

7-14-20



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: Housing + Redevelopment Authority of Fergus Falls

Last name: OLSON First name: MIKEL

Address: 1151 FRIBERG AVE City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-739-3249 Email address: MIKEL@FERGUSFALLS HRA.COM

2. Applicant Information: (if different from above)

Company name: Housing + Redevelopment Authority of Fergus Falls

Last name: OLSON First name: MIKEL

Address: 1151 FRIBERG AVE City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-739-3249 Email address: MIKEL@FERGUSFALLS HRA.COM

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

1161 FRIBERG AVE Fergus Falls, MN 56537

4. Zoning Designation: R4

5. Comprehensive Plan Designation: _____

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: FELGOS FALLS HZA Date: 8/3/2020
Applicant: [Signature] Date: 8/3/2020
EXECUTIVE DIRECTOR

Rec. 7-14-20

1. Property Owner Information:

Housing and Redevelopment Authority of Fergus Falls
1151 Friberg Avenue
Fergus Falls, MN 56537
Mikel B. Olson, Executive Director
218-739-3249
mikel@fergusfallshra.com

2. Applicant Information:

Same as above.

3. Address of Property Involved:

1161 Friberg Avenue

4. Zoning Designation:

R4

5. Comprehensive Plan Designation:

6. Statement of Intent:

The Housing and Redevelopment Authority of Fergus Falls is in the application process for financing a 24 unit three-story apartment building designated for Permanent Supportive Housing. Phase one of this development has 24 one-bedroom units planned while a future phase two plans up to 12 two and three-bedroom units.

7. Additional Required Information:

a. Legal Description and PIN:

All that part of Tract B, REGISTERED LAND SURVEY NO. 7, Otter Tail County Minnesota, lying southerly of the following described line: Commencing at the northwest corner of said tract B; thence on an assumed bearing of South 01 degrees 09 minutes 49 seconds West along the westerly line of said Tract B, a distance of 150.00 feet; thence South 11 degrees 05 minutes 47 seconds West along said westerly line of Tract B, a distance of 152.28 feet to the point of the beginning of the line to be described; thence South 88 degrees 50 minutes 11 seconds East a distance of 490.28 feet to the easterly line of Tract B and there terminating, containing 160,511 square feet, more or less.

Property ID# R71002991637000

b. Written Narrative:

Working with our architect on the attached site plan, we have located the proposed development inside the existing City water, sewer, and storm sewer lines that cross the property. In the event of a future break in an existing line, only a small portion of driveway would require reconstruction as part of a repair. Financing and developing affordable housing has its challenges, and we ask that you look favorably on the cost savings provided by the requested location of this development. As you can see on the attached plan, we have included 33 parking spaces for this 24-unit development. This is 3 spaces short of the required 1.5 spaces per unit. We feel this meets the needs of the

development, and fits inside the space created by the existing utilities. It is unlikely that all tenants of this development will own a vehicle.

c. Proposed Plans:

The following plans are included for your review:

- i. Site plan
- ii. Site plan with GIS overlay
- iii. Floor plans
- iv. Front Elevation
- v. Side elevations

