

**TOWN OF BLACKSBURG
CONDITIONAL USE PERMIT APPLICATION**

JUN 01 2017

Planning and Engineering
Department

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Stormwater Management Concept Plan and calculations
- 4) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 5) Sketch depicting any proposed signage
- 6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 7) Completed VDOT 527 (Traffic Impact Analysis) Form
- 8) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 9) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** the applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 10) Fee of \$500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 11) Proof of pre-submittal meeting between Town staff and applicant/agent
- 12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 13) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

Nettie Willard Nettie Willard DATE: 5/30/2017
By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

Nettie Willard Nettie Willard DATE: 5/30/2017
By signing this application, I affirm that this application is complete and all required items are included

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

CUP NUMBER _____

Location or Address of Property for Conditional Use Permit:

202 Marlinton Street

Tax Parcel Number(s): 288-6373-375

Acreage 0.300 Acres

Present Zoning District: R-5

Present Use of Property: Residential

Proposed Use for the Property Residential

Conditional Use Requested: Townhomes Code Section 3051(b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number _____

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: 202 Marlinton Street LLC (Julie Ann Willard)

ADDRESS: 502 Monte Vista Drive
Blacksburg, VA 24060

PHONE: 540-230-9489 EMAIL: jawillar@aol.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: 202 Marlinton Street LLC

ADDRESS: 502 Monte Vista Drive
Blacksburg, VA 24060

PHONE: 540-230-9489 EMAIL: jawillar@aol.com

ENGINEER/ARCHITECT (optional)

NAME: Balzer & Associates, Inc. (Steve Semones)

ADDRESS: 448 Peppers Ferry Road
Christiansburg, VA 24073

PHONE: 540-381-4290 EMAIL: ssemones@balzer.cc

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

See attached

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

See attached

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

See attached

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

See attached

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

See attached

January 1, 2012

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: Marlington Townhomes
Address/Location: 202 Marlington Street
Tax Map Parcel: 288-6-(373-375)
Size of Site: 0.30 acres
Proposed Use: Residential
Current Zoning District: R-5
Existing Future Land Use Classification: Medium Density Residential

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: _____
 Conditional Use Permit Application. Proposed Conditional Use: Townhomes
 Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.

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A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the site is located 3,240 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
2. **If the answer to question #1 is Yes, complete the following:**
 - a. Yes or No, the proposed development generates 23 vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
3. Yes or No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
4. No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
5. Yes or No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information:

Name of Property Owner(s): N/A
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: N/A
Address: _____
Phone: _____ Fax: _____
Email address: _____

Project Engineer who prepared TIA (if different from applicant): N/A
Address: _____
Phone: _____ Fax: _____
Email address: _____

Please check all applicable boxes of information submitted with this application:

1. **Review Fee Check made payable to VDOT for**
First, Second or Third review by VDOT
 - Rezoning or Conditional Use Permit request
 - Low volume road submission 24VAC30-155-40 A 3: \$250
 - All other submissions: \$1000
 - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a *digital submission of the following:***
 - a. **One signed copy** of the Town's VDOT Supplemental TIA application.
 - b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
 - c. **One copy** of the VDOT review fee check.
 - d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT:  Date: 5/5/17

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

*Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov*

CONDITIONAL USE PERMIT APPLICATION
FOR
MARLINGTON STREET TOWNHOMES

202 Marlinton Street
Blacksburg, Virginia

TAX PARCEL
286-6 373-375

JUNE 1, 2017

PREPARED FOR:
202 Marlinton Street LLC
502 Monte Vista Drive
Blacksburg, VA 24060

PREPARED BY:
BALZER & ASSOCIATES, INC.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073

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Description of Proposed Use:

The proposed site is located at 202 Marlinton Street and is owned by 202 Marlinton Street LLC. The property is currently 0.263 acres and is zoned R-5 (Transitional Residential). The site currently has a vacant single-family detached home located on it that was previously used as a rental property. The proposed use of the property is townhome units and the associated improvements required, including a parking area, stormwater management, and utility extensions.

A boundary line adjustment will be done in order to take a portion of Parcel #021601 and add it to the subject parcel. The new lot area will be 0.343 acres. The additional area will allow for the desired density, provide space for an access drive, and provide additional open space. The proposed townhomes will be 1-bedroom units, for a total of 6 bedrooms on site. Units 1 and 6 will be 1-story units and approximately 330 square feet. These will be studio units with a living area, kitchen, 1 bathroom, and a washer and dryer. Units 2-5 will be 2-story units and approximately 660 square feet. These units will provide a living room, kitchen, half bathroom, and laundry on the lower level. The upper level consists of a loft style space with a study area, 1 bedroom, and 1 full bathroom. Parking will be provided off of a one-way driveway. The entrance will be located in approximately the same location as the existing driveway and the exit will be on Grayland Street behind 200 Marlinton Street. Seven (7) parking spaces will be provided for a ratio of 1.17 spaces per bedroom.

