



CITY OF MADISON

ZONING BOARD OF APPEALS

VARIANCE APPLICATION

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 2318 Atwood Avenue

Name of Owner: RHONDA & PHILIP PLOURD

Address of Owner (if different than above): 802 STONEY HILL LANE
COTTAGE GROVE, WI 53527

Daytime Phone: 608-239-9008 Evening Phone: 608-839-0204

Email Address: rhonda.plourd@gmail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: _____

We are requesting that 2318 Atwood Avenue be re-zoned as a
two-family dwelling. Built in 1915, the property's zoning
was altered in the 1950s to allow the first floor to
operate as commercial space.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 300 -

Receipt: 142117

Filing Date: 4-22-13

Received By: MWT

Parcel Number: 0710-064-3704-2

Zoning District: TSS

Alder District: 6- MANILA Hummel

Hearing Date: 5-9-13

Published Date: 5/2/13

Appeal Number: 050913-1

GQ: OK

Code Section(s): 28.048 (2)

Application Requirements

Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<p>Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</p>
<p>Site plan, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"):</p> <ul style="list-style-type: none"> Lot lines Existing and proposed structures, with dimensions and setback distances to all property lines Approximate location of structures on neighboring properties adjacent to variance Major landscape elements, fencing, retaining walls or other relevant site features Scale (1" = 20' or 1' = 30' preferred) North arrow
<p>Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")</p>
<p>Interior floor plan of existing and proposed structure, when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")</p>
<p>Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.</p>
<p>Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.</p>
<p>CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.</p>
<p>CHECK HERE. I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.</p>

Owner's Signature: _____

Rhonda Plourd

Date: _____

4-22-13

----- (Do not write below this line/For Office Use Only) -----

DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals:	Approved	Denied	Conditionally Approved

Zoning Board of Appeals Chair:

Date:

Standards for Variance

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The conditions are unique in that the request is to return the zoning of a property to its more historical use. While it is not clear whether the structure was built as a two-family dwelling, research conducted by the zoning staff shows that it was housing two families at the time of rezoning in the 1950s.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The spirit of the project captures the city's desire to preserve older homes within their original footprint. Changes being requested would in no way alter the size or design of the current structure. Moreover, an updated residential two-unit will add character to the mixed-use area of Schenk's Corner.

3. For an area variance, compliance with the strict letter of the ordinance would unreasonable prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Compliance with the strict letter of the ordinance would require that the first floor of 2318 Atwood remain a commercial space or the dwelling would need to return to a single-family home. We feel the lack of green space on the lot as well as the location on a TSS (traditional shopping street) artery would not provide a desirable single-family dwelling. Additionally, converting the current layout of the home to a single family, in our opinion, would be difficult. There is already ample and more suitable commercial space available in the area. Consequently, we believe the more advantageous use of this space for the neighborhood is as a three-bedroom apartment.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Our desire to restore the main floor to residential housing stems from our belief that residential housing is a more natural fit. Unlike many older homes that have been "chopped up" to provide multi-unit housing, the floor plans of 2318 show a layout that flows easily as residential apartments. The back staircase also suggest the building natural use as a two-family dwelling. The hardship: this is an older property built along an angling railway falling short of the required square footage by 800 sq. ft.

5. The proposed variance shall not create substantial detriment to adjacent property.

As there will not be any addition to the building or lot, the effect on adjacent properties will be negligible.

6: The proposed variance shall be compatible with the character of the immediate neighborhood.

Use as a two-family dwelling is very similar to the two lots to the west of 2318 Atwood. Both 2312-14 Atwood and 2304-08 Atwood provide rental housing on lots smaller than 4,000 square feet (2,610 and 3,916, respectively). However, the fact that all of these properties abut the city bike path, reduces the feel of this density.

