



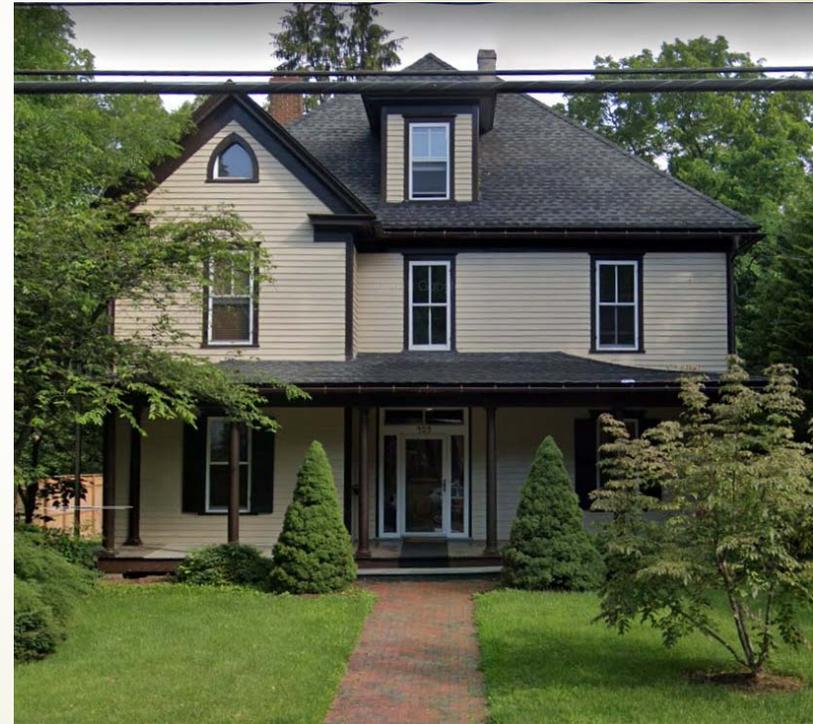
Center for Creative Change

Conditional Use Permit

409 Roanoke St. E

409 Roanoke St Facts

- ▶ Built in 1910 with the marriage of two prominent families: Henderson, & Ellett. Known as Ellett House on the historic registers.
- ▶ Contributing structure in the Blacksburg Historic District.
- ▶ Remarkably well preserved. Interior has extensive original woodwork, hardwood flooring and plaster. All original windows are present along with shutters, although some are in need of restoration.
- ▶ Approx. 3000 sq. feet on first two floors. Attic is approx. half finished, though much of this has low ceiling height.
- ▶ 9.5 ft tall ceilings on first two floors.