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed:

The property is currently zoned R-5 Transitional Residential. The area surrounding it is either R-5 or R-4 (Low Density Residential), with a General Commercial district one block to the west. Transitional Residential is described in the Zoning Ordinance as follows: "The Transitional Residential District is to provide for a transitional land use between low density residential and higher intensity land uses. This is a predominantly residential district with neighborhood character. Conditional uses which are sensitive to and reinforce the residential neighborhood character are appropriate. These typically will involve the conversion or replication of single-family houses. Properties along arterial and collector roads are particularly suited for such conditional uses. The livability or small-town character of the Transitional Residential District is made up of tree lined streets, open space, and greenways interspersed within a more urban residential pattern." The site is also designated to be Medium Density Residential in the Town of Blacksburg Future Landuse Map. Medium Density Residential is defined as "Up to and including ten dwelling units per acre; or up to 20 bedrooms per acre, whichever is less." The typical implementing zoning districts for medium density residential are Transitional Residential (R-5), Old Town Residential (OTR), Planned Residential (PR), and Planned Manufactured Home (PMH). The existing uses along Marlinton Street include a mix of single family homes, townhomes, and condominiums.

The proposed density of the project is 17.5 bedrooms per acre and 17.5 units per acre. This the density permitted by right in the R-5 district for two-family dwellings. Townhomes are listed as

a conditional use in R-5 and will allow for a more efficient use of the property than a single-family or two-family dwelling.

This property is located in the “Multi-Unit Residential Neighborhoods” designation within the Town’s Comprehensive Plan (Map C). Typically, these neighborhoods are primarily apartment developments rented to students due to the proximity to the university. However, the neighborhood that this property is in tends to attract more graduate students and families rather than undergraduate students. This is mostly likely due to the distance from campus, the proximity to the Corporate Research Center and VCOM, and the lower density of the communities. The design of these units hopes to further this desire for varied tenant types.

The Comprehensive plan also discusses future issues and opportunities for these Multi-Unit Residential Neighborhoods. Our project addresses several of these and are listed below:

- **Transit service in these areas should continue to meet residents’ needs.**
 - There is an existing bus stop at the corner of Marlinton Street and Grayland Street, approximately 120’ from the site, so transit travel will be extremely convenient.
- **New developments and redevelopments should:**
 - Consider providing open areas and recreational opportunities within their developments.
 - A minimum of 20% open space will be provided on the site. However, some of this area is proposed to be located within the setbacks due to the limited area available outside of the setbacks and the configuration of the lot. For further information, please see the request for exceptions included in this narrative.
 - Provide landscaped multi-use trail systems for commuting opportunities to the Commercial and Employment areas while providing landscape buffers.
 - There is currently an existing multi-use trail which begins on Hubbard Street, across Main Street from the site, and continues behind First and Main to Country Club Boulevard, then connects to the Huckleberry Trail. The sidewalk infrastructure along Marlinton Street does safely connect pedestrians to a controlled, signalized intersection at South Main Street.
 - Provide strong property management and maintenance.
 - The applicant is a resident of Blacksburg, a business owner and owns other properties in town. Property management is a key part of their business plan.
- **Through education of residents, owners and property managers, as well as the Town’s zoning enforcement property maintenance programs, seek to minimize lifestyle conflicts that may occur at the interface of these higher density developments with adjacent residential neighbors.**
 - The density proposed is within the by-right development density allowances and the design hopes to attract young professionals, graduate students, and other tenant types not looking for purpose built student housing. This will help minimize lifestyle conflicts with adjacent neighbors. The proximity of the property to the CRC and VCOM will also likely attract some of these tenant types.

As the project is residential in nature, the applicant has also looked towards the Residential Infill Development Guidelines for direction on the design. Based on the proposed project components, the following Guidelines are being addressed with this proposal:

- **Setback:** Consistent front building setbacks create a uniform appearance along the street.
 - The project is maintaining the 35' front yard setback required by code and will be approximately in line with the adjacent buildings on either side.
- **Building Frontage/Entries:** Landscaping in front of buildings and entry features, such as porches or steps, create visual interest and give the neighborhood an identifiable character.
 - Due to the large setback from the road, there will be plenty of room between the building and the public sidewalk for landscaping. A covered front porch is also proposed for all building entries.
- **Off-street parking:** Parking for residential areas that plays down the visual impact of cars and parking garages respects the character of an existing neighborhood an identifiable character.
 - Parking will be located behind the front building line and therefore will not dominate the view of the site. Additionally, due to the small number of residents and the one-way driveway, there will be a very low amount of traffic created on Marlinton Street, maintaining a pedestrian friendly road.
- **Walkways:** Internal walkways within larger residential developments promote pedestrian movement by connecting users from the public sidewalk network and parking areas to ultimate destinations within a site.
 - A sidewalk will be provided along the front of the units and will connect to the public sidewalk on Marlinton Street.
- **Scale and Massing:** Buildings designed to fit within the context of the surrounding structures help reinforce neighborhood character and create visual interest for pedestrians.
 - The proposed units will be a mix of one and two-story buildings, which is consistent with the existing homes along Marlinton Street.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety or general welfare, and show the measures to be taken to achieve such goal:

