



112 West Washington Avenue

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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.

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### 1. Property Owner Information:

Company name: Key Property Investments LLC

Last name: Yaggie

First name: Andrew

Address: 1916 Deer Valley Rd

City/State/Zip: Fergus Falls, MN, 56537

Phone number: 701-212-5263

Email address: andrew@andrewyaggie.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)

1022 Cleveland Ave, Fergus Falls, MN 56537

### 4. Zoning Designation: R-2

**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 home desired to be build on that particular lot is wider than city set-back requirments would allow.

The desire home has dimensions of 34x56 which the current setbacks would not allow. The request is

the variance allow the setback on the Cleveland side of the lot to be 24ft instead of 30ft. This will allow

the home to be built to match the aesthetics of th neighborhood.

**7. Additional Required Information: a. Legal Description and PIN:** Provide the Parcel Identification Number(s) 71002991088000

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**The complete legal description(s) of the property involved or write “see attached”**

SECT-35 TWP-133 RANGE-043 ROSEMOUNT ADDN LOTS 27 & 28 BLK 9

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**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 In speaking with the community development manager the set backs were designed to improve visibility at street intersections with this lot being located on a hill visibility would not be affected by a setback variance

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?

To be used to build a 3 bedroom single familyhome that 6ft wider than the current zoning allows.

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

The plight is due to circumstances unique to the property the with the width of the lotand the set-back requirements will prevent a home from being built that matches the essential character of the neighborhood

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

If the variance is granted it would not alter the essential character of the locality.

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

Our goal is to build a thoughtfully laid out, desirable single family home at an affordable price point. If the variance is denied, we will not proceed with the project and this lot likely will never be redeveloped.

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CLEVELAND AVE

35

38' 25' 25' 25' 15'

71002991088000

1022

150.00'

27' 28' 29' 30' 31' 32'

71002991089000

308

60.00'

71002991087001

1002

71002991086000

50.00'

15'

65'

75.00'

11001

CITY ADMINISTRATOR'S OFFICE  
Fergus Falls, Minnesota 56537

Receipt # 233941

Receipt Date May 29, 2024

Received From KEY PROPERTY INVESTMENTS

Amount \$350.00

Fund	Account	Description	Amount
101	34103 000	LAND VARIENCE 1022 CLEVELAND	350.00

City of Fergus Falls  
Received By RANDEE