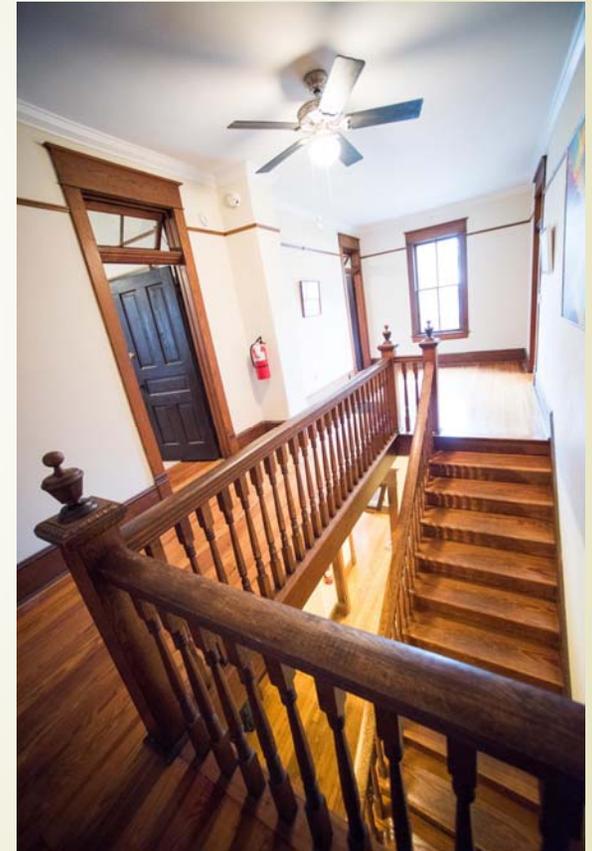




Commercial History

- ▶ 1910 – 1970: Original owner, Maude Ellett, lived there until the 1970's. She converted part of the first floor to rent as an apartment after her husband passed away.
- ▶ 1970 – 2000: For the next 3 decades, the building was operated as a boarding house with the owner living in the first floor apartment.
- ▶ 2000 – 2010: Progress street builders converted the building to office use and used the property as their headquarters for the better part of a decade starting in ~2000. This was covered under Special Use Permit SUP03-011.
- ▶ 2010 – 2015: Student rental.
- ▶ 2015 – present: My husband, daughter and I stopped renting to students in 2015. We have lived there the past three years working to clean up the property, and the neighborhood from degradation during the short student rental stint.

