

3412 & 3412 ½
W Franklin

Overlay District Guidelines Met

- Guidelines by Number:
 - #4 – Front Setback: Matches 3410 W Franklin at 29.92’.
 - #5 – Pitched Main Roof: Front Roof is Pitched.
 - #6 – Building Materials: Materials are Brick (Foundation) and Lap Siding.
 - #7 - Fenestrations: If the exception to increase the cornice top height is granted, all window height requirements can be met.
 - #8 – First Floor Elevation: FFE is 221.67 between the neighboring FFE heights of 219.35 (3414) and 222 (3410).
 - #9 – Front Door Location: Located on the Front Façade.
 - #10 – Front Porches (Portico): Portico cornice top set at 8’-6”. The portico cornice top at 3410 is 10’-6”.
 - #11 – Accessory Buildings (n/a).

Overlay District Guidelines – Requested Exceptions

- #2 - Height of Cornice:
 - Project is located between two contributing members, of which the higher soffit (top of cornice) is 19'-6" at 3410.
 - We are 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.
 - Buildability issues:
 - This site does have a significant forward slope from the northeast corner to southwest corner of over two feet
 - Our design is on a crawl space, not a basement like neighboring buildings, which contributes to first floor height
 - Our standard ceiling height is 9 ft
 - Houses will be stick built, we do need to include deeper 2nd floor construction to allow for current HVAC standards.

Overlay District Guidelines – Requested Exceptions

- #3 - Width of Building
 - Since the new lots are less than 30 feet wide, the requirement is 3' side yards. We are seeking approval for non-conforming side yards, currently set at 4-4".
 - Factors for Exception:
 - This block of Franklin features more single-family homes with wider side yards. The guideline appears to have been written for streets with greater density in this overlay district.
 - The current width is the maximum in service of the design proportions of the fenestration, specifically regarding window height versus width.
 - We would like to include a wider path for HVAC.

vised 08/02/2023



Front Elevation



Front Contextual Elevation



Front Elevation: Perspective from Street

Elevations and Perspectives for Context.

May be impacted by Elevation changes.



Front Elevation: Perspective from Street

Elevations and Perspectives for Context.

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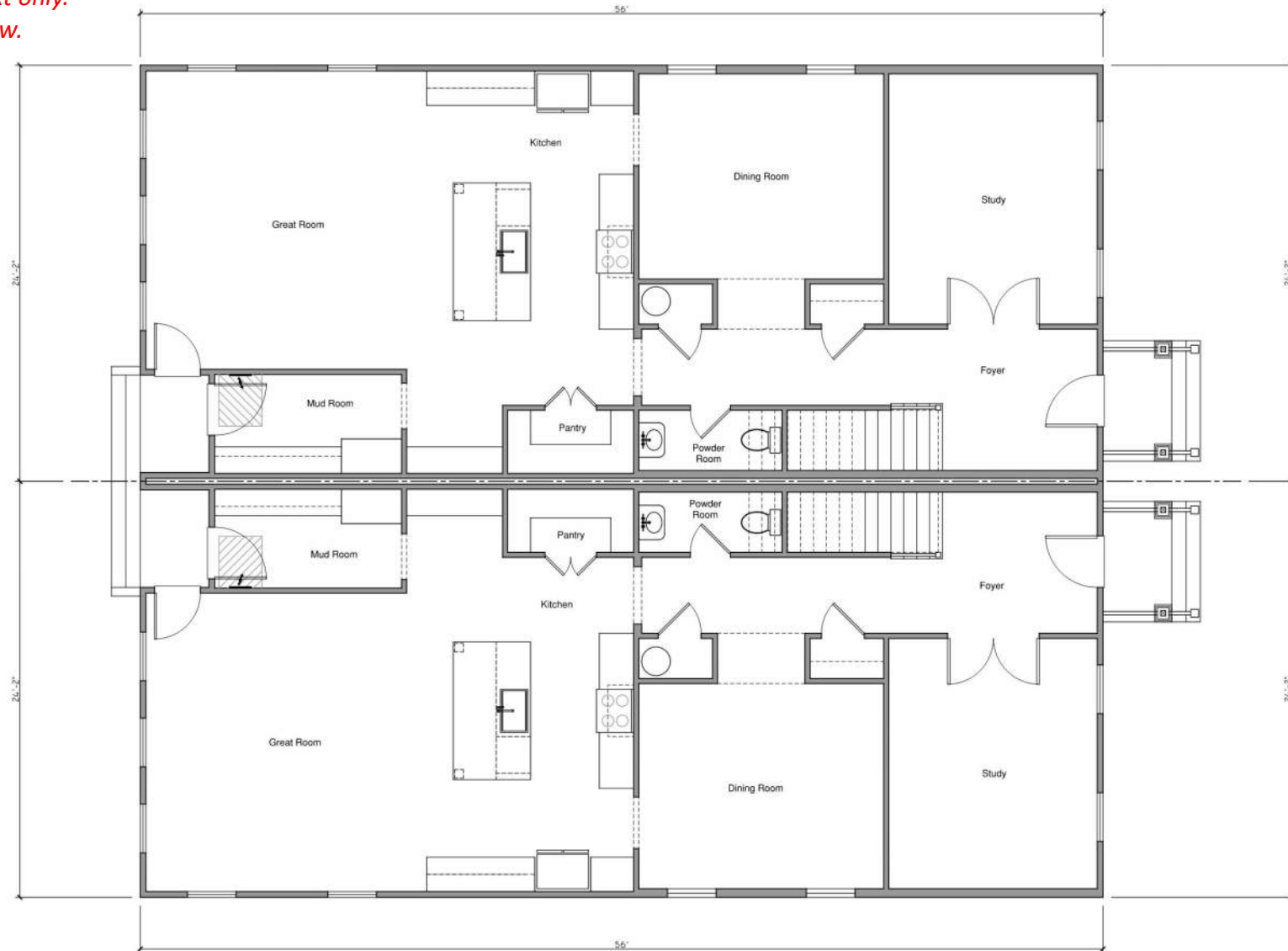
Side & Rear Elevations

