



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: FERGUS FALLS AREA HABITAT FOR HUMANITY INC.

Last name: CARIGNAN First name: STANLEY

Address: 225 W. CAVOUR ST. H City/State/Zip: FERGUS FALLS, MN 56537

Phone number: 218-736-2905 Email address: FERGUSHABITAT@GMAIL.COM

2. Applicant Information: (if different from above)

SAME

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

XXX EAST ST. CHARLES AVE,

4. Zoning Designation: R-1

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.

SPLIT THE PARCEL INTO THE ORIGINAL LOT 1 & LOT 2.
THIS WILL RESULT IN 2 LOTS WITH A 50' FRONTAGE
ON E. ST. CHARLES.

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel Identification Number(s) 71 001 990 569 000

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

LOTS 1 AND 2, BLOCK 9, HALLBERG'S SECOND ADDITION TO
FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA.

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. SEE ATTACHED.

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. SEE ATTACHED.

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

YES. SEE ATTACHED.

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

TRUE. SEE ATTACHED.

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

YES. SEE ATTACHED.

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: FEB 5, 2024

Applicant: _____ Date: _____

EXECUTIVE DIRECTOR



VALMORCE SITE PLAN

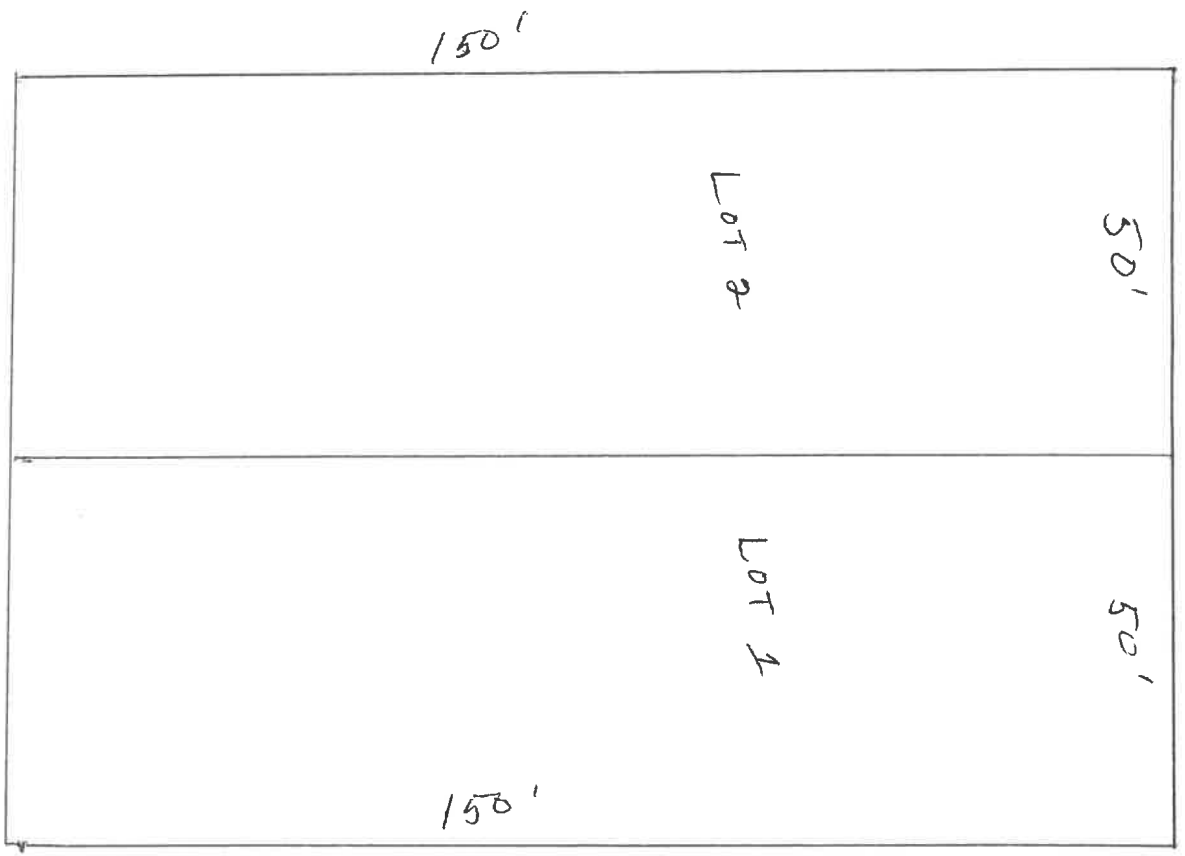
FIELDS FALLS AREA (HARITAT FOR HUMANITY)

FEB. 5, 2024

EAST ST. CHARLES AVE.