The proposed use of the property is consistent with the adjacent uses and provides no adverse impact on them. There are multiple townhome and apartment communities along this section of Marlinton Street, so the proposed development will fit in with the current uses. As stated above, the proposed use also aligns with the zoning, neighborhood designation and future landuse map. By right, this property is permitted to have 6.8 bedrooms. The applicant is proposing townhomes in order to more efficiently use the property, but the plan does not propose a larger density or lesser setbacks than what is permitted by right in the R-5 district. The town requirement of 1.1 parking spaces per bedroom is being met, therefore any potential concerns about parking spillover into the adjacent neighborhood should be minimized. The low number of bedrooms combined with the walkability of the neighborhood and the proximity of public transit reduces concerns of excessive traffic.

As detailed later in this application, the owner is requesting a variance for the required 10-foot bufferyard adjacent to R-5 zoning. Although some of the improvements will be less than 10 feet from the property lines, this reduced distance will be mitigated by providing screening fences and planting trees. On the southern side, the proposed driveway is 3.5' from the property line. No other structure or pavement is within the buffer, and the drive is one-way, which will limit

the number of cars driving along this property line. A 6-foot screening fence will be located along the property line. The house on the southern side is located 32' from the property line, so even though the driveway is close to the line, it is not near the existing house. Currently, the house on the western side is also owned by the applicant and is used as a rental property. Three of the proposed patios are located within the 10-foot buffer against this property. There is an existing fence along this line, which will be extended to provide screening along the entire townhouse structure. In addition, trees will be planted along the fence to provide an extra visual and noise buffer.

A landscaped streetscape will be provided, and stormwater management is proposed to be located underground, which will leave a useable front yard similar to the other properties along the street.

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception.:

The applicant is requesting the following exceptions to the Use and Design Standards and/or Development Standards:

1. Section 4231(b)(11): "Except in the MXD and DC Districts, for any development of five (5) or more townhouses a minimum of twenty (20) percent of the gross land area shall be reserved as open space for community recreation use."

Exception Requested: Allow open space within the setbacks

Description: This project proposes less than 55% impervious area, however, due to the large setbacks, it is not possible to provide 20% open space area outside of the setbacks. The submitted plan indicates open space within the rear setback and one of the side setbacks in order to create an area that is 20% of the property. The front yard has not been included in this total, however it is a very useable space due to the stormwater management being placed underground. In addition, the site is located less than a half mile from the Piedmont Pool and Nellies Cave Park.

2. Section 4231(c)(3): "A buffer yard of at least ten (10) feet shall be required on any lot which abuts the R-4, R-5, OTR, PR, RR1, RR2 zoning district"

Exception Requested: Allow the driveway to be within the 10' buffer yard.

Description: Because the lot is so narrow, a one-way driveway is provided. The driveway will exit onto Grayland Avenue. The applicant is requesting to allow the driveway within the 10' buffer and will build a 6' screening fence along the property line in addition to landscaping to provide a visual buffer. Placing the driveway close to the rear property line keeps it from being too close to the end unit, and provides a larger contiguous area for open space. Because there will be no buildings or parking in the buffer, but only a one-way driveway used by the 6 proposed units, there will be very little

activity or noise happening within the buffer and should not create a disturbance for the adjacent property owners. The proposed driveway will be located a minimum 3' from the property line as required by Town Code.

3. Section 5790(c): "A deck or patio may project beyond the front building line (but not into the front yard setback) or into a rear yard setback a distance not to exceed five feet.

Exception Requested: Allow a patio to extend into a side yard setback by a distance not to exceed three feet.

Description: Due to the staggered nature of these units, there is not room for a patio or landing outside of the back door on three of the units. A 3'x3' landing is required by the building code and is proposed outside of each backdoor, which would extend into the side yard setback by less than 3'. The existing fence will remain in place and be extended in order to provide an additional buffer. Buffer yard landscaping will be provided in this area as determined per Town Code.

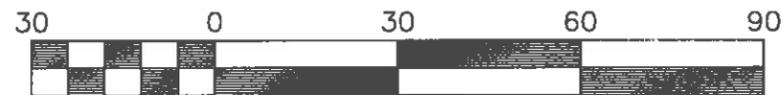
If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and strike-through and italic edit of any conditions proposed to be changed:

This application is not amending an existing approved S/CUP.

