



Report to the Plan Commission

January 9, 2012

Legistar I.D. #24895
1822 Lynndale Road
Demolition Permit

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a demolition permit to allow a fire-damaged single-family residence at 1822 Lynndale Road to be demolished and a new residence to be constructed.

Applicable Regulations & Standards: Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the demolition permit standards met and **approve** a demolition permit to allow a fire-damaged single-family residence at 1822 Lynndale Road to be demolished and a new residence to be constructed, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant: Ken Bowers, Bowers Construction, Inc.; 505 Cottage Grove Road; Madison.

Property Owner: Julianne K. Hughes; 1822 Lynndale Road; Madison.

Proposal: The applicant proposes to demolish the existing residence and construct a new residence for the property owner. The project will proceed as soon as all necessary approvals have been granted, with completion anticipated in June 2012.

Parcel Location: A 7,612 square-foot parcel located at the northwestern corner of Lynndale Road and Birch Hill Drive; Aldermanic District 20 (Phair); Madison Metropolitan School District.

Existing Conditions: A one-story single-family residence, zoned R2 (Single-Family Residence District).

Surrounding Land Use and Zoning: The subject site is surrounded by other single-family residences zoned R2 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding area for Low-Density Residential uses. The Southwest Neighborhood Plan does not make any specific recommendations for this property but generally encourages the preservation of existing single-family housing stock.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing R2 (Single-Family Residence District) zoning:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,612 sq. ft. (existing)
Lot Width	50'	55' (existing)
Usable open space	1,000 sq. ft.	Adequate, existing
Front Yard	30'	32'
Side Yards	6' for 1-story; 7' for 2-story	12' south, street yard, 6' on north
Rear Yard	35'	47'
Building Height	2 stories & 35	1 story
No. Parking Stalls	1	2 (attached garage)
Other Critical Zoning Items		
Yes:	N/A	
No:	Utility Easements, Urban Design, Floodplain, Landmark, Adjacent to Park, Wellhead Protection	
Prepared by: Tim Parks, Planning Division		

Project Analysis & Conclusion

The applicant is requesting approval of a demolition permit to demolish a one-story, 1,220 square-foot single-family ranch home located at 1822 Lynndale Road that was damaged in a September 4, 2011 fire. City records indicate that the residence was built in 1967 and contains 3 bedrooms, 1.5 baths, an attached two-car garage, and a partially finished basement. A large, open deck extends along most of the rear, western wall of the residence. The property is an approximately 55-foot wide and 115-foot deep lot (0.18-acres) located at the northwestern corner of Lynndale Road and Birch Hill Drive in an area developed with other single-family residences in R2 Single-Family Residence zoning.

Plans submitted with the demolition permit application propose construction of a new one-story single-family house that will contain a floorplan similar to the existing residence. A front setback of 32 feet is proposed facing Lynndale Road, with a side yard of 6 feet proposed to the north, and a 12-foot side yard proposed to the south adjacent to Birch Hill Drive.

The Fire Department indicates that the existing house is a total loss. The applicant has submitted a series of photos of the interior and exterior of the existing house showing the damage caused by the fire, including significant damage along the rear wall of the structure. The Planning Division has not toured the fire-damaged building but believes based on the evidence provided that the demolition standards can be met with this request. The replacement residence largely mirrors the exterior appearance, layout and size of the existing residence and should have no negative impact on the established character of the neighborhood.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit and the commencement of construction of the new residence.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a fire-damaged single-family residence at 1822 Lynndale Road to be demolished and a new residence to be constructed, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Prior to final approval of the demolition permit application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

3. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm. 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website:
<http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Water Utility (Contact Dennis Cawley, 261-9243)

4. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.