What we are trying to preserve

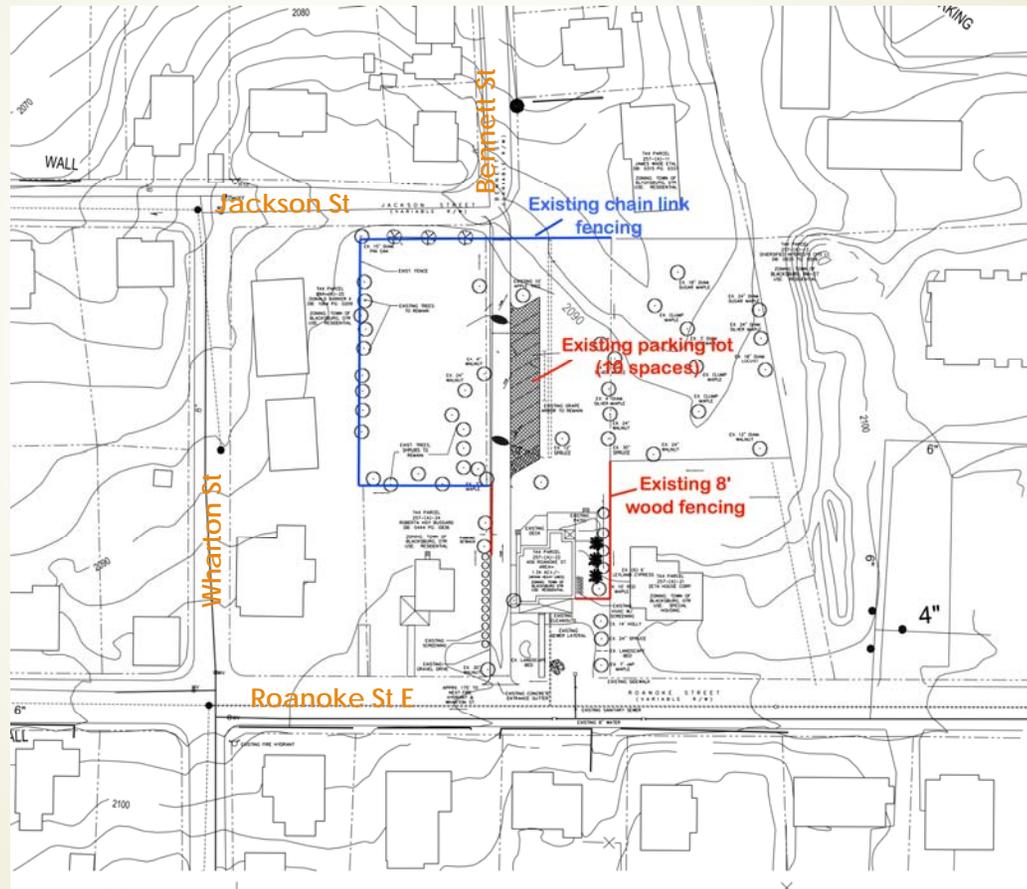




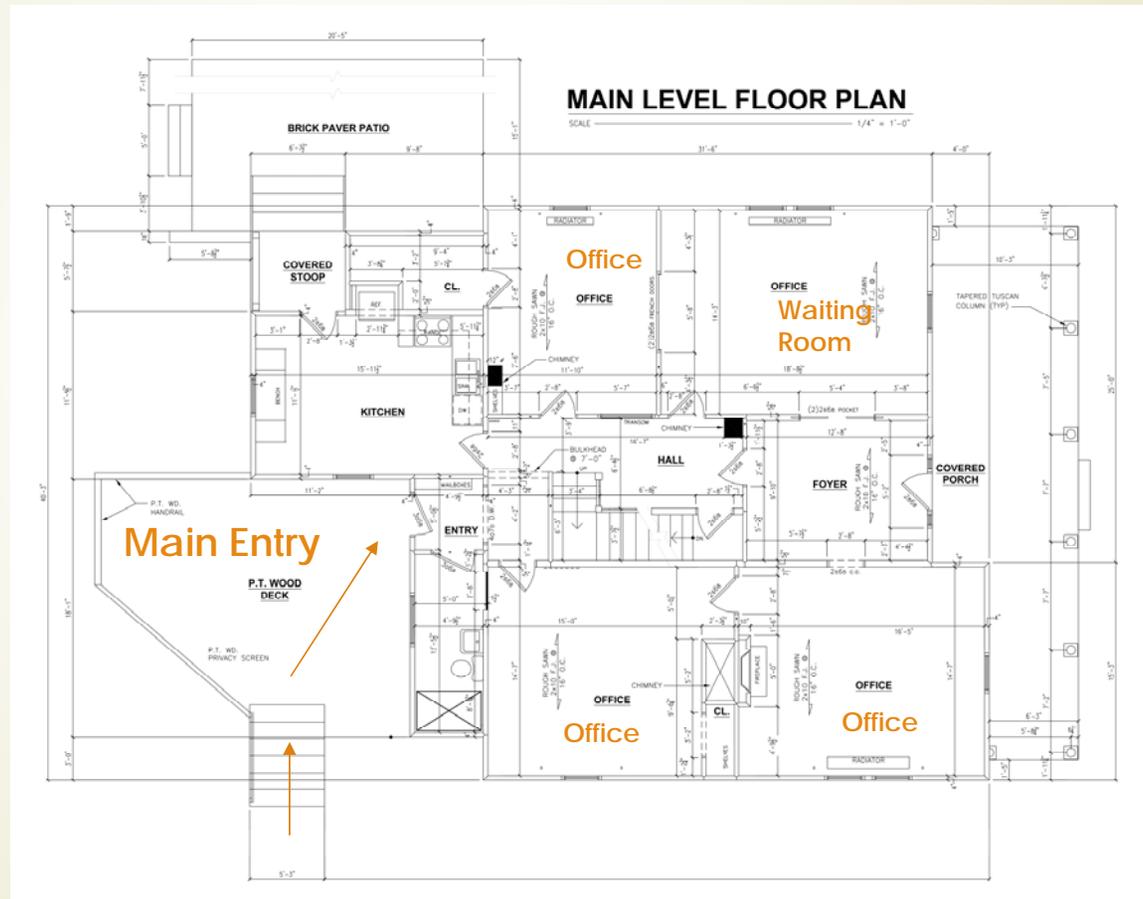
Office building - existing features

- ▶ Each room is hard wired for Ethernet, phone and fax.
- ▶ Bathrooms are extremely small. There are no bathtubs.
- ▶ Kitchens are also spartan with little counter space – sufficient for break room or coffee room purposes.
- ▶ Fire extinguishers adorn the hall walls, with multiple extinguishers on each floor.
- ▶ A 10+ space paved parking lot is located behind the building.
- ▶ Driveway allows one-way traffic between Roanoke St and Jackson St.
- ▶ Building is served by three electric meters – one per floor.