**MARLINGTON STREET TOWNHOMES
CONDITIONAL USE PERMIT**

Adjacent Property Owners

Tax Parcel(s)	Owner	Address
288-A-2 1	ROBERT S. & NANCY KIDDER	5806 OLD LOCKE COURT ROANOKE, VA 24018
288-6 373A-378A	RICHARD LEWIS JOHNSON, ET AL	1705 GRAYLAND STREET BLACKSBURG, VA 24060
288-6 376-378	MARLINGTON STREET PROPERTY, LLC C/O GEORGE WILLARD	1101 HIGHLAND CIRCLE BLACKSBURG, VA 24060
288-6 57-61	MARLINGTON, LLC	2909 CORBIESHAW ROAD ROANOKE, VA 24015
288-6 62-66	MARLINGTON, LLC	2909 CORBIESHAW ROAD ROANOKE, VA 24015
288-6286, 287	MILDRED SIMPSON MAUPIN	6743 CORNTASSEL LANE ROANOKE, VA 24018
288-6288-291	JEFFREY H. SHELOR BRUCE L. SHELOR	203 MARLINGTON STREET BLACKSBURG, VA 24060



SCALE: 1" = 30'

MAP FROM RECORDS
FOR
202 MARLINGTON STREET LLC

SHOWING PROPOSED BOUNDARY LINE ADJUSTMENT
202 MARLINGTON STREET
INSTRUMENT #2017002484
INSTRUMENT #2015000342
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA
DATE: JUNE 1, 2017
JOB #24170040.00
SCALE: 1" = 30'

