



PLANNING AND DEVELOPMENT

200 3rd Street North

Fargo, North Dakota

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MEMORANDUM

TO: House Moving Board
FROM: Aaron Nelson, Planner
DATE: August 30, 2017
RE: House Moving Board Meeting

The next meeting of the House Moving Board will be held on Wednesday, September 6, at 8:30 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at 241-1474 or planning@FargoND.gov. Thank you.

HOUSE MOVING BOARD
Wednesday, September 6, 2017, 8:30 a.m.
City Commission Room
AGENDA

1. Approve Minutes of June 29, 2016 meeting
2. New Business
 - a. *Request by Fred and Stacy Schlanser to move a house located at 618 Hackberry Drive South to 6341 31st Street South in Fargo.*
3. Adjournment

HOUSE MOVING BOARD MINUTES

Regular Meeting:

Wednesday:

June 29, 2016:

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 9:30 a.m., Wednesday, June 29, 2016.

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 3, 2015

Mr. Gleye moved the minutes of the June 3, 2015 House Moving Board meeting be approved. Second by Mr. Hochhalter. 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 1421 42nd Avenue South in Fargo to Auditor's Lot 11 of the Southeast Quarter of Section 2, Township 138 North, Range 49 West (Located at 2701 64th Avenue South) (Don Kinzler): APPROVED

Planner Aaron Nelson presented the proposed house moving request stating the lot is in the process of being platted and rezoned from AG, Agricultural to SR-2, Single-Dwelling Residential. He noted the proposed structure's size, form and general layout appear to be compatible to other homes in the neighborhood, and staff has no evidence to suggest this proposed house move would cause substantial depreciation in property values for the proposed neighborhood. He added, due to the large lot sizes and vegetative buffer between lots, the possible impact of this house move will be minimal; therefore, staff supports the applicant's request for permission to move the subject structure.

Applicant Don Kinzler spoke on behalf of the proposed project. He noted the reasons for the proposed house move including preservation of the existing historic structure, which was built in 1895, due to flood protection that will be going through the existing property.

Discussion was held regarding Board Members' concerns about the preservation and restoration of the house including exterior work to be done. In addition, members discussed guidelines for the applicant to follow during the proposed house move including: 1) the applicant discuss with the contractor the work that needs to be done on the house, and provide a list of the house repairs to the Board Members that the applicant is proposing to do, both during this construction season and in the next

construction season and 2) in addition to the porches being replaced, the siding, soffit, windows, etc. (Victorian details) be readjusted, repaired, filled, and repainted to restore the house to its original state, with the possibility of having the porches done this construction season and the remaining house repairs done the next construction season.

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. 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 10:15 a.m.

CITY OF FARGO

House Moving Board Staff Report

Item No: 2.a

Meeting Date: September 6, 2017

Original Address: 618 Hackberry Drive South

Destination Address: 6341 31st Street South

Destination Legal Description: Lot 1, Block 2, Woodhurst Addition

Owner(s)/Applicant: Zoeshia LLP/Fred & Stacy Schlanser

Proposed House Move:

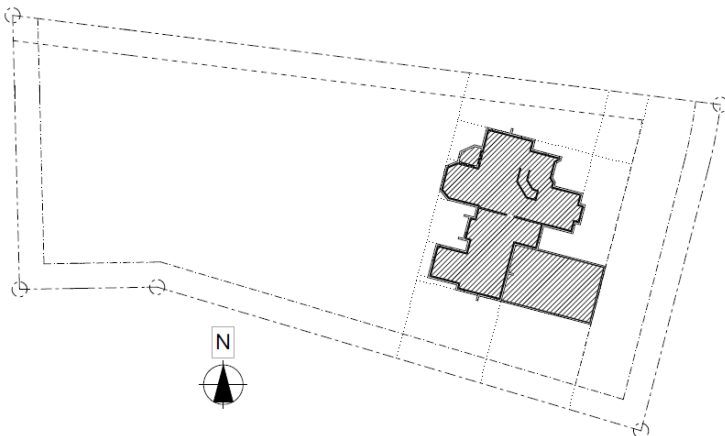
The applicants, Fred & Stacy Schlanser, are proposing to move an existing single-family house from its current location at 618 Hackberry Drive South to a new location at 6341 31st Street South. This two-story, single-family home was built in 1989 and has 2,300 square feet of living space on the main floor and a total floor area of about 4,000 square feet. The exterior of the house is constructed of a combination of stucco and stone.

