

3412 & 3412 1/2 West Franklin Street - UDC Appeal

Final Result: UDC 2023-14 APPEAL - WEST OF THE BOULEVARD DESIGN OVERLAY DISTRICT for construction of two single family dwellings located at 3412 & 3412 1/2 West Franklin Street was passed on August 10, 2023.

Summary

A project located at 3412 & 3412 1/2 West Franklin Street is requesting an appeal of the [West of the Boulevard Design Overlay Guidelines](#) to be heard by the Urban Design Committee (UDC) on [August 10 at 10 am](#). 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 West of the Boulevard Design Overlay District Guidelines can be accessed [HERE](#) - the specific guidelines that the applicant is requesting exception for are outlined on pages 9 - 10.

PLEASE NOTE: we have received multiple messages of opposition to this project citing issues with the building of two single-family dwellings on this property as well as the height of the buildings. Based on the zoning for the property*, the developer may build these structures by-right at the proposed height and density—they do not require a Special Use Permit.

*For more information on this property's zoning requirements, [click here](#).



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Visit the City of Richmond's website [HERE](#) for all public documents related to this request.

On July 17, 2023, the Museum District Association Board Voted to "NOT OPPOSE" the UDC Appeal requesting exception to the two Design Overlay 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.