SHEET CUP1

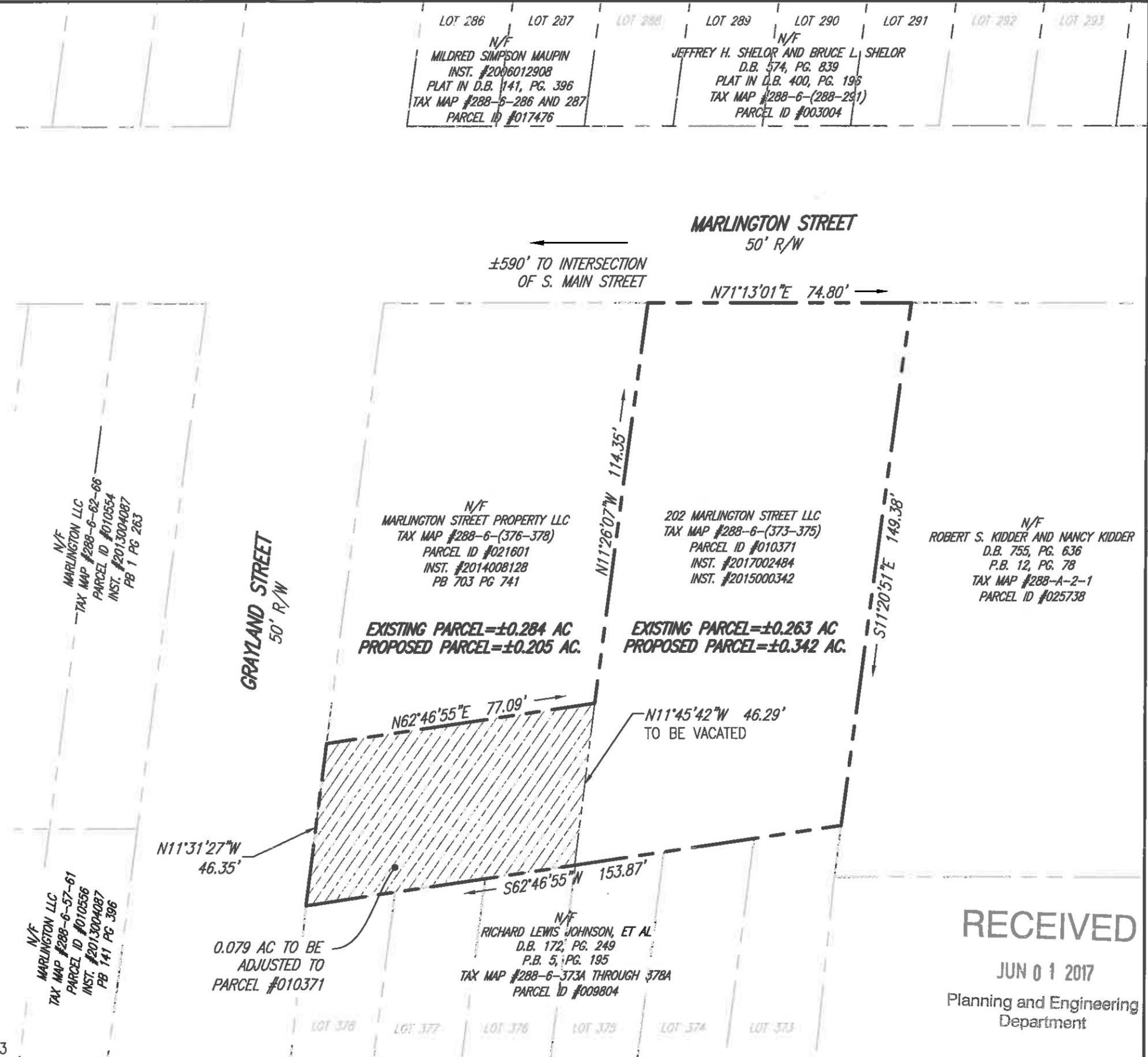
TEL: 540-381-4290 FAX: 540-381-4291

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073



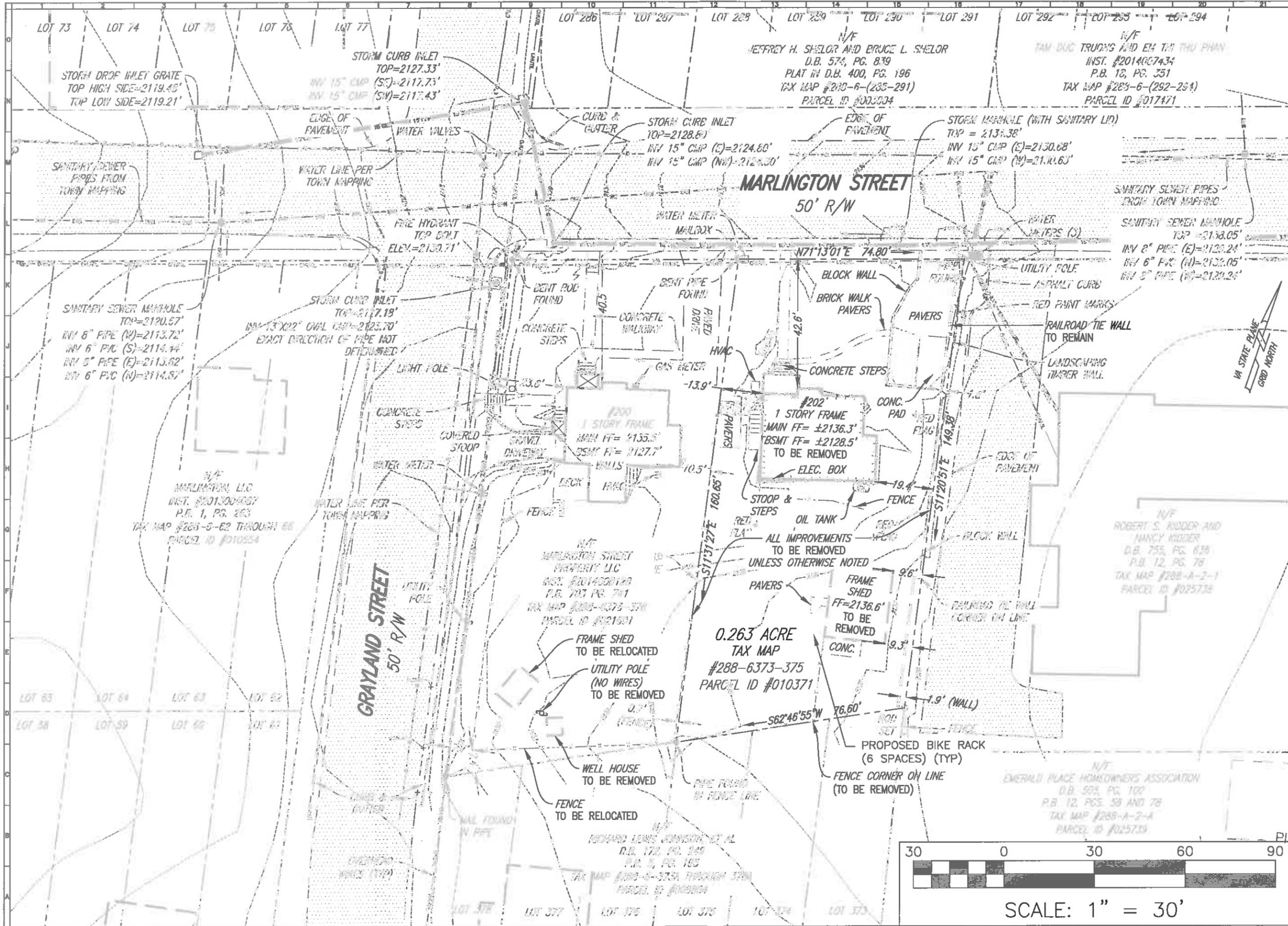
REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS



