



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: _____

Last name: Hesteness First name: Craig + Bethany

Address: 507 W Maple Ave City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-329-2233 Email address: CHESTENESS11@hotmail.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)

4. Zoning Designation: Residential

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.

We would like to do an addition of 14'x42' that is to close to the neighboring properties.

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel Identification Number(s) 71003990998000, 71003990535001,
7100399083600

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 it is.

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 purpose of this request is to add a modest 2 bedroom addition

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

Yes, the current house is built near the property line and has irregular lot lines

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


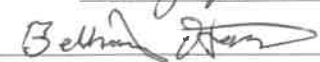
Not at all. It will be in harmony with the character of the city.

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

With the house being built so close to the neighboring properties and irregular lot lines our contractor said this was the most practical and best way to ensure the character of the property.

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: 5/4/2022
Applicant:  Date: 5/4/2022

OTTER TAIL COUNTY ASSESSOR

Assessor Hub provided by Vanguard Appraisals, Inc. 

Parcel Number: 71-003-99-0998-000
Deed Holder: CRAIG P & BETHANY E HESTENESS
Property Address: 507 MAPLE AVE
 FERGUS FALLS, MN 56537-0000 [MAP THIS ADDRESS](#)
Mailing Address: 507 MAPLE AVE W
 FERGUS FALLS, MN 56537-1939 USA
PDF Name: FERGUS FALLS CITY
Subdivision: 00952-MCLANE'S 2ND ADDN
Sec-Twp-Rng: 34-133-043
Legal Description: LOTS 1, 2 & 3 BLK 1 & N 10' OF LOT 25 BLK 1



Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$16,000	\$59,300	\$0	\$75,300
2021	\$14,700	\$0	\$53,100	\$67,800
2020	\$14,651	\$0	\$47,455	\$62,106

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	97.00	97.00	155.00	155.00
Main Lot	40.00	40.00	155.00	155.00

Residential Building Information

Occupancy	Style	Year Built
Single-Family / Owner Occupied	1 Story Frame	1915

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
05/20/2013	\$62,000	02 - RELATIVE SALE-RELATED BUSINESS	
11/01/2010	\$75,000	02 - RELATIVE SALE-RELATED BUSINESS	
07/17/2006	\$61,500	00 - NORMAL ARMS LENGTH TRANSACTION	



Parcel Number:
71-003-99-0836-000

Deed Holder:
CRAIG P & BETHANY E HESTENESS

Property Address:
0

Mailing Address:
507 MAPLE AVE W

FERGUS FALLS, MN 56537-1939 USA

PDF Name:
FERGUS FALLS CITY

Subdivision:
00560-FOREST LAWN ADDN

Sec-Twp-Rng:
34-133-043

Legal Description:
LOTS 1 & 2 BLK 8

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Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$9,800	\$0	\$0	\$9,800
2021	\$9,000	\$0	\$0	\$9,000
2020	\$8,970	\$0	\$0	\$8,970

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	97.00	97.00	155.00	155.00

GIS Map Information



Parcel Number:
 71-003-99-0535-001
Deed Holder:
 CRAIG P & BETHANY E HESTENESS
Property Address:
 0
Mailing Address:
 507 MAPLE AVE W

 FERGUS FALLS, MN 56537-1939 USA
PDF Name:
 FERGUS FALLS CITY
Subdivision:
 00387-CUTLER'S 1ST ADDN
Sec-Twp-Rng:
 34-133-043
Legal Description:
 ALL LOT A S OF RR BLK 3

