

2318 Atwood Avenue
Application for Conditional Use

This application for conditional use is to return the first floor of 2318 Atwood Avenue to residential housing.

The house at 2318 Atwood Avenue was built in 1915. It is a two-story structure with a first floor of approximately 1,100 square feet and a second floor containing 730 square feet. In the 1950s a zoning change occurred to use the first floor as a dentist office. After the dentist left in the 1970s, the space was used by a few businesses, but within the last 10 to 15 years, the first floor has been returned residential/rental housing without proper zoning.

We purchased this property on Feb. 28, 2013. It is our intention to upgrade both the interior and exterior of the property. This will include repairs in accordance with an August 2012 building inspection. The first floor provides a spacious three-bedroom apartment and the second floor a bright two-bedroom apartment that will attract quality tenants to the area.

Through our partnership in Deacon Housing, LLC, we have purchased three other declining properties on the East Isthmus and refurbished them. These include: 407-409 S. Livingston Street, 2434 Sommers Avenue, and 2304-08 Atwood Avenue. We have had positive feedback from neighbors about the improvements made to the buildings. We plan to do the same at 2318 Atwood Avenue.

Submitted by:
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