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 Richmond
 Roanoke
 Staunton
 Harrisonburg
 RESIDENTIAL LAND DEVELOPMENT ENGINEERING
 SITE DEVELOPMENT ENGINEERING
 LAND-USE PLANNING & ZONING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 ARCHITECTURE
 STRUCTURAL ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL & SOIL SCIENCE
 WETLAND DELINEATIONS & STREAM EVALUATIONS
 Balzer and Associates, Inc.
 448 Peppers Ferry Road, NW
 Christiansburg, VA 24073
 540-381-4290
 FAX 540-381-4291

MARLINTON STREET TOWNHOMES
 202 MARLINTON STREET
 EXISTING CONDITIONS
 MOUNT TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
 DESIGNED BY GLM
 CHECKED BY SMS
 DATE 6/1/17
 REVISIONS:

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SHEET NO.
CUP2
 JOB NO. 24170040.00



SCALE: 1" = 30'

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Department

MARLINGTON STREET TOWNHOMES
202 MARLINGTON STREET
PROPOSED SITE LAYOUT
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

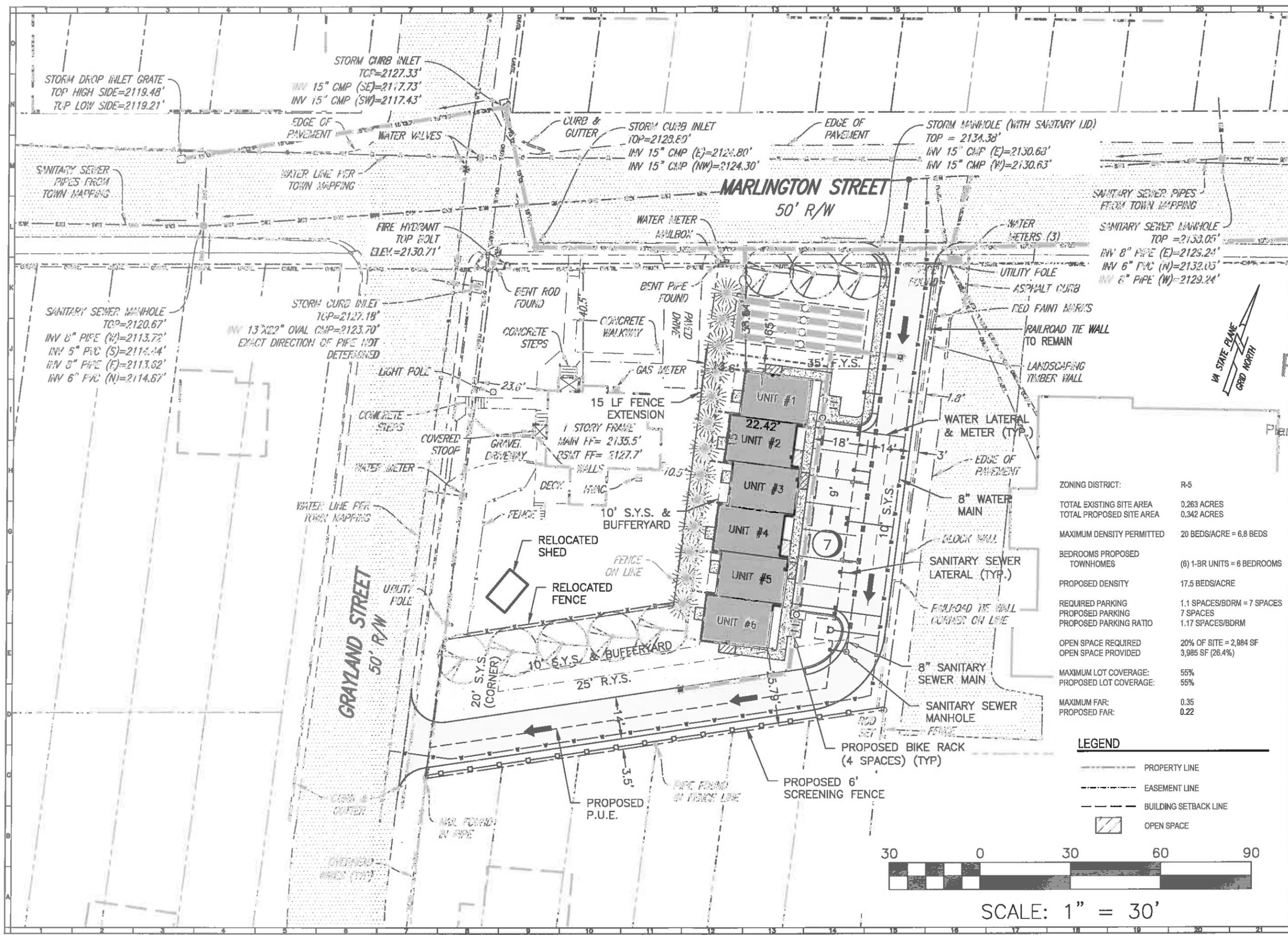
ZONING DISTRICT:	R-5
TOTAL EXISTING SITE AREA	0.263 ACRES
TOTAL PROPOSED SITE AREA	0.342 ACRES
MAXIMUM DENSITY PERMITTED	20 BEDS/ACRE = 6.8 BEDS
BEDROOMS PROPOSED TOWNHOMES	(6) 1-BR UNITS = 6 BEDROOMS
PROPOSED DENSITY	17.5 BEDS/ACRE
REQUIRED PARKING	1.1 SPACES/BDRM = 7 SPACES
PROPOSED PARKING	7 SPACES
PROPOSED PARKING RATIO	1.17 SPACES/BDRM
OPEN SPACE REQUIRED	20% OF SITE = 2,984 SF
OPEN SPACE PROVIDED	3,985 SF (26.4%)
MAXIMUM LOT COVERAGE:	55%
PROPOSED LOT COVERAGE:	55%
MAXIMUM FAR:	0.35
PROPOSED FAR:	0.22

