

11 July 2023



Stefan Novosel  
Architect, The Stratford Companies  
123 Cross Keys Rd  
Penn Laird, VA 22801

Planning Commission, staff and all whom it concerns,

Kathy Moran and Marcie Harris are the owners of 361 Franklin Street, the open lot at the corner of Franklin St and Monticello Ave, and we are working with them to design a new home. One of the key goals of the new home is to keep most spaces and all essential functions on the main level. The current preliminary design does that, and would have a small two-story section facing Franklin St.

Placing all the essentials of the home on the main level in a sensible fashion creates a moderately large footprint, and has lead us to a conflict with the current R-1 zoning of the lot. The current setbacks leave less than 1/3 of the lot as potential area for the home, greatly constrain the location of the house, and would make accommodating the owners' needs on a single level all but impossible. The attached site plan illustrates the existing property lines and setbacks, as well as contours and other significant elements.

We are therefore requesting that 361 Franklin Street be re-zoned to R-8. This zoning designation is fully compatible with the single-family home being proposed and would allow the owners to pursue the preliminary design we've developed together. This would allow us to meet their needs and desires for the inside of the home, and provide space outside to develop an attractive exterior toward both streets as well as functional drives and yard spaces. The proposed house footprint, drives, porch and patio spaces and other elements are also illustrated on the site plan, where constraints of the current R-1 setbacks and the compatibility of the proposed R-8 setbacks can be seen.

We are happy to answer questions about this rezoning application at any time.

Thank you,



Stefan Novosel



We would like to offer the following responses to the staff comments for the applicant:

1. We apologize for misunderstanding the required pre-application meeting, and will follow that process in the future. Thank you to Adam Fletcher for meeting to discuss the staff comments.
2. Please see the attached statement on proffers, signed by the property owners.
3. This is corrected on the updated site plan attached.
4. This is corrected on the updated site plan attached.
5. The proposed entrance on Franklin St is desired to provide two off-street parking spaces for guests, which will not work well on the main driveway because of its slope, and in general is difficult to place on site because of its topography. The requirement to provide an ADA-compliant pedestrian access route across this entrance is understood, accepted, and noted on the updated site plan.
6. The design intent is to shape the main driveway to avoid this power pole, but it is understood and accepted that if the final project requires relocating the pole, it will be at the owners' expense.
7. The staff reservations are understood, and we cannot comment on the broader uses of re-zoning to R-8. For this specific property and these particular owners, the proposed re-zoning to R-8 allows the property to accommodate their need for aging-in-place with single-level living, meet their desire to have a reasonable amount of private outdoor space, and match the built pattern of the neighborhood. The neighborhood context, especially the existing pattern on Franklin St, typically includes corner lots with houses closer to one street than the other. The houses on most corner lots were built in this fashion that is no longer allowed under the R-1 zoning setbacks, which require two large front setbacks. If built to the R-1 setbacks, this property at 361 Franklin St will look set back unusually far from Monticello, compared to its neighbor at the opposite corner (355 Franklin) and houses at similar corners (eg, Ott St and Franklin St). Re-zoning to R-8 will allow this property to accommodate a single-family home that respects that existing pattern and meets the owners' needs.

Thank you,

  
Stefan Novosel



T H E  
**STRATFORD**  
C O M P A N I E S

In connection with the rezoning request for the property located at 361 Franklin Street and identified as tax map parcel 27-Q-1, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

- 1. More than one dwelling is prohibited.
- 2. The minimum setback along Franklin Street shall be 20 feet.

Kathy Moran  
 Kathy Moran (owner)

7/11/2023  
 Date

Marcie Harris  
 Marcie Harris (owner)

7/11/2023  
 Date



**THE MORAN-HARRIS RESIDENCE**

361 FRANKLIN ST  
HARRISONBURG VA 22801



P.O. BOX 310  
HARRISONBURG, VA 22803

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**Company Information:**

**Contractor:** Matt Robertson, (540) 421-7518  
mrobertson@thestratfordcompanies.com  
Class A Contractor # 2705-106037A  
Landscape Architect #0406-000897