Plat of Survey

DESCRIPTION:

Description: Document Number 4976507

Part of Lot Nine (9), Mrs. M.J. Farnham's Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point 198 feet Northeasterly from the intersection of Northwestern line of Atwood Avenue and the Southeasterly line of the Chicago, Milwaukee, St. Paul and Pacific Railway; thence Northeasterly along the Northwestern line of Atwood Avenue, 40 feet; thence Northeasterly and at right angles to Atwood Avenue to the Southeasterly line of the railroad; thence Southeasterly along said Southeasterly line to a stake 40 feet Southeasterly measured at right angles, of the last described line; thence Southeasterly and at right angles to Atwood Avenue to the point of beginning.

BEARINGS ARE REFERENCED TO THE
PLAT OF Mrs. M.J. FARNHAM'S SUBD.
SOUTH LINE OF LOT 9 ASSUMED TO
BEAR N 72°32' E

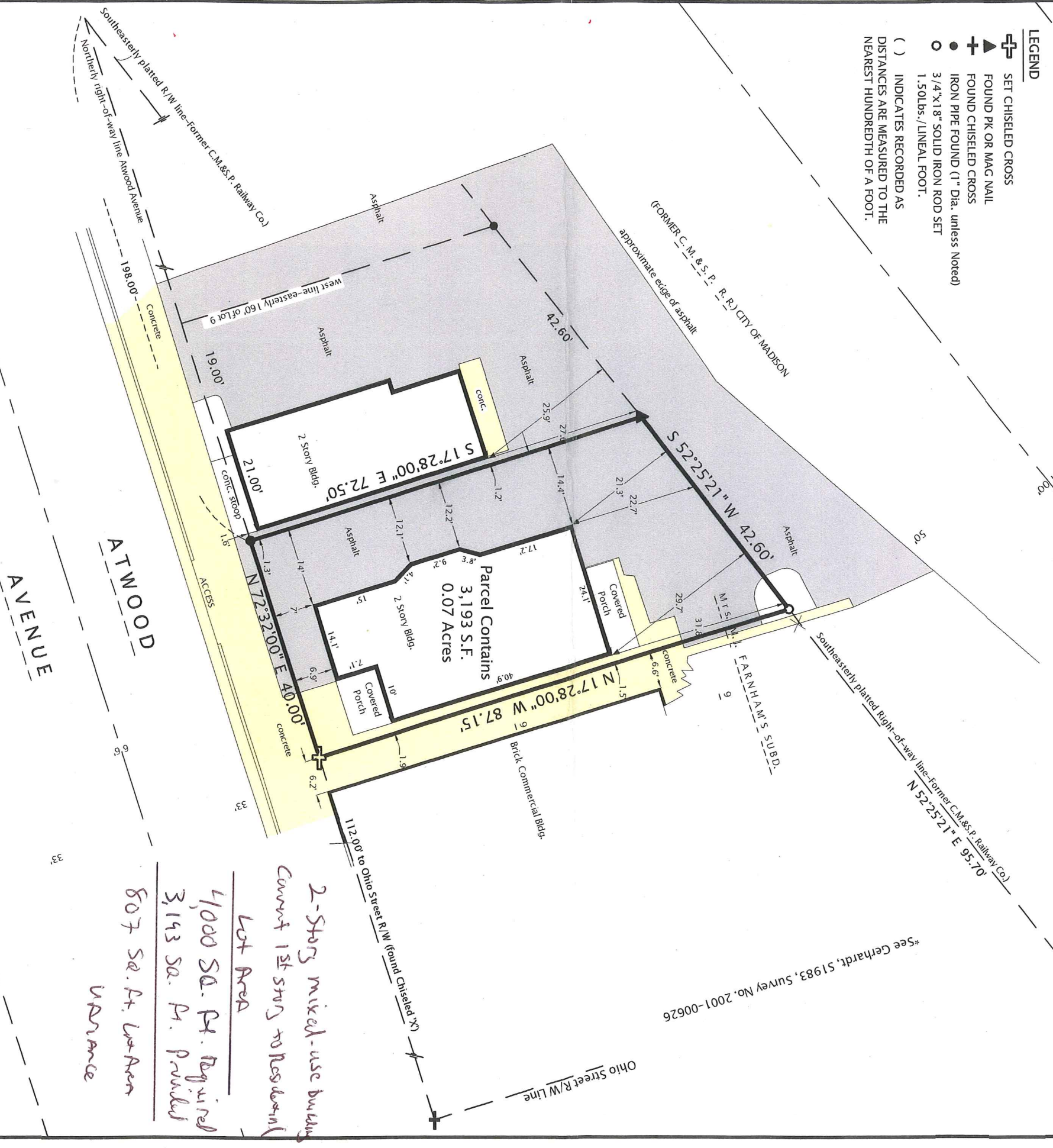


Notes:

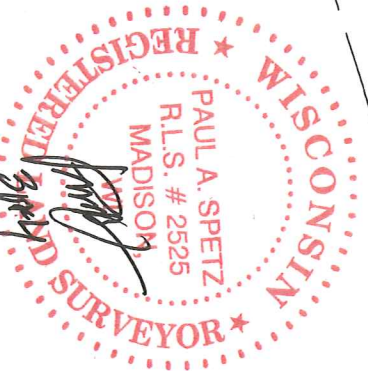
1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. Parcel may be subject to Easements/Agreements, not shown hereon.

LEGEND

- SET CHISELED CROSS
- FOUND PK OR MAG NAIL
- FOUND CHISELED CROSS
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x1/8" SOLID IRON ROD SET
- 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



*See Gerhardt, 51983, Survey No. 2001-00626



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This survey is solely for the use of the present owners of the property at the date below.

Dated this 16th day of April, 2013: Paul A. Spetz, S 2525

SURVEYED FOR:

RHONDA PLOURD
2318 ATWOOD AVENUE
MADISON, WI 53704

SURVEYED BY:

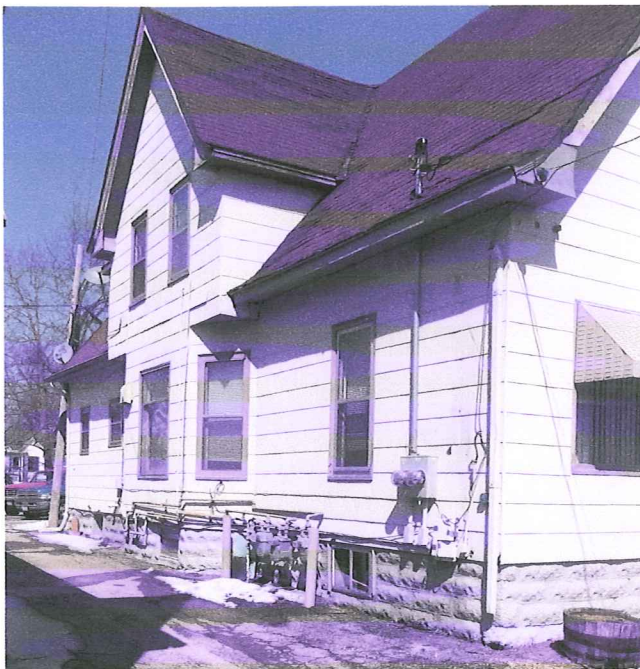
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

Elevations
2318 Atwood Avenue
Zoning Variance Applications

Front:



West/Neighboring 2312/14 Atwood:



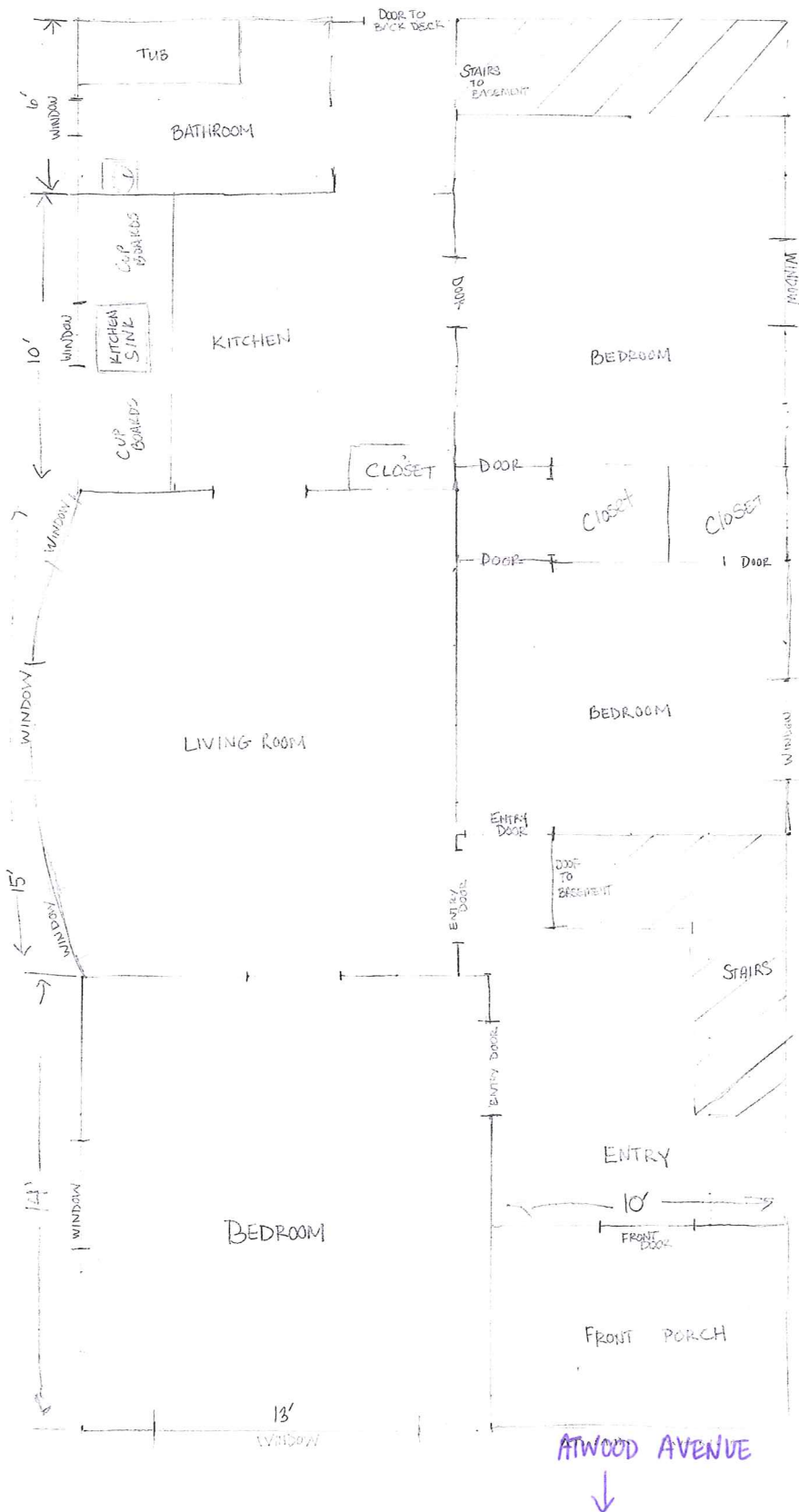
Rear of the 2318 Atwood:



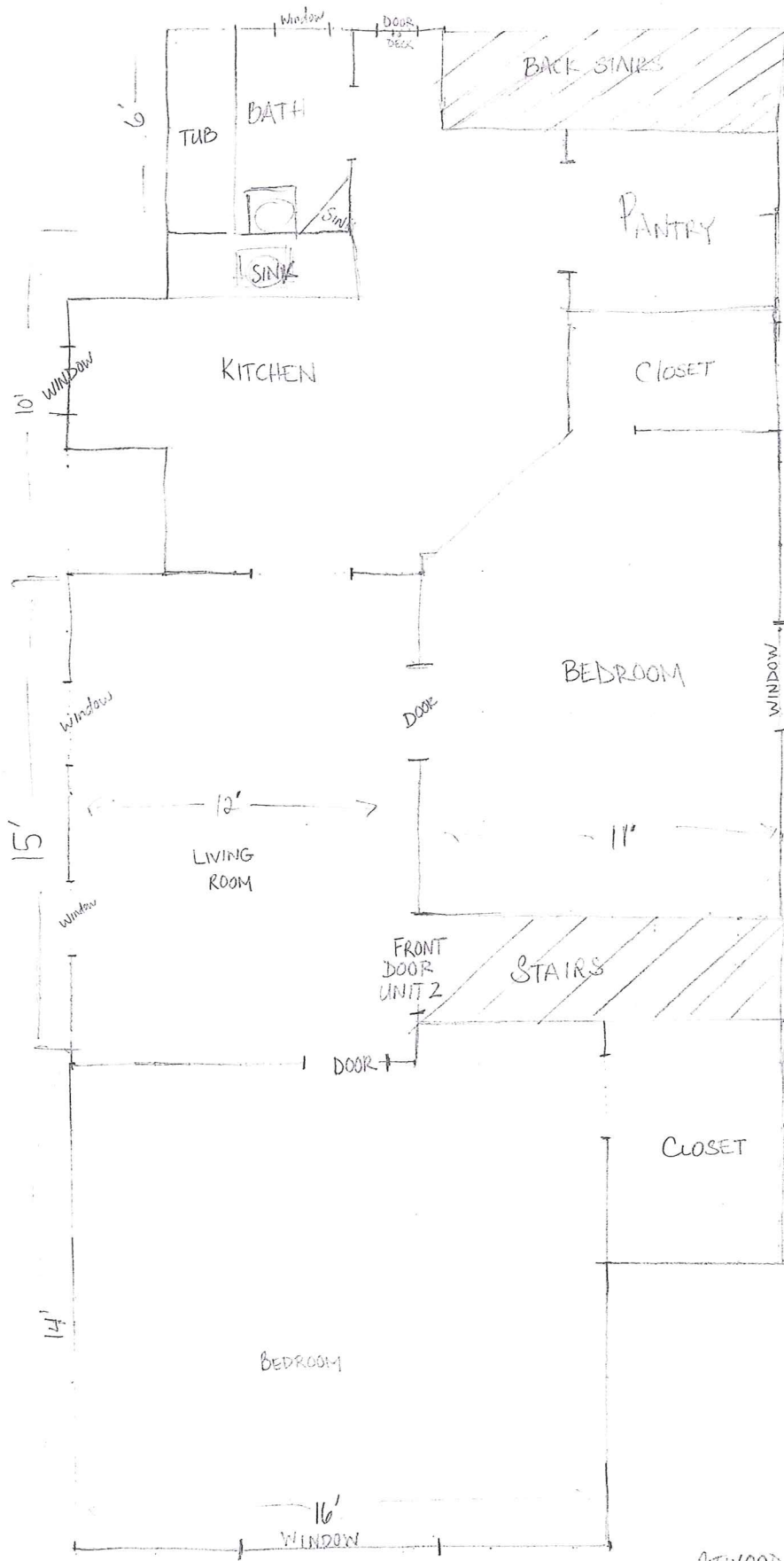
East side of building neighboring 2322 Atwood:



2318 ATWOOD AVENUE
FIRST FLOOR



2318 ATWOOD AVENUE
SECOND FLOOR



ATWOOD AVENUE