Proposed Home:



The proposed location for the house to be moved, located at 6341 31st Street South (subject property), is approximately 3.3 miles southwest of the house's current location. The subject property is 0.71 acres in area and is located within the SR-2, Single-Dwelling Residential, zoning district. The subject property is part of the Woodhurst Addition, which was platted in 2014. Of the 14 lots within Woodhurst Addition only two have been developed and the remaining 10 are vacant, including the subject property.

Proposed Site:



There are three existing houses within the immediate neighborhood. The adjacent house to the south of the subject property was constructed in 1993 and is within the AG (Agricultural) zoning district. The two houses to the east and northeast of the subject property were built in 2016 and are within the SR-2 (Single-Dwelling Residential) zoning district. The surrounding houses range in size from bi-level to two stories and have varying layouts. Their floor areas range in size from 1,210 to 3,552 square feet. Additionally, these houses are constructed with a variety of building materials including residential lap siding and stone. The other surrounding properties in this area are platted but have not yet been developed.

Context Photos:



Neighboring property to the south



Property across the street to the northeast



Property across the street to the east

Staff Analysis & Criteria for Approval:

In accordance with §25-2012 of the Fargo Municipal Code, no house-moving permit shall be issued unless the House Moving Board finds that the following considerations have been satisfied:

The exterior architectural appeal and functional plan of the house, when moved, will not be so at variance with or so similar to...

1) the immediate proposed neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

The houses in the immediate neighborhood are a mix of styles, sizes, and ages. The architectural appeal and functional plan of the subject house is consistent with the existing houses in the neighborhood. Additionally, the large lot sizes of the properties in the area and the existing vegetative shelterbelt located on the western edge of the subject property further minimize possible impacts that may result from this house move. Staff has no evidence to suggest that the proposed structure would cause a substantial depreciation in the property values of the immediate neighborhood. **(Criteria Satisfied)**

2) the character of the applicable zoning district as to cause a substantial depreciation in the property values of said neighborhood.

The subject property is located within the SR-2 (Single-Dwelling Residential) zoning district. SR zoning districts are intended to preserve land for housing and to provide housing opportunities for individual households. The proposed house is consistent with the standards and overall intent of the SR-2 zoning district. Staff has no evidence to suggest that the proposed structure would cause a substantial depreciation in the property values of the immediate neighborhood. **(Criteria Satisfied)**

Staff Recommendation:

Suggested motion: "To accept the findings of staff and hereby grant House Moving Board approval of the proposed house move, which makes this house eligible for a house moving permit to be issued to a licensed house mover."



Proposed location
of house move

MAPLE LEAF LOOPS

31 ST S

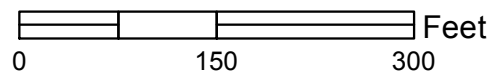
64TH AVE S



Zoning Districts

AG	LC	MHP	SR-2
DMU	LJ	NC	SR-3
GC	MR-1	NO	SR-4
GI	MR-2	P/I	SR-5
GO	MR-3	UMU	

6341 31st Street South





Department of Planning & Development
 200 North Third Street
 Fargo, ND 58102
 Office: (701) 241-1474
 Fax: (701) 241-1526

REQUEST FOR PERMISSION TO MOVE STRUCTURE

Application is hereby made by the below-named individual of the subject property to the House Moving Board of the City of Fargo for permission to move a structure.

Applicant Information

Name: FRED + STACEY SCHLASSER
 Address: 6326 31st So
 Phone: 866 8504 Alternate Phone: 866 8525
 Email: Fred@Master-Construction.net

Structure Information

Current Address of Structure: 618 HACKBERRY
 Main Floor Finished Square Footage: 2300 Garage Square Footage: 900 SF
 Overall Square Footage of Structure: 7005 SF Date of Original Construction: 1989
 Exterior Finish Materials: STONE / STUCCO
 Proposed Address of Structure: 6341 31st So
 Legal Description of Proposed Location: lot 1 Block 2 Woodhurst Addn.
 Lot Size: 30,948 SF Zoning District: _____

The House Moving Board will hold a public hearing on the request for permission and, at the close of the public hearing, make a recommendation to approve or deny the request to the Board of City Commissioners.

Please attach the following information and submit the request to the City of Fargo, Department of Planning and Development, 200 North 3rd Street, Fargo, ND 58102.