Elevations and Perspectives for Context. May be impacted by Elevation changes.



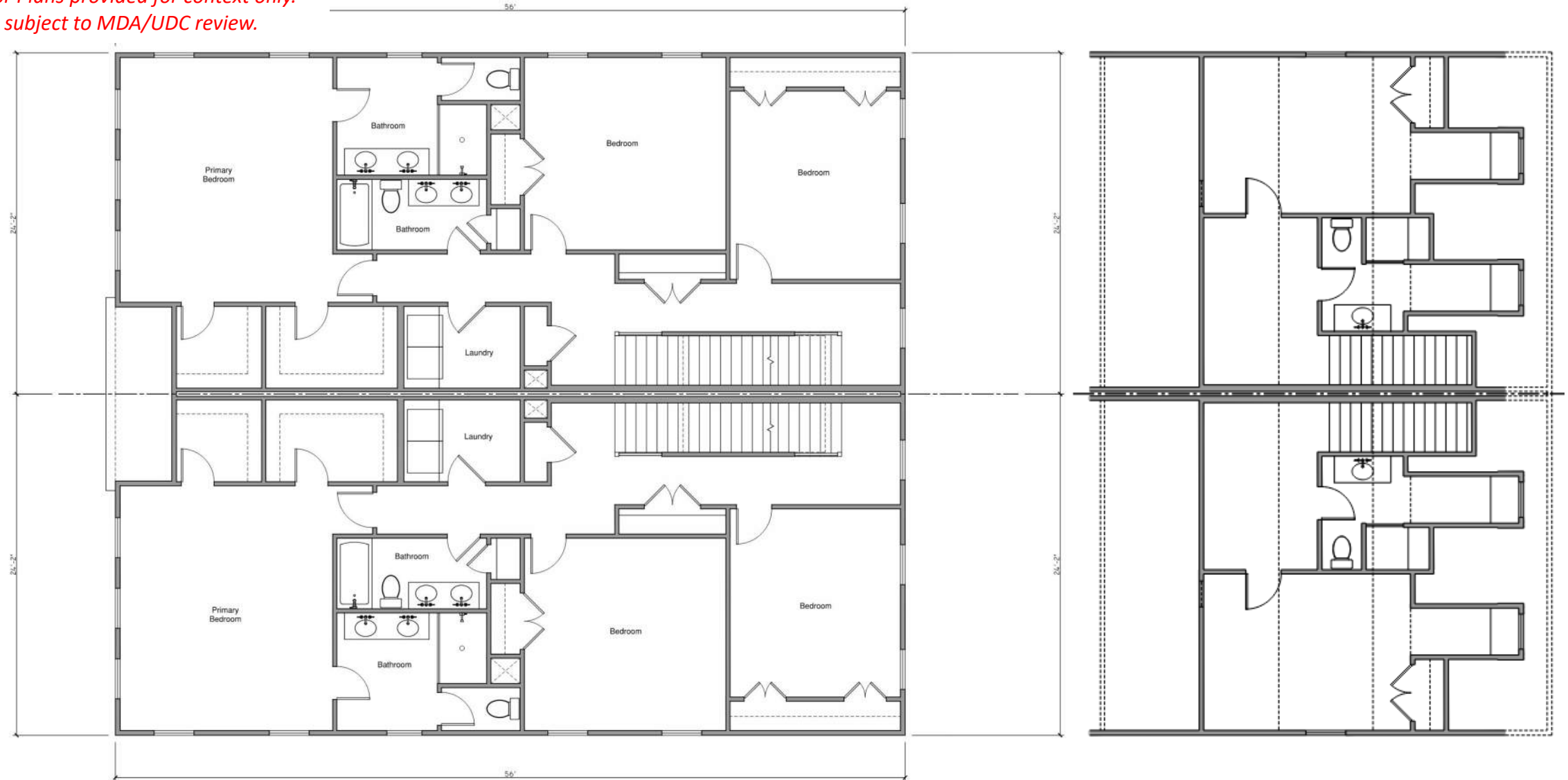
First Floor Plan

*Floor Plans provided for context only.
Not subject to MDA/UDC review.*



Second & Third Floor Plans

*Floor Plans provided for context only.
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Neighboring Houses: Examples of Attached and Dormer Use, Map

● Dormer Element ● Attached Homes



Neighboring Houses: Examples of Attached and Dormer Use, 3400 Block



3411



3415



3402



3403



3408

Neighboring Houses: Examples of Duplex and Dormer Use, 3300 Block



3325 & Adjacent



3328



3333/3335