



August 1, 2023

Raymond Roakes
Planner, Urban Design Committee Secretary
City of Richmond

Re: 3414 & 3412 ½ W Franklin Street UDC Appeal

Ray,

This letter is regarding the Urban Design Committee Appeal Request for the property known as 3412 & 3412 ½ West Franklin Street.

Scope: The project, currently zoned as R-6 Single Family Attached Residential District, consists of two single-family dwellings and is requesting relief from the requirements for the height of the cornice and the width of buildings and side-yard setback.

The specific requests for exceptions are as follows:

1. #2 - Height of Cornice:

- Project is located between two contributing members, of which the higher soffit (top of cornice) is 19'-6" at 3410.
- The applicant is seeking an exception to this requirement to allow the height of the cornice to be 23'-0" maximum at the centerline of the two attached houses.

2. Width of Building

- Since the new lots are less than 30 feet wide, the requirement is 3' side yards. The applicant is seeking approval for non-conforming side yards, currently set at 4'-4" (proposing a 1 foot, 3 inches wider side yard than what the guidelines require).

The MDA Zoning and Land Use Committee has met with the applicant, reviewed the plans, and provided a recommendation to not oppose the Appeals request to the MDA Board of Directors.

After review and consideration, the MDA Board of Directors voted to advise you that we:

✘ Do not oppose this request, as presented (see comments below).

On July 17, 2023, the Museum District Association Board Voted unanimously to “NOT OPPOSE” the UDC Appeal requesting exception to the two West of the Boulevard Design Overlay District Guidelines.

1. By allowing exception to the design guidelines for height of cornice, the applicant can build to 9 foot ceilings, which is very much inline with expectations of homes in the Museum District. Additionally, by allowing the cornice height to be 23 feet instead of matching the 19'-6" cornice height of the neighboring structure, the applicant can meet the design guideline for the height of the second floor windows (fenestrations, guidelines #7). A cornice is the projecting ornamental molding at the top of the exterior wall and below the roof. This is not asking for an exception to the total height of the structure. The proposed dwellings will be built under the maximum height allowed in the R-6 district.
2. By allowing exception to the design guidelines for width of dwelling, the MDA is encouraging a larger side-yard to be more compatible with the contributing homes on either side.

Please let us know if you have any questions.

Sincerely,



Janine Doyle
President, Museum District Association

Cc: Andreas Addison, 1st District City Councilman
Whitney Brown, 1st District City Council Liaison
Karen Headley, MDA Zoning & Land Use Committee Chair
Caroline Eddy, Center Creek Homes
Nate Van Epp, Center Creek Homes
Greg Shon, Center Creek Homes