1. A scaled site plan of the house on the proposed site including driveway, sidewalks, landscaping, location of utility services, drainage, and any other site improvements.
2. Clear copies of photos of at least two sides of building,
3. List of proposed improvements (e.g. Will decks be reattached? Will brick or exterior façade be reinstalled or altered?)

[Signature]
 Signature of Petitioner

FOR PLANNING USE ONLY

Date Filed: 8/15/17 Nonrefundable \$185 fee paid: Ch # 104090
 Planning Office Contact: Anna

Master Construction
 Box 788
 Fargo, ND 58107

Proposed Property Improvements 618 Hackberry:

- Repaint entire structure (excluding stone)
- Reinstall decking/patio
- Landscaping by JT services including: Irrigation, lighting, trees, shrubs, rock islands, and Curbing



SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

618 Hackberry Drive South
Fargo, ND 58104

for

Brent & Cheryl Olson
618 Hackberry Drive South
Fargo, ND
58104

as of

11/4/2016

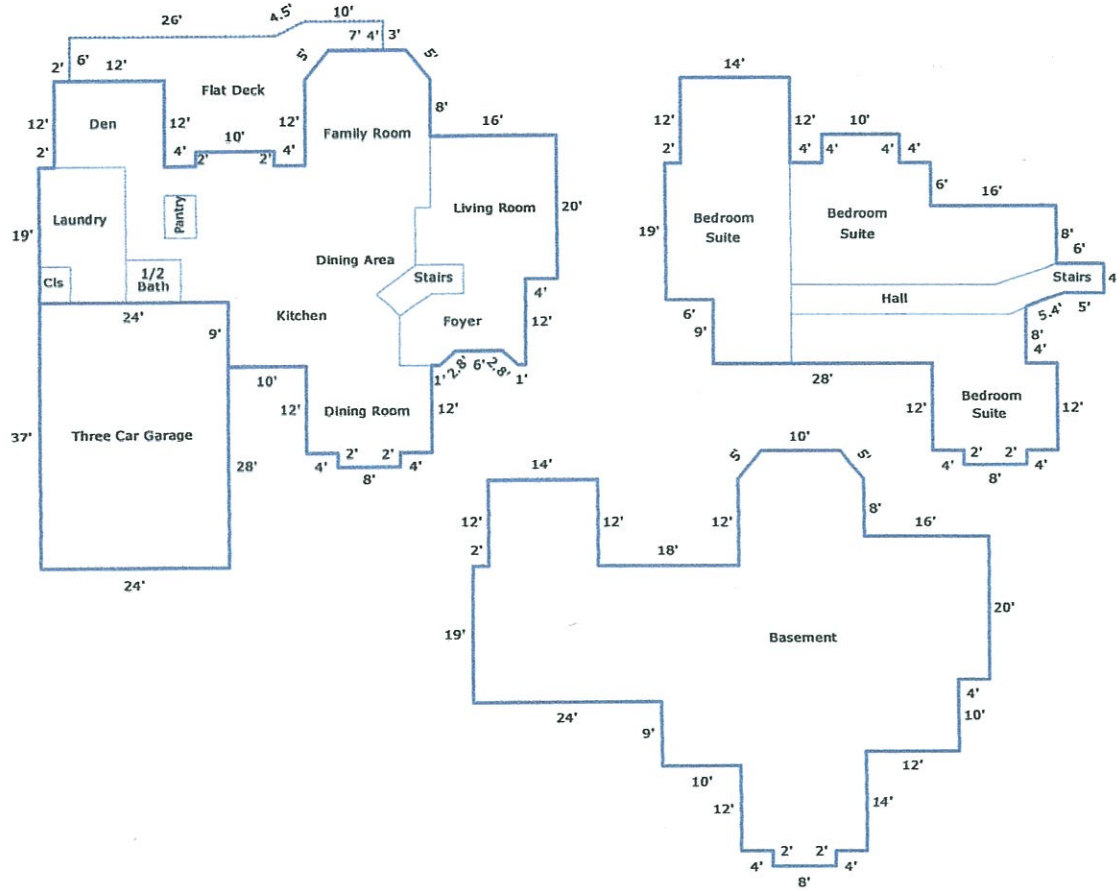
by

Jerome A. Weber
5755 COUNTY ROAD 136
ST. CLOUD, MN 56301

WEBER APPRAISAL SERVICES, INC.

