



PLANNING AND DEVELOPMENT

200 3rd Street North

Fargo, North Dakota

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MEMORANDUM

TO: House Moving Board

FROM: Aaron Nelson, Planner

DATE: June 22, 2016

RE: June 29 House Moving Board Meeting

The next meeting of the House Moving Board will be held on Wednesday, June 29 at 9:30 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@cityoffargo.com. Thank you.

HOUSE MOVING BOARD
Wednesday, June 29, 2016, 9:30 a.m.
City Commission Room
AGENDA

1. Approve Minutes of June 3, 2015 meeting
2. New Business
 - a. *Request by Don Kinzler to move a house located at 1421 42nd Avenue South to 2701 64th Avenue South in Fargo (Auditor's Lot 11 of the Southeast Quarter of Section 2, Township 138 N, Range 49 W)*
3. Old Business
4. Adjournment

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.

CITY OF FARGO

House Moving Board Staff Report

Item No: 2.a

Meeting Date: June 29, 2016

Original Address: 1421 42nd Avenue South

Destination Address: 2701 64th Avenue South (to be readdressed as 6313 27th Street South)

Destination Legal: Auditor's Lot 11 of the Southeast Quarter of Section 2, Township 138 N, Range 49 W

Owner(s)/Applicant: Don Kinzler/City of Fargo

Staff Analysis:

The applicant, Don Kinzler, is proposing to move an existing single-family house from its current location at 1421 42nd Avenue South to a new location at 2701 64th Avenue South. The three-story, single-family Victorian-style home was built in 1895 and has 1,616 square feet of living space on the main floor and a total floor area of 3,308 square feet. The house includes a large front porch and a smaller back porch.

Proposed Home:



Proposed Site:



The proposed location, 2701 64th Avenue South, is located about half of a block north of 64th Avenue South on the west side of 27th Street South, about 1.8 miles southwest of the house's current location. The subject property is 2.0 acres in area, and is in the process of being rezoned from the AG, Agricultural, zoning district to the SR-2, Single-Dwelling Residential, zoning district. The adjacent lots to the north of the subject property, along Samuel Drive South, are about a half of an acre in area on average and are located within the SR-2 zoning district. The adjacent land to the west, south, and east is unplatted and within the AG zoning district. Within this unplatted area, there are two other houses located along 27th Street South, one of which includes pasture land for horses.

Context Photos:



Neighboring property to the South



Neighboring Property to the North



Neighboring Property across the street to the East

Criteria for Approval (FMC §25-2012):

Does the exterior architectural appeal and functional plan of the house, when moved, compliment (not to be so at variance with or so similar to) the immediate proposed neighborhood;

- Architectural Style/Form

Existing Neighborhood: The adjacent houses to the north of the subject property were constructed between 2012 and 2016. Some of these properties are still being developed. These houses to the north range in size from one to two stories and have varying layouts. These houses have floor areas ranging in size from 2,298 to 6,344 square feet. The homes located south and east of the subject property were both constructed in 1977. These two houses are both one-and-a-half-story split levels. These houses have floor areas of 1,344 and 2,306 square feet. In addition, there is a 4.74-acre horse farm located directly across the street from the proposed property.

Proposed Structure: The proposed structure is currently located at 1421 42nd Avenue South. The structure was built in 1895 and is a Victorian-style single-family house. The structure has 1,654 square feet of floor area on the main level and a total floor area of 3,308 square feet. This size, form and general layout of this home appears to be compatible to other homes in the neighborhood.

- Materials

Existing Neighborhood: The houses in the existing neighborhood are constructed with a variety of materials, including brick and wood, metal, and vinyl lap siding.

Proposed Structure: The house to be moved is constructed of horizontal wood lap siding on all levels of the house.

Does the exterior architectural appeal and functional plan of the house, when moved, compliment the character of the applicable district as established by zoning ordinances of the City as to not cause a substantial depreciation in the property values of said neighborhood within said applicable district;