8. Signatures: By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

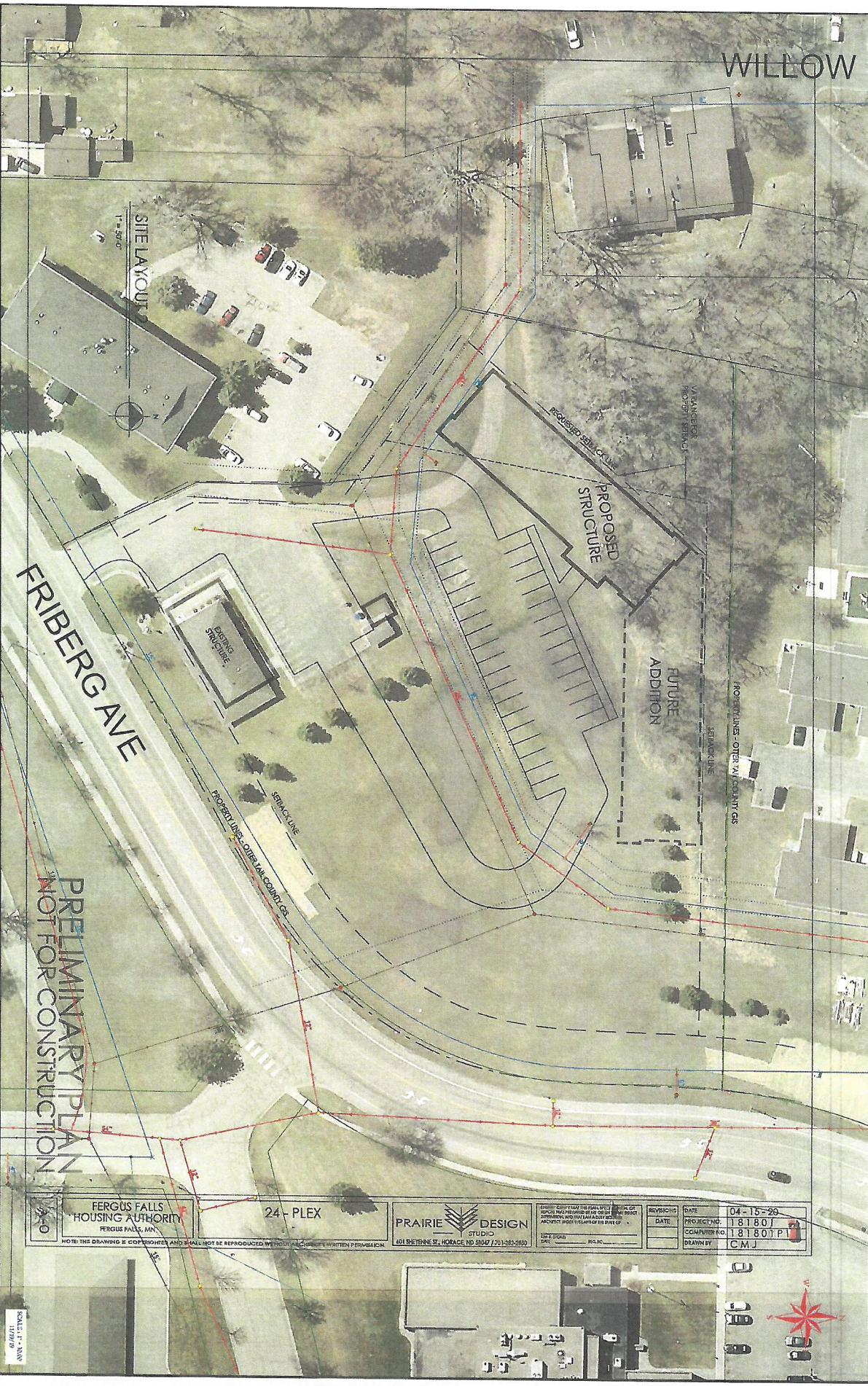
Property Owner: Housing and Redevelopment Authority of Fergus Falls

Date: May 12, 2020

Applicant: 

Date: 5/12/2020

WILLOW



SITE LAYOUT
1" = 50'-0"

FRIBERG AVE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

FERGUS FALLS HOUSING AUTHORITY FERGUS FALLS, MN <small>NOTE: THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT AN EXPRESS WRITTEN PERMISSION.</small>	24- PLEX PRAIRIE DESIGN STUDIO 401 SHELBY ST. HORACE, ND 58047 / 701-282-2850	REVISIONS DATE:	DATE: 04-15-20
		PROJECT NO. 181801 COMPUTER NO. 181801P DRAWN BY: CMJ	SCALE: 1" = 50'-0" DATE: 10/19/19





PRELIMINARY PLAN
NOT FOR CONSTRUCTION

A-2	FERGUS FALLS HOUSING AUTHORITY FERGUS FALLS, MN	24 - PLEX FERGUS FALLS, MN	PRAIRIE DESIGN STUDIO 601 SHEYENNE ST., HORACE, ND 58047 / 701-262-2650	<small> I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PRAIRIE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRAIRIE DESIGN STUDIO. </small>		REVISIONS DATE	DATE 04 - 22 - 20
				DATE PROJECT NO. 181801 COMPUTER NO. 181801P1 DR-WN BY CMJ	DATE PROJECT NO. 181801 COMPUTER NO. 181801P1 DR-WN BY CMJ		

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