**Architect:** Stefan Novosel, (540) 421-5420  
snovosel@thestratfordcompanies.com  
Architect # 0401-019820

**REV. DATE COMMENTS**

REV.	DATE	COMMENTS

**28 JUNE 2023**

SCHEMATIC DESIGN

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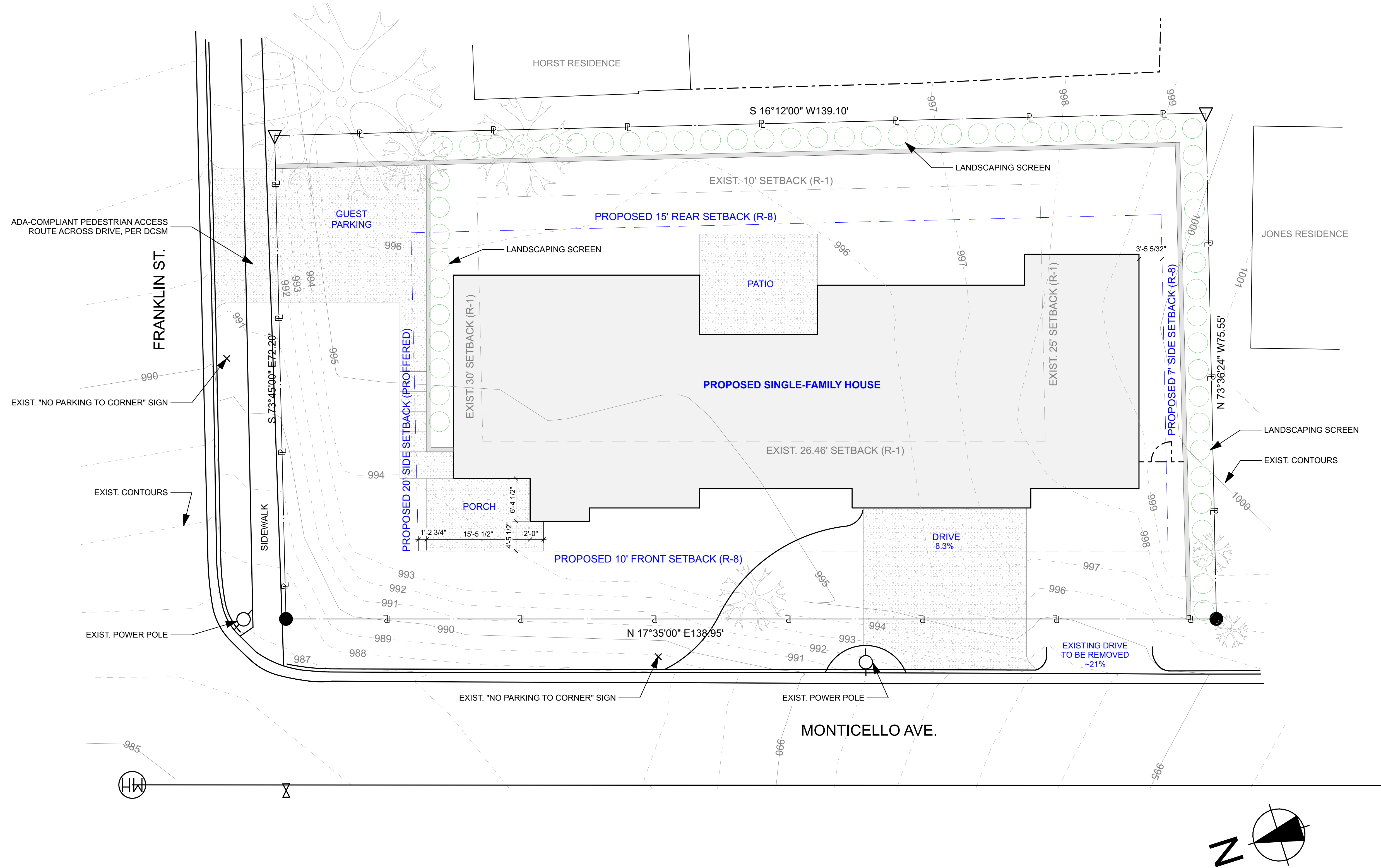
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**SHEET TITLE**

**ARCHITECTURAL SITE PLAN & DETAILS**

**A-003**



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