SKETCH ADDENDUM

Borrower or Owner	Brent & Cheryl Olson		
Property Address	618 Hackberry Drive South		
City	Fargo	County	Cass
		State	ND
		Zip Code	58104
Client	Brent & Cheryl Olson		



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	2272.0	
	Second Floor	1655.0	3927.0
BSMT	Basement	2244.0	2244.0
GAR	Garage	888.0	888.0
P/P	Flat Deck	426.0	426.0

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
	14.0 x	12.0	168.0
	66.0 x	16.0	1056.0
	2.0 x	10.0	20.0
	4.0 x	32.0	128.0
	3.0 x	62.0	186.0
0.5 x	3.0 x	4.0	6.0
	8.0 x	16.0	128.0
	2.0 x	1.0	2.0
0.5 x	2.0 x	2.0	2.0
	7.0 x	38.0	266.0
	10.0 x	4.0	40.0
0.5 x	2.0 x	2.0	2.0
	12.0 x	16.0	192.0
	27.0 x	2.0	54.0
0.5 x	4.0 x	3.0	6.0
	2.0 x	8.0	16.0
Second Floor			
0.5 x	2.5 x	1.0	1.3
0.5 x	2.5 x	1.0	1.3
	9.0 x	40.0	360.0
	16.0 x	12.0	192.0
	12.0 x	14.0	168.0
6 Items Not Listed			932.5
27 Items			3927

Net LIVABLE Area

(rounded)

3927

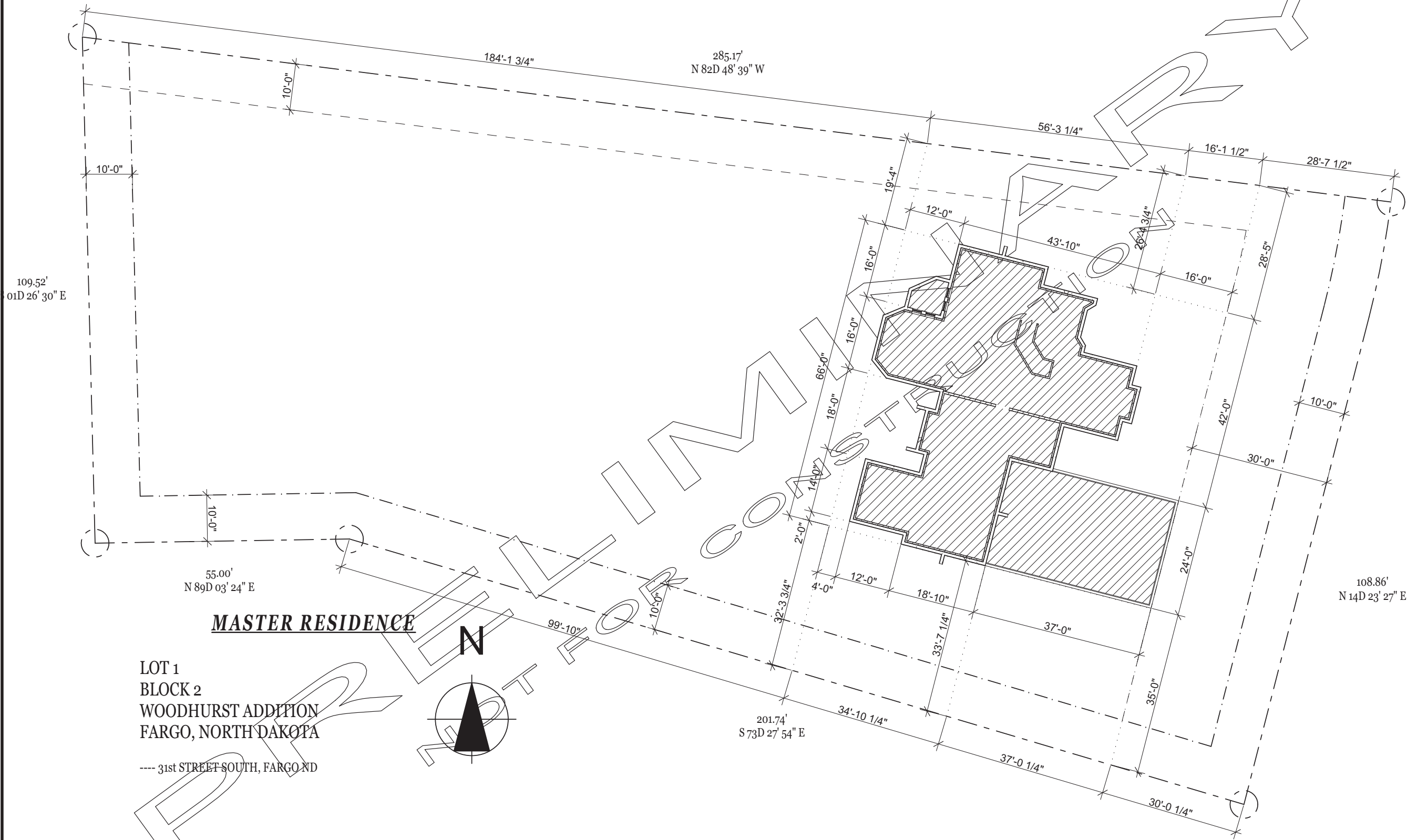
(rounded)