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to display**

Prior Year Value Information

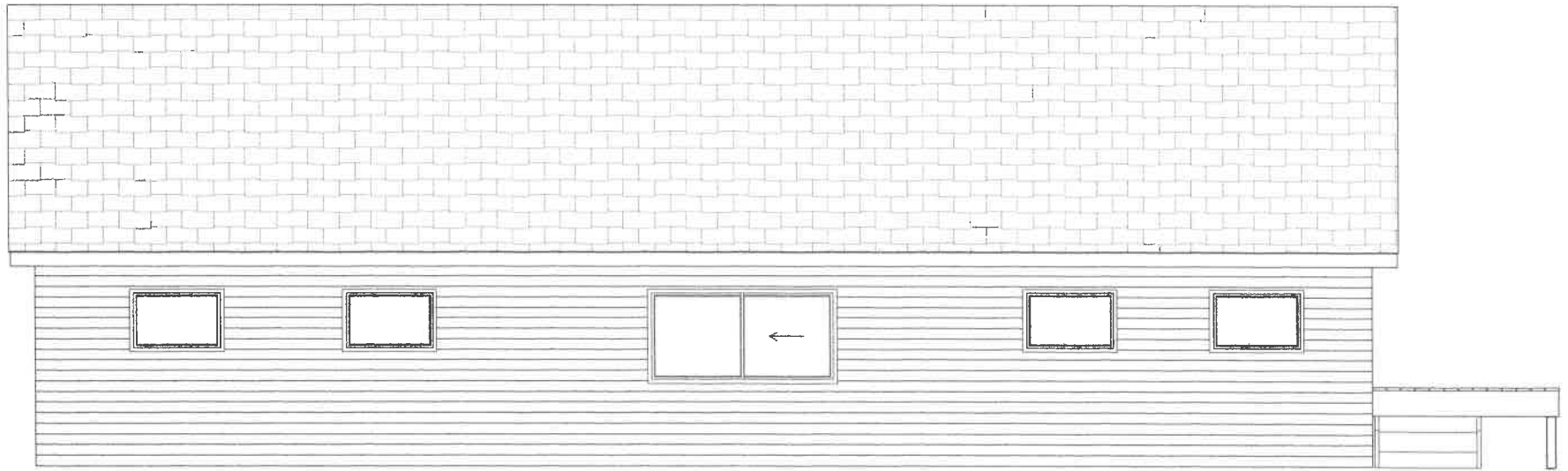
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$600	\$0	\$0	\$600
2021	\$500	\$0	\$0	\$500
2020	\$518	\$0	\$0	\$518

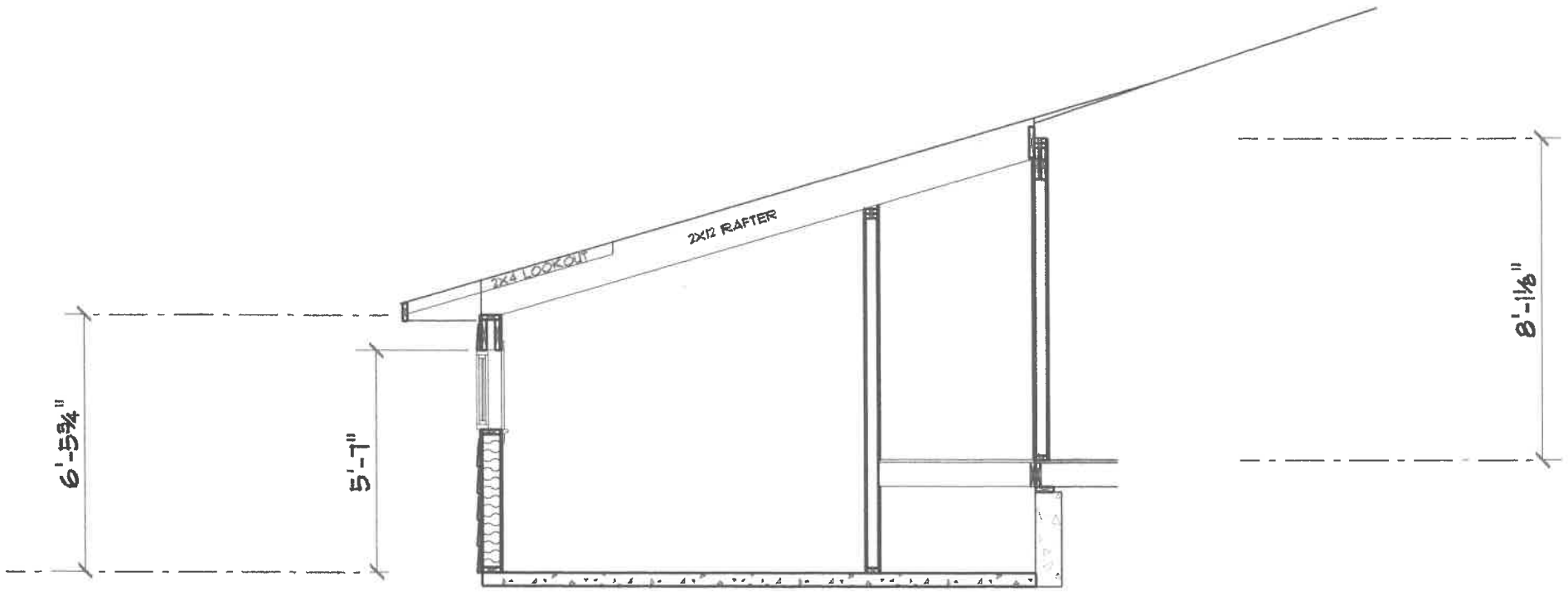
Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	23.00	23.00	90.00	90.00

GIS Map Information









1 inch = 50 feet

507 W Maple



This map has been compiled from information on file at the City of Fergus Falls Engineering Department. The City of Fergus Falls makes no representation and assumes no liability for errors, omissions, or inaccuracies contained on this map. This map should not be used for boundary survey information.