

HOUSE MOVING BOARD MINUTES

Regular Meeting:

Thursday:

April 29, 2015:

The Regular Meeting of the House Moving Board of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 9:00 a.m., Wednesday, April 29, 2015.

The House Moving Board Members present or absent were as follows:

Present: Ron Dick, Al Hochhalter, Paul Gleye

Absent: None

Ron Dick called the meeting to order.

Item 1: Minutes: Regular Meeting of June 19, 2014

Mr. Hochhalter moved the minutes of the June 19, 2014 House Moving Board meeting be approved. Second by Mr. Gleye. All Members present voted aye and the motion was declared carried.

Item 2: New Business

Hearing on a request to move a house located at 724 North River Road N in Fargo to Lot 2, Block 2, Oak Grove Addition (Located at 5 North Terrace N) (Tony Flach): APPROVED WITH CONDITIONS

Planner Aaron Nelson presented the request to move a house from 724 North River Road N in Fargo to 5 North Terrace N in Fargo. He said the lot is currently zoned SR-3, Single-Dwelling Residential, and the proposed structure meets the guidelines within the SR-3 setbacks, lot coverage, and height standards. He also added this lot does not appear to be located within the FEMA 100-Year Floodplain. He stated there is little concern about the impact on neighboring property owners due to architectural incompatibility; the proposed structure and layout appear to comply with the requirements of the SR-3 zoning district; and staff does not find this proposed house move would cause substantial depreciation in property values for the Oak Grove Subdivision and surrounding neighborhood. He added the major factor that would affect the character and value of the neighborhood is the historic aspect, as the Oak Grove residential neighborhood is listed as a historic district on the National Register of Historic Places. He added staff contends it would be a better fit to move an older home which was constructed within the same neighborhood onto this property rather than to build a new, modern home on the lot; and therefore, staff supports the applicant's request.

Mr. Gleye inquired about the square footage of the existing structure's footprint in comparison to the proposed house, noting it would be beneficial to include this information in future staff reports to see if there is a significant difference between the two.

Applicant Tony Flach spoke on behalf of the proposed project, including demolition of the existing house, improvements for the proposed house to be moved, and the timeline for landscaping.

Mr. Gleye moved the findings of staff be accepted and approval be recommended to allow the applicant's licensed house mover to apply for a house moving permit, with the following conditions: 1) the applicant must comply with the requirements of the Inspections Department, and the landscaping requirements of the Planning Department and 2) the landscaping must be complete by the end of September 2015. Second by Mr. Hochhalter. All Members present voted aye and the motion was declared carried.

Hearing on a request to move a house located at 17568 Pfiffer Drive in Pleasant Township to Auditor's Lot 1, of the Northeast Quarter of Section 24, Township 138 North, Range 48 West (Located at 1776 88th Avenue South) (Brad and Linda Bernhardt): WITHDRAWN

Aaron Nelson stated the application requesting a house move from 17568 Pfiffer Drive in Pleasant Township to 1776 88th Avenue South in Fargo has been withdrawn by the applicant.

Item 3: Old Business

No old business was presented.

Item 4: Adjournment

The time at adjournment was 9:21 a.m.