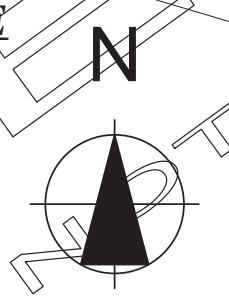






MASTER RESIDENCE

LOT 1
BLOCK 2
WOODHURST ADDITION
FARGO, NORTH DAKOTA
---- 31st STREET SOUTH, FARGO ND



L = 25.34'
R = 200.00'
A = 38D 25'

1 SITE PLAN
SCALE: 1" = 10'

618 Hackberry Drive S move

Drawn by: #	Drawn By	Checked by: #	Checked By	A2
Date Issued:	Date Issued:	Revised Date:	Revised Date:	8/25/2017
Scale: REFER TO PLAN	Scale: REFER TO PLAN	Simonsen Lumber & Hardware, Inc. is not responsible for any changes after the date above.		

Project Description:
Lot 1 Block 2,
Woodhurst Addition,
---- 31st Street South
Fargo, North Dakota

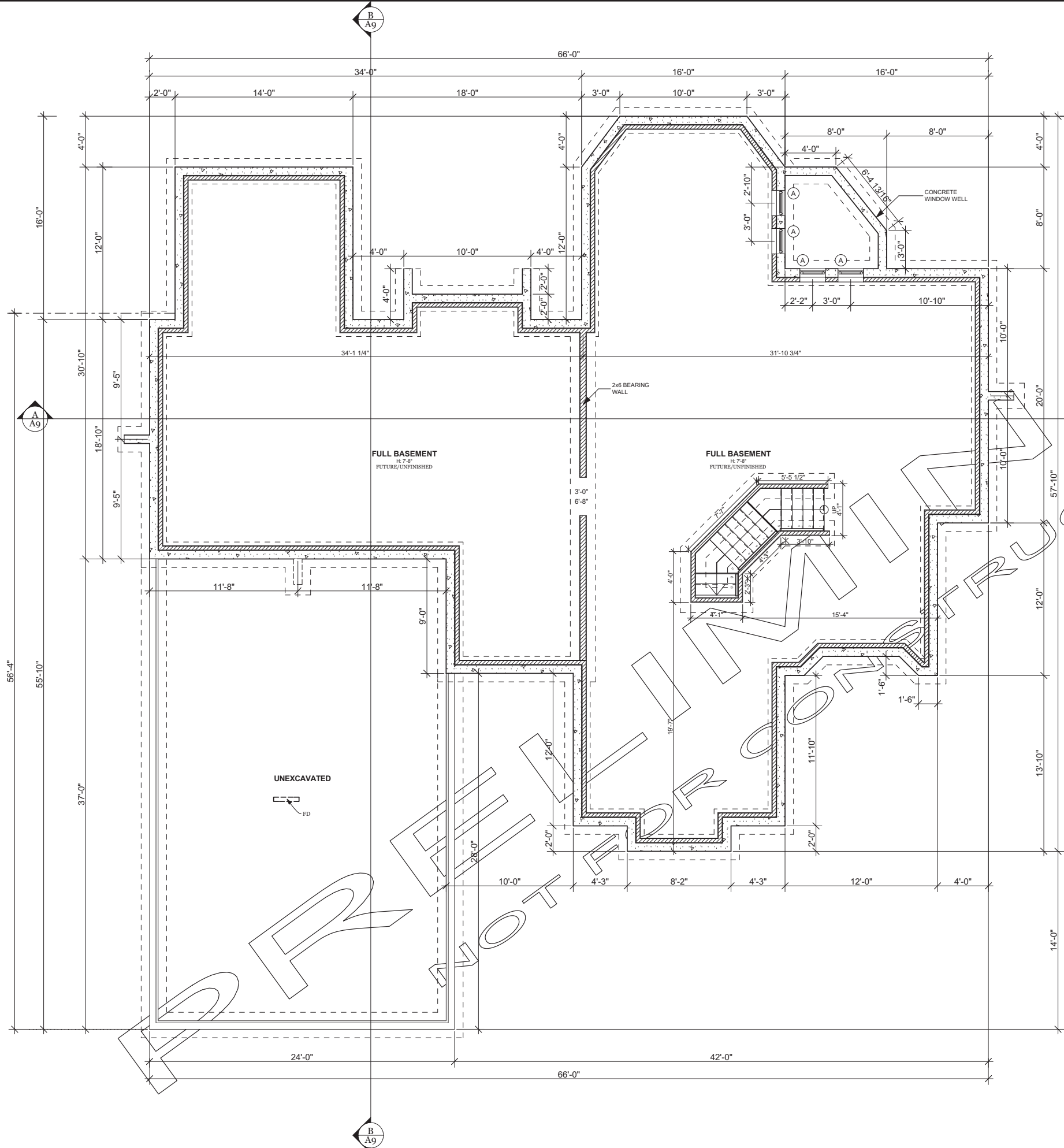
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THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE.
8/25/2017
IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR
Novelty Construction