WEST

NEIGHBOR:
TIMOTHY PACHICO
518 E. ST. CHARLES



TRAIL

ARLINGTON ST.

NEIGHBOR TO THE SOUTH - LOTS 8, 9, 10 - TIMOTHY PACHICO

East St. Charles Avenue Variance Narrative

Submitted by Fergus Falls Area Habitat for Humanity

Date: February 5, 2024

1. Is the variance in harmony with the general purposes and intent of the ordinance?

Yes.

(A) Protecting the public health, safety, morals, convenience and general welfare.

There is no threat to public health, safety, morals, convenience or the general welfare.

(B) Lessening congestion in the public rights-of-way.

The addition of one single family dwelling will not appreciably increase the congestion on E. St. Charles or Arlington Street.

(C) Securing safety from fire, panic and other dangers.

The addition of one single family dwelling will not lessen safety from fire, panic and other dangers.

(D) Providing adequate light and air.

The addition of one single family dwelling will not decrease adequate light and air.

(E) Preventing the overcrowding of land.

The addition of one single family dwelling will not create overcrowding in this neighborhood.

(F) Avoiding undue concentration of population.

The addition of one single family dwelling will not appreciably create a concentration of population in the neighborhood.

(G) Facilitating the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

The addition of one single family dwelling will make good use of the existing public infrastructure.

(H) Conserving the value of properties and encouraging the most appropriate use of land.

The addition of two new single-family dwellings will actually increase the property value in the neighborhood as the projected value of each home will be more than 20 of the approximately 22 homes on this two-block stretch of E. St. Charles based on a comparable single family home we built at 907 Aurdal Avenue in 2018 which now has a taxable value of \$183,500.00

2. NA

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

Yes. We intend to build a single-family home which follows the zoning designation for the neighborhood.

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

Yes. The size of the two lots combined is not consistent with the two-block stretch of E. St. Charles that comprises the neighborhood. No lot has 100' of frontage. All the back-lots are for practical purposes unbuildable for single family homes since the roads and the water & sewer lines are not extended to those lots.

Our organization considered splitting the lot north/south, which would have not required a variance, but the leaves an orphan lot to the south since the road, road services like plowing, and the water main does not extend down Arlington Avenue. The cost of improvements does not make it economically possible to build an affordable home on such an infill lot.

The original plot of the land was designed for 50' lots. For many years, cities around the country have experienced both a growth of lot sizes and house sizes. A 50' lot is adequate for constructing a modest home such as the house we built at 907 Aurdal Avenue. The side setbacks will remain 10' ensuring that each homeowner will have 20' between their dwellings. Even with the "small" size of our houses, they are 3-bedroom designs with 2 bathrooms and an attached, heated garage. The lot's depths of 150' allow for a nice backyard of about 50' for families to enjoy.

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

No. Our homes, while small by today's standard, are all comparable in size to others in the neighborhood. The smaller lot size of 50' is not an outlier. On the two-block stretch of E. St. Charles there are 3 houses with 50' frontages and several with 55' or 59'.