- Impact to Neighboring Properties

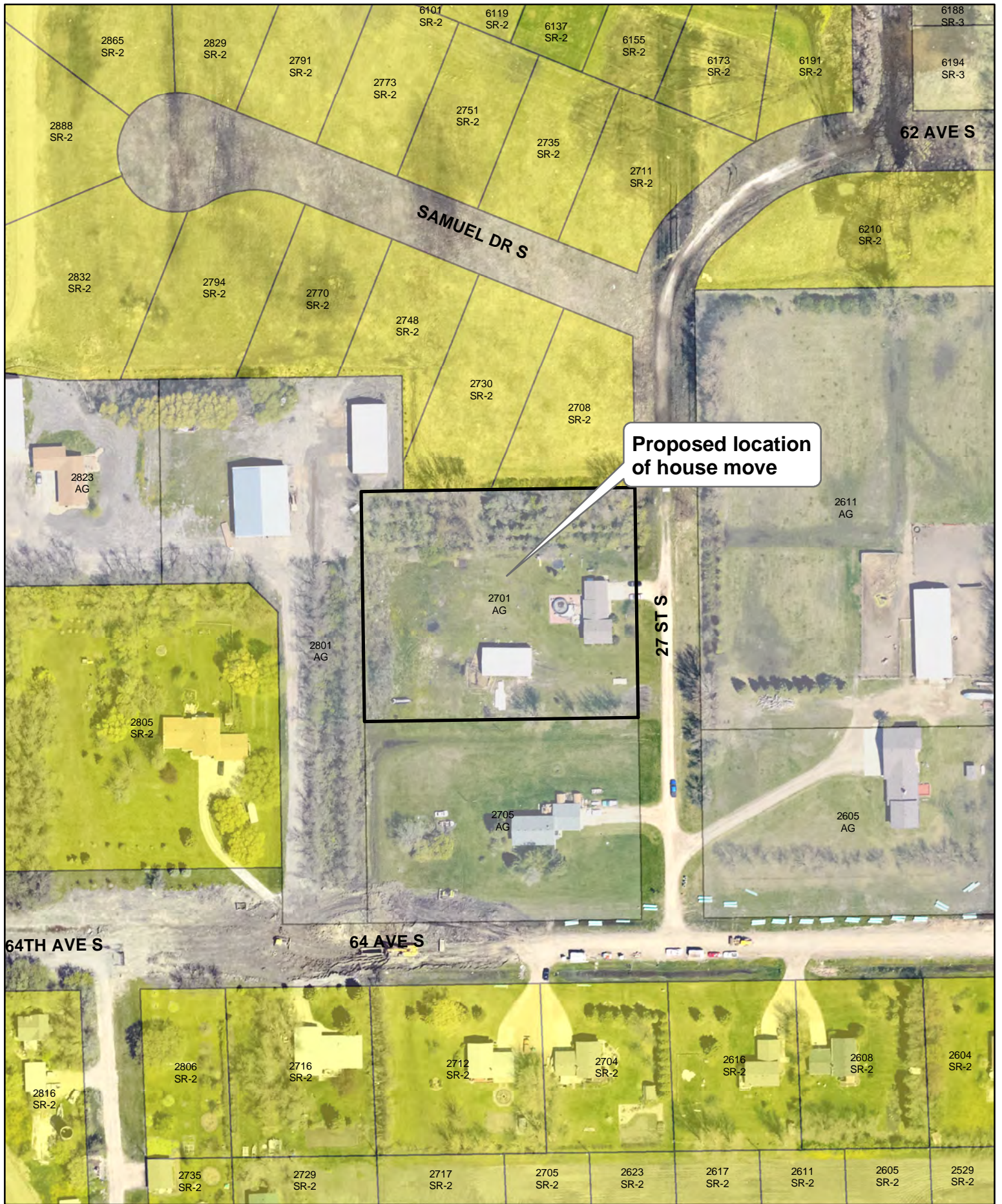
- The floor area of the subject house is similar to adjacent houses in the neighborhood, and seems compatible to the existing neighborhood in regards to exterior materials and form.
- Large lot sizes and substantial vegetation provide buffers and minimize possible effects upon surrounding property owners.
- Staff has no evidence to suggest that this proposed house move would cause substantial depreciation in property values for the proposed neighborhood.

Overall, the area has a mix of housing styles, sizes, and ages. The area to the west, south, and east of the subject property is largely rural in character, which contrasts with the newer development to the north. Due to the large lot

sizes and vegetative buffer between lots, the possible impact of this house move will be minimal. Staff does not find any compelling reason to deny this request. Accordingly, staff supports the applicant's request for permission to move the subject structure to the lot located at 2701 64 Avenue South.

Staff Recommendation:

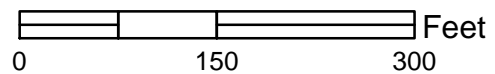
Suggested motion: "To accept the findings of staff and recommend approval from the House Moving Board which allows the applicant's licensed house mover to apply for a house moving permit."



Zoning Districts

AG	GO	MR-2	SR-1
DMU	LC	MR-3	SR-2
UMU	LI	NC	SR-3
GC	MHP	N0	SR-4
GI	MR-1	P/I	SR-5

2701 64th Avenue 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: Don Kinzler
Address: 1421 - 42nd Avenue South, Fargo
Phone: (701) 799-2376 Alternate Phone: —
Email: donkinzler@msn.com

Structure Information

Current Address of Structure: 1421 - 42nd Ave. South
Main Floor Finished Square Footage: 1616 S.F. Garage Square Footage: not being moved
Overall Square Footage of Structure: 3 Floors - 4800 S.F. Date of Original Construction: 1895
Exterior Finish Materials: Wood lap siding
Proposed Address of Structure: 2701 - 64th Ave. South
Legal Description of Proposed Location: SEC 2-38-49 Desc. TRACT A 2.00 AUD, LT 11 of SE 1/4
Lot Size: 323' x 273' 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.