- WINDOW GENERAL NOTES:**
 1. TOP OF ALL WINDOW UNITS ARE PLACED @ 7'-0" (HEADER IN FLOOR SYSTEM -VERIFY)
 2. VERIFY ALL WINDOW ROUGH OPENINGS AND EGRESS WITH CONTRACTOR
- GENERAL NOTES:**
 1. UNDISTURBED EARTH UNDER ALL FOOTINGS
 A. VERIFY SIZES & LOCATIONS OF GARAGE FLOOR DRAINS WITH CLIENTS & CONTRACTOR
 B. VERIFY LOCATIONS OVERHEAD DOORS, SERVICE DOORS, AND SLAB LEDGES WITH CONTRACTOR
 C. VERIFY ANY STONE OR BRICK LEDGES WITH CLIENTS & CONTRACTOR
 D. WINDOW WELL MATERIALS ARE CONCRETE
 2. VERIFY PLATE/CEILING HEIGHTS OF NEW FOUNDATION -BASEMENT WITH CLIENTS & CONTRACTOR
 A. 2 X 4 FRAMING ALONG INSIDE OF FOUNDATION WALLS WITH R-13 INSULATION AND POLY FOR IRC & LOCAL ENERGY CODE REQUIREMENTS
 C. ALL BASEMENT IS FIGURED AS UNFINISHED / VERIFY LAYOUT WITH CLIENTS
 3. ALL EXTERIOR DIMS. ARE OUTSIDE FACE OF CONCRETE TO OUTSIDE OF FACE OF CONCRETE
 4. ALL DIMS. FROM CONTRACTOR -FIELD VERIFY
 5. HATCHED WALLS ARE NEW CONSTRUCTION

WINDOW SCHEDULE BASEMENT					
QTY	Window Tag	Room Name	Window ID	Rough Opening	Nominal Head Height
4	A	---	MODEL - CASEMENT WINDOW	2'-0"x4'-0"	7'-0"
4					

618 Hackberry Drive S move

Project Description:
 Lot 1 Block 2,
 Woodhurst Addition,
 ----- 31st Street South
 Fargo, North Dakota

Drawn by: # Drawn By
 Checked by: # Checked By
 Date Issued:
 Revised Date: 8/25/2017

Scale: REFER TO PLAN

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CONTRACTOR

Novelty Construction

Simonson Lumber & Hardware, Inc.
 Fargo, ND. Ph: (701) 235-3281

PROJECT SQUARE FOOTAGE -ANSI Z765-2003 GUIDELINES

BASEMENT-FOUNDATION LEVEL	2,282.75
	2,282.75 sq ft

SQUARE FOOTAGE DISCLAIMER:
 Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

1 BASEMENT PLAN
 SCALE: 1/4" = 1'-0"