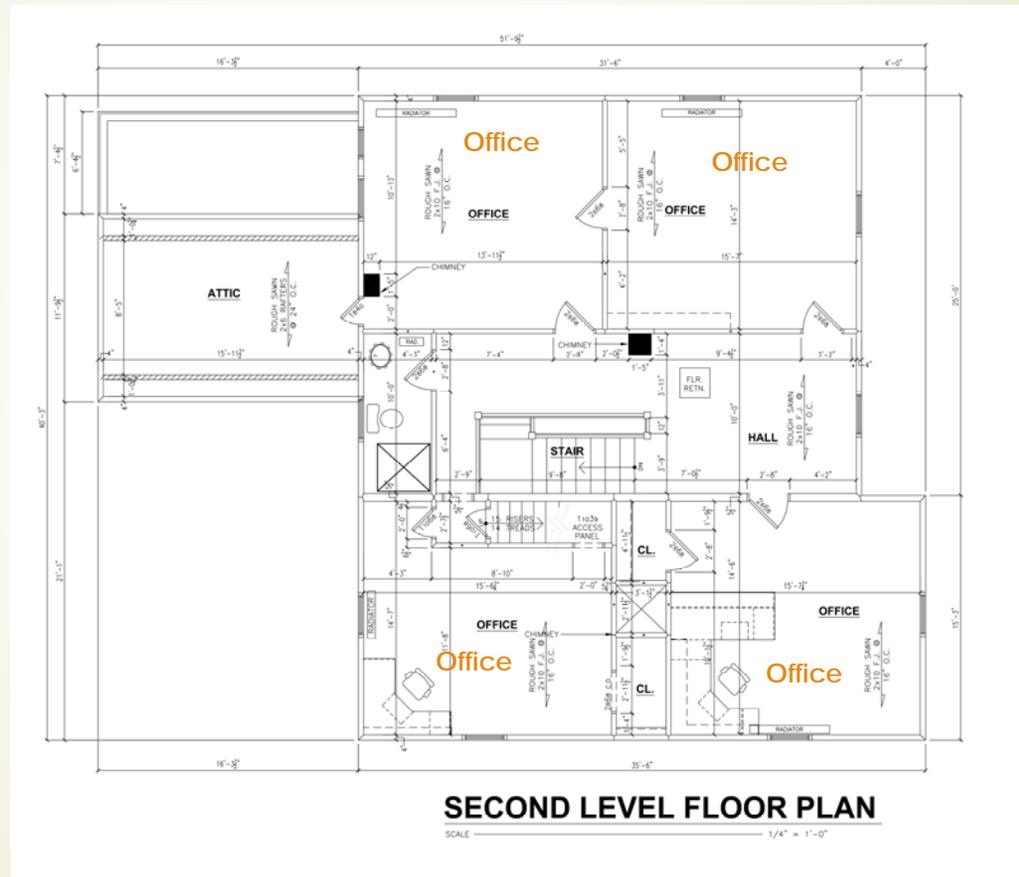
Office building Layout - Plat



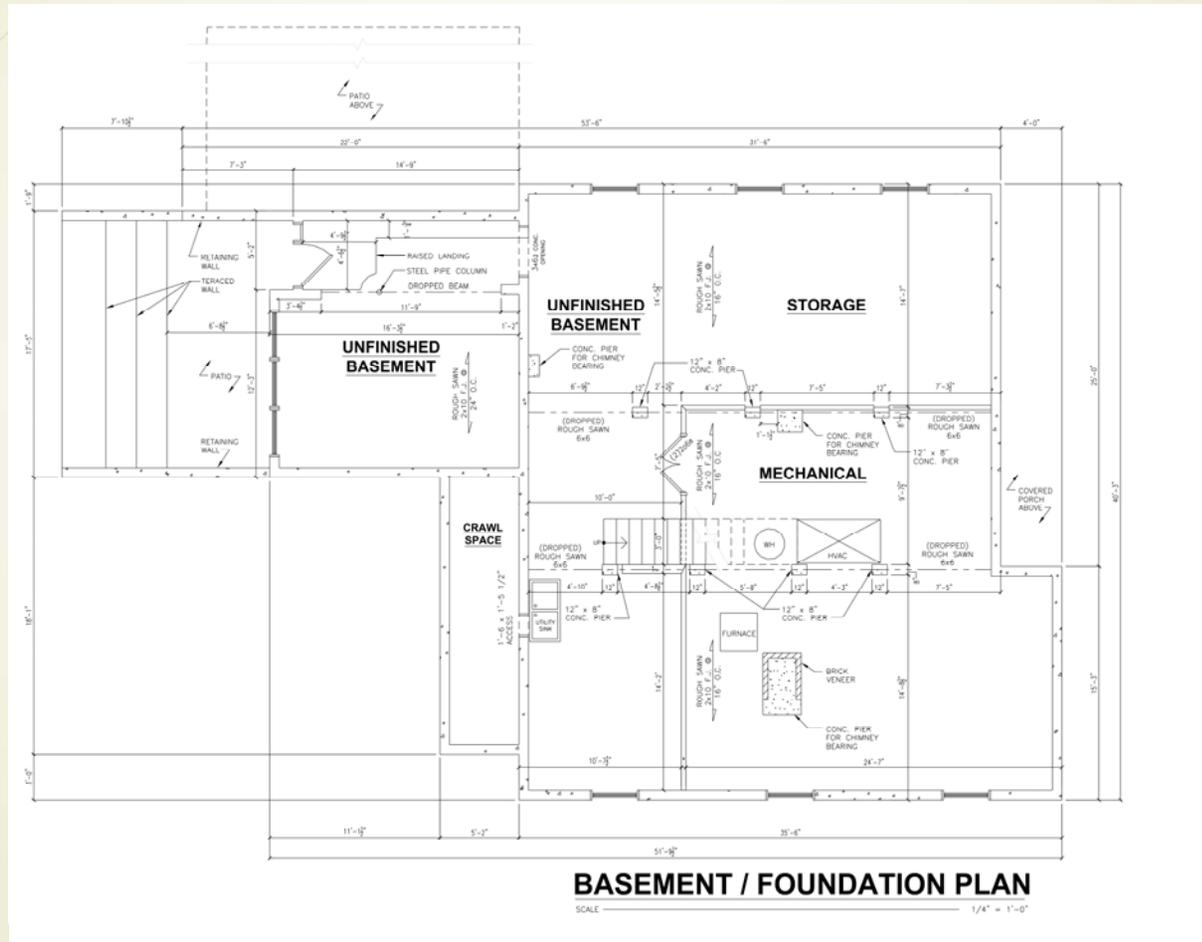
Office building layout – 1st floor



Office building layout – 2nd floor



Basement – no change in use





Center for Creative Change

- ▶ The first and second floors will be leased to the CCC as medical/general offices. The CCC operates under an existing CUP at 205 Washington st. and has been in Blacksburg for over 20 years.
 - ▶ Attic and basement will not be used to conduct business and will not be rented to the CCC. These areas will be retained by the owner for personal residential use.
 - ▶ The building will become mixed use with residential on the top floor and business on the first two floors. This is consistent with the zoning goals of the OTR district. The occupancies will not be separated.
 - ▶ The CCC provides psychotherapy and medically oriented massage. Seven practitioners will work in the building. They will not all be working simultaneously as they must rest between massage sessions and can't work an 8 hr day.
 - ▶ Waiting room on the first floor and a smaller area in second floor hall.
 - ▶ Seven total practice spaces (offices) that will be a mixture of psychotherapy and massage.
 - ▶ Maximum expected number of occupants is 15 which occurs only a few times a year.
 - ▶ Each patient will be under the direct supervision of a practitioner who can assist in the event of an emergency.
 - ▶ CCC's appointments are typically for 60 to 90 minutes. No walk-in clients are served.
 - ▶ The CCC does not require any significant alterations to the building.
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Handicap Accessibility

- ▶ Handicap accessibility is not required per the Virginia Existing Building Code (VEBC) since we are not changing the use for the entire building.
- ▶ Bathrooms are too small to become ADA compliant. First floor bath does have a wide door.
- ▶ Front entrance is two steps from ground level. There are no permanent wheelchair ramps.
- ▶ The CCC's current building does not have any accessibility provisions and they do not treat wheelchair-bound patients in the office. **The CCC strongly prefers to treat handicapped patients in the patient's own home. There is much more to their care and treatment than accessibility to the building.**
- ▶ Additional accessibility features are not needed for the proposed use.