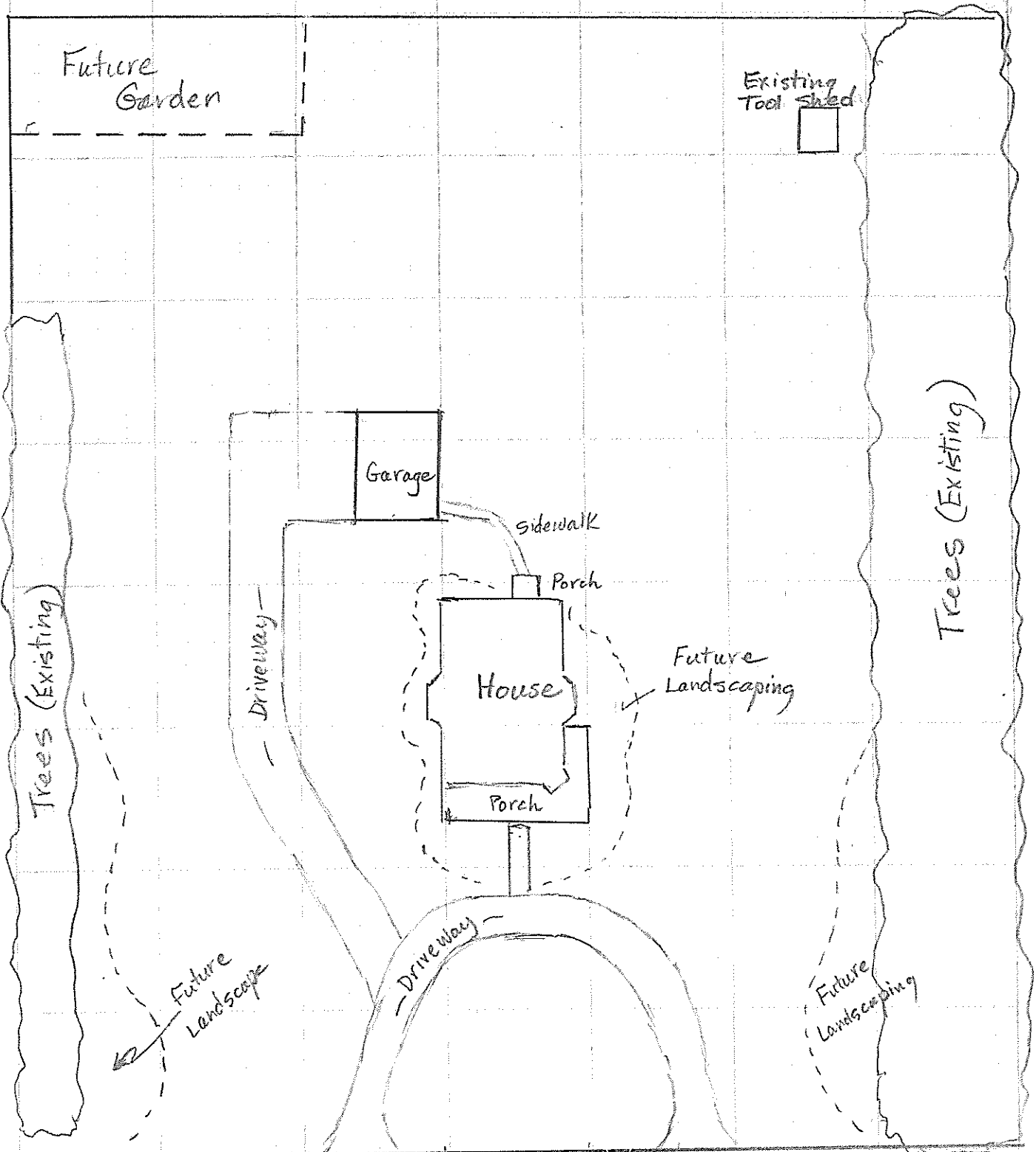
1. A scaled site plan of the house on the proposed site including driveway, sidewalks, landscaping, location of utility services, drainage, and any other site improvements.
2. Clear copies of photos of at least two sides of building,
3. List of proposed improvements (e.g. Will decks be reattached? Will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

Don Kinzler
Signature of Petitioner

FOR PLANNING USE ONLY

Date Filed: 5/9/16 Nonrefundable \$185 fee paid: N/A - City of Fargo Move
Planning Office Contact: Aaron Nelson

Don & Mary Kinzler (Proposed)
2701 64th Ave. South
Fargo ND.



1" = 40'

1.4 2024.272

Lists of Proposed Improvements – When Home is moved to 2701 64th Avenue South

1. Existing metal Quonset and house will be removed.
2. House from 1421 42nd Avenue South will be moved to location.
3. Front and rear porches of home will be detached and rebuilt in new location to replicate original.
4. Exterior of home including porches will be preserved in present Victorian architecture style as built in 1895.
5. New garage 24 x 32 will be built on location, unattached, with siding to match house.
6. Current gravel driveways will be removed and replaced with asphalt paved driveway in appropriate location.
7. House will be set back to allow for future sidewalk and street improvements.
8. Utilities will be upgraded, with natural gas replacing propane tank and city sewer replacing existing septic tank system.



Subject Photo Page

Borrower	Not applicable					
Property Address	1421 42nd Ave S					
City	Fargo	County	Cass	State	ND	Zip Code 58104
Lender/Client	City of Fargo					

**Subject Front**

1421 42nd Ave S

**Subject Rear**