MUSEUM
DISTRICT
ASSOCIATION

MDAzoning@museumdistrict.org
P.O. Box 7186, Richmond VA 23221
www.museumdistrict.org

August 30, 2022

VIA EMAIL

Rodney Poole, Esquire
Chair
Richmond Planning Commission, Room 511
900 E. Broad St.
Richmond, VA 23219 USA

Re: SUP Ordinance 2022-232 for 3301 & 3303 Park Avenue

This letter is in regard to the application to authorize the special use of the properties known as 3301 & 3303 Park Avenue.

Scope: The applicant requests authorization for the special use of the properties known as 3301 & 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4(2)(a), concerning density, 30-412.4(2)(b), concerning lot area, 30-412.5(2)(a), concerning front yards, 30-412.5(2)(b), concerning side yards, 30-412.5(2)(c), concerning rear yards, 30-412.6, concerning lot coverage, 30-412.7, concerning driveways from streets, and 30-412.8, concerning height, of the Code of the City of Richmond (2020), as amended.

The MDA Zoning and Land Use Committee has met with the applicant, reviewed the plans, and provided a recommendation to the MDA Board of Directors. After review and consideration, the MDA Board of Directors voted to advise you that we:

A. Do not oppose this request, as presented in the attached city ordinance

B. X Oppose this request (see comments below)

The Museum District Board of Directors voted unanimously to oppose the Special Use Permit request for the properties at 3301 & 3303 Park Avenue (Ordinance 2022-232). Key reasons for our opposition to the project include:

1. The proposed plans to not comply with the West of the Boulevard Design Overlay District Guidelines for the following reasons:
    a. Height of Cornice - Where the new building is within 30 feet of a Contributing Member on one side only, the Top of Cornice shall match that of the adjacent Contributing Member
    b. Front Setback - Continuity of building setbacks within a block, or block segment, is a defining characteristic within the Museum District. By defining

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the front setback of the main building mass based on adjacent properties, this continuity is maintained.

c. Front Facade with Pitched Roof for dwellings facing Tilden Street - The roof form is a defining feature of any structure, particularly within the Museum District. The vast majority of Contributing Members within the Museum District have a pitched roof above the cornice visible from the street.

2. The scope of this project, replacing one single-family dwelling with four single-family dwellings, does not fit with the scope and density of the district and the immediate/ adjacent dwellings.
3. Opposition to the project by concerned Museum District residents.

Sincerely,

Caley W. Crawford
President, Museum District Association

Cc: Andreas Addison, 1st District City Councilman
Whitney Brown, 1st District City Council Liaison
Jonathan Brown, Senior Planner - Land Use Administration
Matthew Ebinger, Secretary- City Planning Commission
Robert Englander, Park Tilden LLC