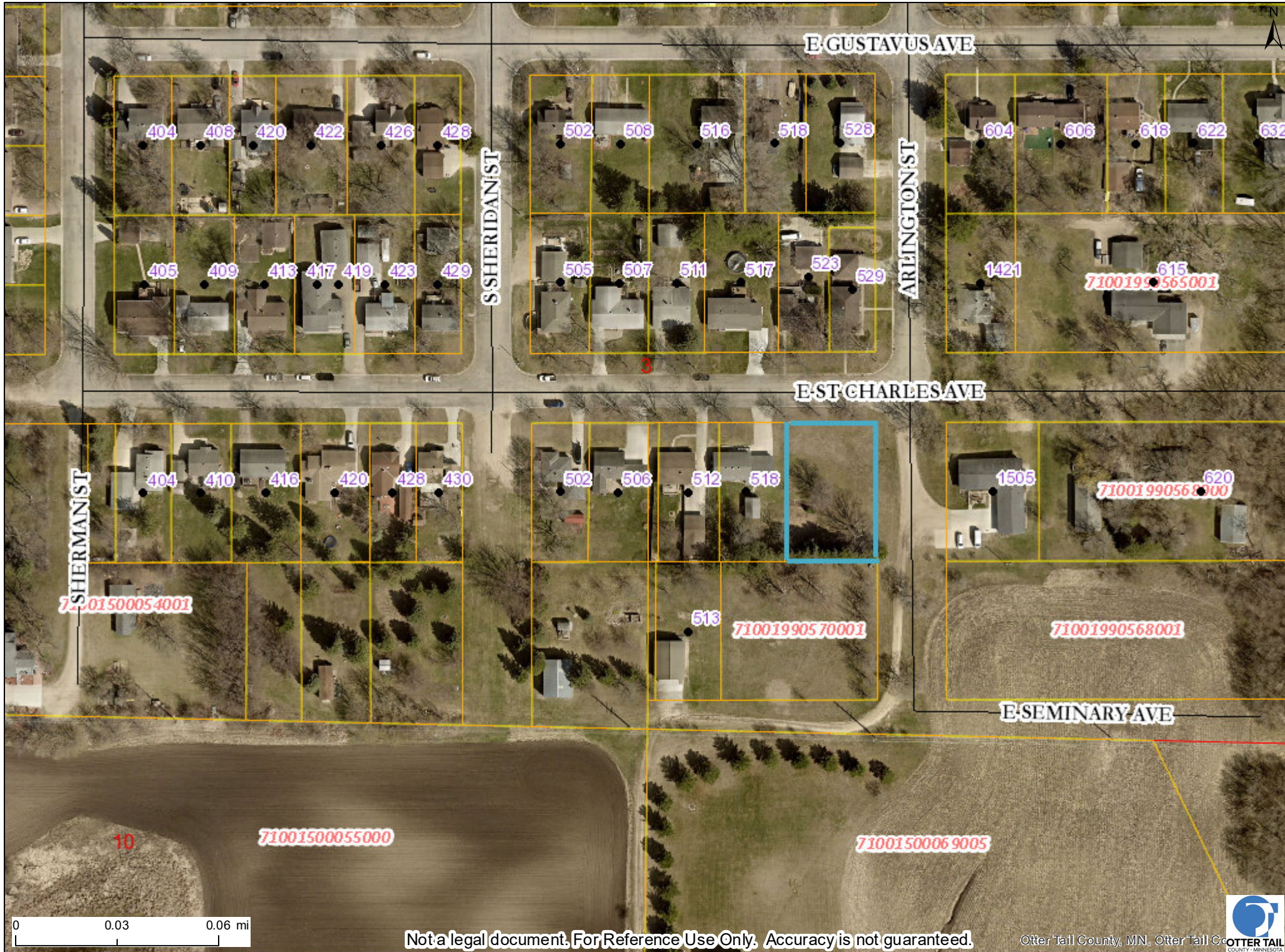
6. Economic considerations alone do not constitute practice difficulties, are there other reasons for the need for the variance?

Yes. Granting this variance will allow us to build an additional single-family home. Fergus Falls has an old and aging single family housing stock. Building new homes in older neighborhoods such as on E. St. Charles helps to stabilize the neighborhood. It will put an additional owner-occupied home in a relatively older, modest area increasing the city's tax base without additional infrastructure cost.

While not the primary reason, economic considerations are a part of every home builder's calculation. Building new homes is not possible without being economically viable – this is true even for a non-profit such as Habitat for Humanity. Finding and purchasing existing lots is challenging in Fergus Falls as there have been few single-family developments in the past 20 years. We were able to purchase this parcel at

a discount due to the generosity of the previous owner. If we can split this parcel, it would save us the \$10,000 - \$20,000 required to buy another lot to build the 2nd house we wish to build this coming year. In addition, our experience of building six homes on Lenore Way has demonstrated the effectiveness and efficiency of building on lots that are adjacent to each other. With only one tool trailer, it makes it difficult to work in two separate geographic areas. It is also easier to have an extra lot to park the trailer off the street, as well as stack building materials and supplies.

Building single family homes is our goal and we hope that the City of Fergus Falls will assist us in that mission.



Not a legal document. For Reference Use Only. Accuracy is not guaranteed.





1:2,400

71001990569000 Zoning

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.