

HOUSE MOVING BOARD MINUTES

Regular Meeting:

Thursday:

June 3, 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, June 3, 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 April 29, 2015

Mr. Hochhalter moved the minutes of the April 29, 2015 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 1322 Elm Street North in Fargo to Lots 13-19, Block 7, Hector's Addition (Located at 57 11th Avenue North) (Lloyd Sampson): DENIED

Planner Aaron Nelson presented the proposed house moving request stating the lot is currently zoned MR-1, Multi-Dwelling Residential, and the proposed structure meets the guidelines within the MR-1 setbacks, lot coverage, and height standards. Mr. Nelson added there is little concern about the impact on neighboring property owners due to architectural incompatibility, and the proposed structure and layout appear to comply with the requirements of the MR-1 zoning district. He noted staff received a letter, and a signed petition from area property owners opposing the request, and copies have been submitted to the Board. Mr. Nelson stated staff does not find this proposed house move would cause substantial depreciation in property values for the proposed neighborhood; therefore, staff supports the applicant's request.

Board discussion began regarding if the home would remain as a single-family residence or become a rental property. In addition, Members inquired if the lot will remain as one or be split into two parcels; if there are any floodplain restrictions to be considered; and if the architectural structure and design of the house would be destroyed by detaching the garage as proposed.

Applicant Lloyd Sampson spoke on behalf of the proposed project. He stated his intent, at this time, is to keep the house as a single-family residence; add a basement; detach the existing garage and construct a master bath and bedroom; place the existing garage structure as a detached garage on the property; and keep the existing trees.

Jerry Schatzke, 1143 Oak Street North, referred to the petition and shared his concerns regarding the condition and lack of maintenance of an adjacent rental property owned by Mr. Sampson.

Ron Strand, Inspections Administrator, addressed questions pertaining to the floodplain restrictions, and if the City has any authority to enforce landlords to maintain their rental properties.

Dawn Dullum, 1102 Oak Street North, concurred with Mr. Schatzke adding her concerns of this maintenance issue carrying over to the property in question at 57 11th Avenue North.

Discussion took place by the Board relating to the loss of architectural character of the house due to the proposed placement of the garage away from the house, concerns over the condition of the subject property, and the impact the house would have on the existing neighborhood.

Mr. Gleye moved the request by Lloyd Sampson to move the house located at 1322 Elm Street North to 57 11th Avenue North be denied. Second by Mr. Hochhalter. All Members present voted aye and the motion was declared carried.

Item 3: Old Business

No old business was presented.

Item 4: Adjournment

The time at adjournment was 10:10 a.m.