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	OPEN SPACE



SCALE: 1" = 30'





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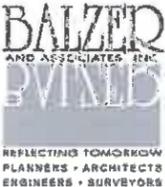
Planning and Engineering
Department

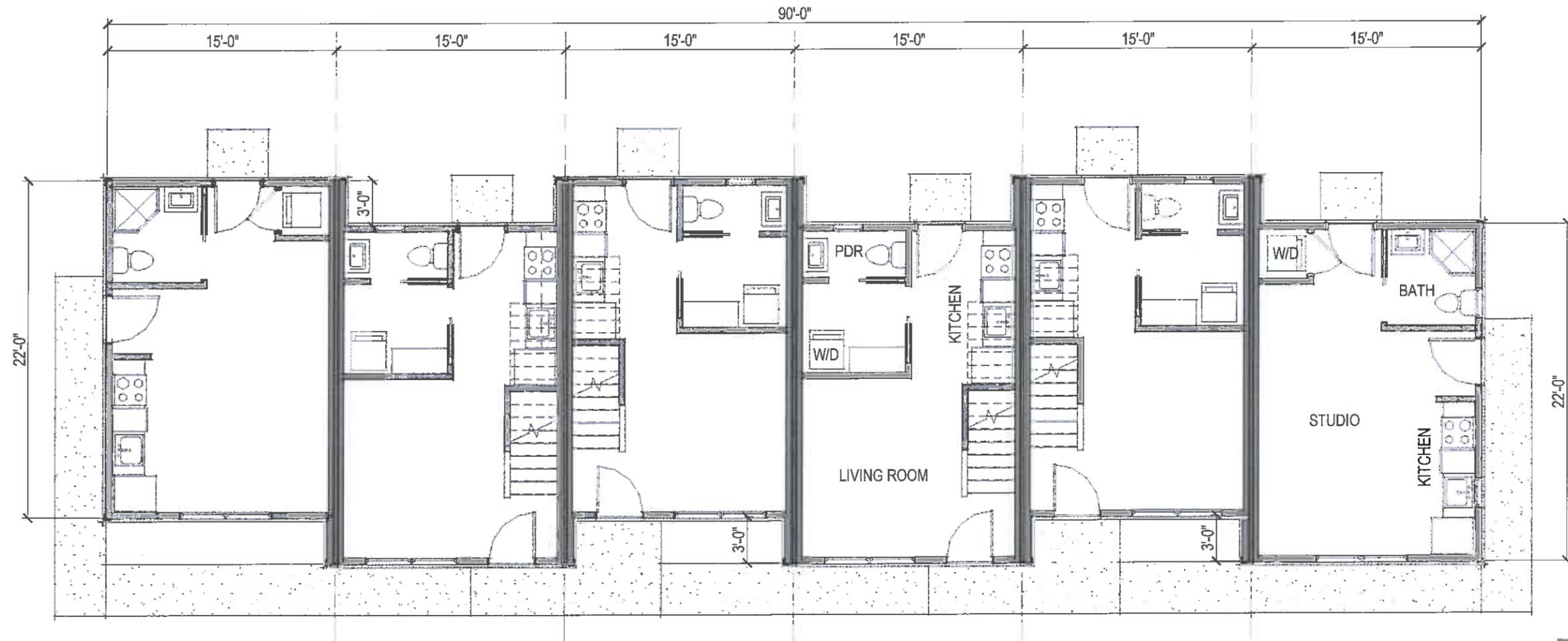
MARLINGTON STREET TOWNHOMES

SCHEMATIC RENDERING

202 MARLINGTON STREET
BLACKSBURG, VIRGINIA

24170040.00 JUNE 1, 2017
NOT FOR CONSTRUCTION





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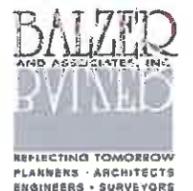
Planning and Engineering
Department

