otter Tail County, Minnesota, and Sublots 1, 3 and 4 of the Southeast Quarter of said Section 33, according to the recorded plat thereof, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 50 minutes 28 seconds East on the southerly line of said Section 33, a distance of 1228.00 feet; thence North 00 degrees 00 minutes 44 seconds East and parallel to the westerly line of said Southeast Quarter, a distance of 103.12 feet to the point of beginning of the land to be described; thence North 00 degrees 00 minutes 44 seconds East and parallel to the westerly line of said Southeast Quarter, a distance of 240.75 feet to the southerly right-of-way line of Lincoln Avenue (former Trunk Highway No. 210 existing and constructed and as described in certain Judgements filed of public record in the Office of the County Recorder in Book 5 of Judgements, page 449); thence southeasterly along said right-of-way line, on a non-tangential curve, concave to the northeast, having a radius of 3869.72 feet, a delta angle of 2 degrees 32 minutes 24 seconds and a chord bearing of South 85 degrees 29 minutes 45 seconds East, for an arc distance of 171.55 feet to an angle point on said right-of-way line; thence South 37 degrees 30 minutes 07 seconds East along said right-of-way line, a distance of 65.61 feet to an angle point on said right-of-way line; thence South 00 degrees 00 minutes 14 seconds West along the west line of St. Andrews Street, a distance of 174.45 feet to the intersection with a line which bears North 89 degrees 47 minutes 19 seconds East from the point of beginning; thence South 89 degrees 47 minutes 19 seconds West a distance of 210.99 feet to point of beginning.

Containing 1.10 acres more or less. Reserving an ingress and egress over and across the southerly and westerly 33 feet of the above described land. And reserving an ingress and egress easement over the northerly 33 feet of the above described land lying westerly of the following described line:

Commencing at the southwest corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 50 minutes 28 seconds East on the southerly line of said Section 33, a distance of 1228.00 feet; thence North 00 degrees 00 minutes 44 seconds East and parallel to the westerly line of said Southeast Quarter, a distance of 343.87 feet to the southerly right-of-way line of Lincoln Avenue (former Trunk Highway No. 210 existing and constructed and as described in certain Judgements filed of public record in the Office of the County Recorder in Book 5 of Judgements, page 449); thence southeasterly along said right-of-way line, on a non-tangential curve, concave to the northeast, having a radius of 3869.72 feet, a delta angle of 1 degree 40 minutes 09 seconds and a chord bearing of South 85 degrees 03 minutes 38 seconds East, for an arc distance of 112.74 feet to the point of beginning of the line to be described; thence South 04 degrees 06 minutes 18 seconds West a distance of 33.00 feet and there terminating.

And reserving an ingress and egress easement over the westerly 10 feet of the above described land lying northerly of the following described line:

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SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 23rd day of February, 2022.

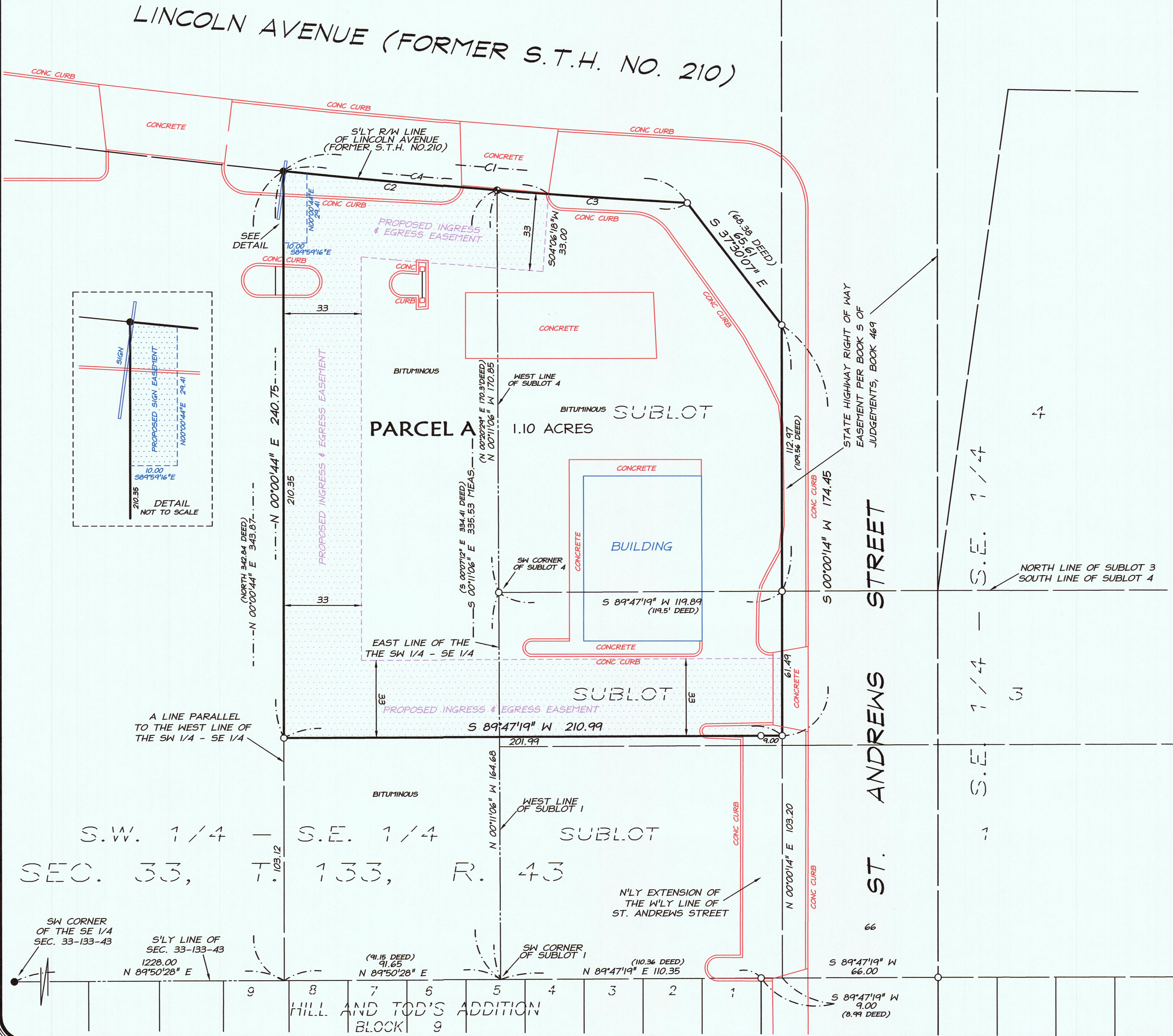
David A. Anderson
David A. Anderson
Professional Land Surveyor
Minnesota License No. 13620

ANDERSON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & LAND DEVELOPMENT CONSULTANTS
313 SOUTH MILL STREET, FERGUS FALLS, MN 56537 (218) 739-9268
(800) 300-9276

CERTIFICATE OF SURVEY FOR:

RYAN HANSON

CONTRACT NO. 323-21	FOLDER 323-21	DRAWN BY LIB	FIELD BOOK ALS-251/4
DWG FILE 323-21	CRD FILE 323-21	CHECKED BY DAA	FIELD CREW JAK/MJ
SEC-TWP-RG 33-133-43	REVISION:		DRAWING NUMBER 9260



S.W. 1/4 - S.E. 1/4
SEC. 33, T. 133, R. 43

HILL AND TOD'S ADDITION
BLOCK 9

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