

Rec. 6-26
2020-5



112 West Washington Avenue
Fergus Falls, MN 56537
Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us
www.ci.fergus-falls.mn.us

Variance Application

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: DRAXTEN First name: BRIAN
Address: 1914 PINE CIRCLE City/State/Zip: FERGUS FALLS, MN 56537
Phone number: 218-731-5321 Email address: bhdraxten@otpc.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)

4. Zoning Designation: R-1

5. Comprehensive Plan Designation: NA

6. Statement of Intent: State exactly what is intended to be done on or with the property which does not conform to City Code requirements.

7. Additional Required Information: a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Written Narrative: This narrative should fully explain the “practical difficulty” that justifies the departure from the strict application of the Code. Neither mere inconvenience nor reduction in value is sufficient on its own to justify a variance, and the inability to put property to its highest and best use is not considered a practical difficulty. The problem that justifies the variance must be caused by conditions beyond the control of the applicant. The applicant cannot create the condition that requires the variance.

c. Proposed Plans: Including but not limited to a scaled site plan, a landscape plan, grading and drainage plan, and exterior building elevation drawings showing building materials may also be required if deemed necessary by the Building and Zoning Department. 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:

6-25-20

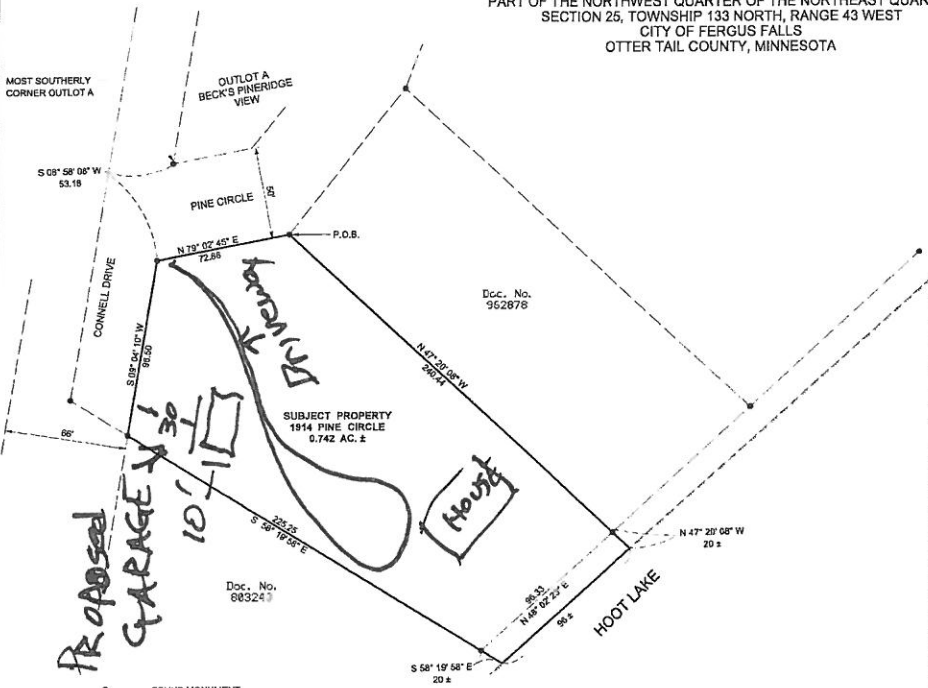
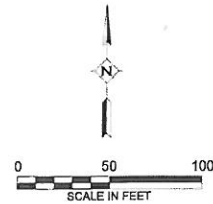
~~Applicant:~~



Date:

6-25-20

CERTIFICATE OF SURVEY
 PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
 SECTION 25, TOWNSHIP 133 NORTH, RANGE 43 WEST
 CITY OF FERGUS FALLS
 OTTER TAIL COUNTY, MINNESOTA



NOTE:

The description of record for the subject property is ambiguous in that the point of beginning is described as the shoreline of Hoot Lake.

SUGGESTED REVISED DESCRIPTION:

That part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County, Minnesota, described as follows:

Commencing at a found iron monument at the most southerly corner of Outlot A of the plat of BECK'S PINERIDGE VIEW, on file and of record in the office of the Otter Tail County recorder; thence South 08 degrees 58 minutes 08 seconds West, on a bearing based on the Minnesota County Coordinate System - Otter Tail County - NAD 83(2011) adjustment, a distance of 53.18 feet to a found iron monument; thence North 79 degrees 02 minutes 45 seconds East along the easterly line of a dedicated public road, designated as PINE CIRCLE on said plat of BECK'S PINERIDGE VIEW, for a distance of 72.66 feet to a found iron monument and the point of beginning; thence South 79 degrees 02 minutes 45 seconds West along the easterly line of said dedicated public road for a distance of 72.66 feet to a found iron monument; thence South 09 degrees 04 minutes 10 seconds West along the easterly line of a dedicated public road, designated as CONNELL DRIVE on said plat of BECK'S PINERIDGE VIEW, for a distance of 96.50 feet to a found iron monument, thence South 58 degrees 19 minutes 58 seconds East, for a distance of 225.25 feet to a found iron monument; thence continuing South 58 degrees 19 minutes 58 seconds East, for a distance of 20 feet, more or less to the westerly shoreline of Hoot Lake; thence northeasterly along the shoreline of said lake a distance of 96 feet, more or less, to the intersection with a line bearing South 47 degrees 20 minutes 08 seconds East from the point of beginning; thence, North 47 degrees 20 minutes 08 seconds West for a distance of 20 feet, more or less to a found iron monument; thence continuing North 47 degrees 20 minutes 08 seconds West for a distance of 240.44 feet to the point of beginning.