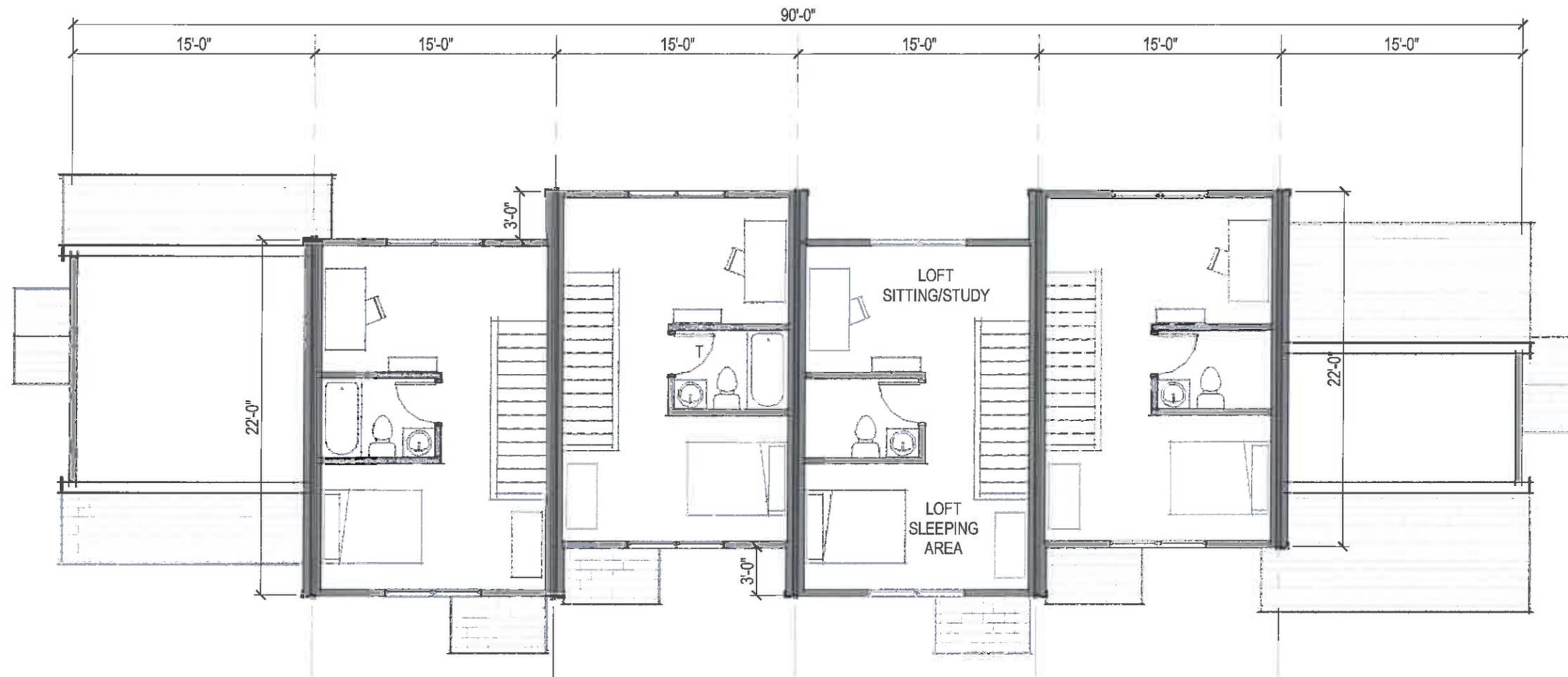
MARLINGTON STREET TOWNHOMES

202 MARLINGTON STREET
BLACKSBURG, VIRGINIA

SCHEMATIC MAIN FLOOR PLAN

24170040.00 JUNE 1, 2017
NOT FOR CONSTRUCTION





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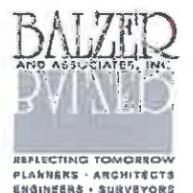
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MARLINGTON STREET TOWNHOMES

202 MARLINGTON STREET
BLACKSBURG, VIRGINIA

SCHEMATIC UPPER FLOOR PLAN

24170040.00 JUNE 1, 2017
NOT FOR CONSTRUCTION





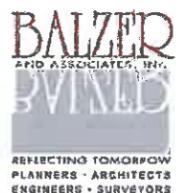
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MARLINGTON STREET TOWNHOMES

202 MARLINGTON STREET
BLACKSBURG, VIRGINIA

SCHEMATIC EXTERIOR ELEVATION

24170040.00 JUNE 1, 2017
NOT FOR CONSTRUCTION





**MARLINGTON STREET
TOWNHOMES**

202 MARLINGTON STREET
BLACKSBURG, VIRGINIA

SCHEMATIC EXTERIOR ELEVATION

24170040.00 JUNE 1, 2017
NOT FOR CONSTRUCTION

RECEIVED

JUN 01 2017

Planning and Engineering
Department

BALZER
AND ASSOCIATES, INC.
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