Life Safety

- ▶ The change in occupancy classification is to another classification with the same hazard level. (R-5 or R-3 to B) **Note, the proposed business use will be substantially safer than a student rental use.**
 - ▶ Existing means of egress is acceptable. Three egress points on 1st floor. All 2nd floor rooms have windows exiting to porch roofs. 3rd floor has chain ladder to escape to front porch roof.
 - ▶ Existing building height and area are acceptable.
 - ▶ Existing fire resistance of walls is acceptable. Note, exterior walls are balloon framed, but are filled with blown cellulose insulation. Plaster-lath construction is used for nearly all first and second floor walls and ceilings.
- ▶ Construction type is VB, but much can qualify as VA. Plaster-lath walls and ceiling can count as 1hr fire rating.
- ▶ Wiring has been modernized. Romex wire throughout, some in conduit. 200 amp service (each) to 1st and 2nd floors. 100 amp to 3rd floor. There are three separate electric meters.
- ▶ As a historic building, handrail height of open grand staircase shall be permitted to remain in accordance with VEBC 904.9. Rail height is 31.5" vs. 42" required for commercial buildings. Rail height "feels natural" and is aesthetically pleasing.
- ▶ Chapter 9 of the Virginia Construction Code does not require business occupations or residential occupations to have fire sprinklers.
- ▶ Occupancy load not high enough to require commercial fire alarms.
 - ▶ Max expected is 15 persons. Standard occupancy of 30 (1 per 100 sqft) also does not require fire alarms.
 - ▶ Public always attended to by specific practitioners – typically, on a 1 to 1 basis or very small groups. They can be expected to help visitors egress safely. Practitioners will establish and practice emergency response plans (i.e. fire drills).
- ▶ NO hazardous equipment or material will be used or stored in the building.
- ▶ Inspected fire extinguishers are maintained in strategic locations.

Signage

- ▶ Minimal primary signage required.
 - ▶ 2ft x 3ft sign attached to building siding under front porch or hanging from porch beam.
 - ▶ Wooden, painted sign.
- ▶ Directional signs will be used to guide visitors to entrance at back porch.





Neighborhood impact

- ▶ Traffic will not be significantly impacted relative to the student rental option.
 - ▶ Tenant will open gate allowing egress via Jackson St during business hours only.
 - ▶ Patients and practitioners will generally always use rear building entrance.
- ▶ Noise levels will be far lower than student rental option.
- ▶ No noise, litter or noxious fumes will be produced by the business.
- ▶ Waste not generally produced. Trashcans are screened behind fence.
- ▶ Maintenance standards of building and landscaping will be higher than student rental option.
- ▶ Plenty of existing screening of driveway and parking lot.
- ▶ All neighboring properties on Roanoke street are student rentals.
- ▶ Parking is behind building. BT bus stop a few feet away. Bike rack (wave type) available behind building.



Far lower impact than student rental option!

Exceptions to development standards

- ▶ Existing parking should be acceptable without paving over more grass/trees/landscaping.
 - ▶ 10 parking spaces will be provided which is the minimum required under the ordinances for mixed medical office and residential use. One of these will be a double space for handicap vehicles. Note the CCC has had ample parking with 10 allocated parking spaces for the last 19 years at their current location.
 - ▶ An existing wave style bike rack is provided. We ask that this is accepted in lieu of the new inverted "U" style racks. If we have a lot of bike riders, we will reevaluate and upgrade at a later date. A BT bus stop just a few steps away from property on Roanoke st.
 - ▶ Owner will share spaces with the CCC. Hours of use will generally not to overlap. There are no sidewalks or painted crosswalks associated with the parking lot. Stepping stones to the back patio are present. We don't believe that paving an extra short walk to the back deck entrance is needed. It is better to keep the grass, landscaping and not disturb adjacent large tree. Low traffic volume and traffic calming front gate reduce any conflicts between pedestrians and vehicles.
 - ▶ Parking lot will be restriped if the CUP is approved. The lines are currently barely visible. We will include exit arrows and do-not-enter signs at Jackson St.
- ▶ CUP application should be streamlined
 - ▶ Previous history of general office permits for property (ref. SUP03-011). Existing SUP for CCC (ref. SUP01-006).
 - ▶ Expedited approval, if possible, is requested
 - ▶ Wavier of application fee is requested. No alterations, or new development is proposed.
- ▶ Wheelchair accessibility will not be provided
 - ▶ The CCC treats severely handicapped patents in their homes.
 - ▶ Ramps on the front of the house will detract from viewshed, will attract poor student behavior and are too costly.
 - ▶ Bathrooms are too small to be made ADA compliant. Building new bathrooms would be too costly and destroy historic fabric of structure.



Questions, Comments, Discussion