The herein described tract contains 0.742 acres, more or less, subject to flowage rights granted to Otter Tail Power Company, filed for record October 29, 1913 in Book 112 of Deeds on Page 105 and other easements, reservations and restrictions of sight or record, if any.

- FOUND MONUMENT
 - SET MONUMENT 3/4" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED LS 4486
 - PARCEL BOUNDARY
 - - - EXISTING PARCEL LINE
 - P.O.B. POINT OF BEGINNING
- BASIS OF BEARING: MN COUNTY COORDINATE SYSTEM
 OTTER TAIL COUNTY NAD 83 (2011)

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael L. Fitchall
 Michael L. Fitchall
 Date 5/18/20 License No. 44866

Surveyed & Platted by:



Project No. E2012015
 Date: May 2020
 Drawn By: JW
 Checked By: MF

SURVEY FOR:
GERALDINE LEONARD

6/26

2020-5

Variance Application

Property owner information: Brian & Lori Draxten 218-731-5321
 1914 Pine Circle bhdaxten@otpc.com
 Fergus Falls, MN 56537

Applicant Information: Same

Address of Property Involved: 1914 Pine Circle (.74 acres)

Zoning Designation: R-1

Statement of Intent: Construct a 20' X 24' garage in the front yard of property. The garage will be of the same construction style and color of the existing house: 4/12 pitch roof, same color and type of siding, doors, shingles, soffit, and fascia.

Additional Required Information:

- Parcel Identification Number: 71002500004003
- Legal Description: TR IN NW1/4 NE1/4 100' ON LK & NWLY 261' TO RD, SWLY 73.03' SLY 95', SELY247.5' TO BG Section-25 Township-133 Range-043
- Suggested revised description after new survey:

That part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County, Minnesota, described as follows:

Commencing at a found iron monument at the most southerly corner of Outlot A of the plat of BECK'S PINERIDGE VIEW, on file and of record in the office of the Otter Tail County recorder; thence South 08 degrees 58 minutes 08 seconds West, on a bearing based on the Minnesota County Coordinate System – Otter Tail County – NAD 83(2011) adjustment, a distance of 53.18 feet to a found iron monument; thence North 79 degrees 02 minutes 45 seconds East along the easterly line of a dedicated public road, designated as PINE CIRCLE on said plat of BECK'S PINERIDGE VIEW, for a distance of 72.66 feet to a found iron monument and the point of beginning; thence South 79 degrees 02 minutes 45 seconds West along the easterly line of said dedicated public road for a distance of 72.66 feet to a found iron monument; thence South 09 degrees 04 minutes 10 seconds West along the easterly line of a dedicated public road, designated as CONNELL DRIVE on said plat of BECK'S PINERIDGE VIEW, for a distance of 96.50 feet to a found iron monument; thence South 58 degrees 19 minutes 58 seconds East, for a distance of 225.25 feet to a found iron monument; thence continuing South 58 degrees 19 minutes 58 seconds East, for a distance of 20 feet, more or less to the westerly shoreline of Hoot Lake; thence northeasterly along the shoreline of said lake a distance of 96 feet, more or less, to the intersection with a line bearing South 47 degrees 20 minutes 08 seconds East from the point of beginning; thence, North 47 degrees 20 minutes 08 seconds West for a distance of 20 feet, more or less to a found iron monument; thence

continuing North 47 degrees 20 minutes 08 seconds West for a distance of 240.44 feet to the point of beginning.

The herein described tract contains 0.742 acres, more or less, subject to flowage rights granted to Otter Tail Power Company, filed for record October 29, 1913 in Book 112 of Deeds on Page 105 and other easements, reservations and restrictions of sight or record, if any.

Written Narrative:

The back yard of the house is down a long, steep hill to Hoot Lake. The lake is close to the house and the back yard is heavily treed. The front yard is large and the garage will be replacing a 10 X 10 shed that is in poor condition and a very large wood pile.

Proposed Plan:

Proposed site for new garage is flat and will require very little excavation. Landscaping will be grass with a small amount of mulch and small shrubs.

See next page for garage drawing.



The image shows a blue rectangular area containing two lines of handwritten text in black ink. The first line consists of a signature that appears to be "John Smith" followed by the date "6-23-20". The second line consists of a signature that appears to be "Lori K. O'Neil" followed by the date "6-23-20".