

MEMORANDUM

To: Planning Commission
From: Emma Martin, Planner I EM
Date: March 13, 2020
Subject: CUP20-0001 Conditional Use Permit request for Medical Office and General Office in the OTR- Old Town Residential Zoning District on 0.615 acres at 409 E Roanoke Street (Tax Map No. 257-A 22) by Kristen DeLack (applicant and property owner)

SUMMARY OF LAND USE REQUEST

Property Location	409 East Roanoke Street
Tax Parcel Numbers	257- A 22
Parcel(s) Size	0.615 acres
Present Zoning District	OTR- Old Town Residential
Present Use	Residential, single-family detached home
Adjacent Zoning District	North: R-5 Transitional Residential East: OTR Old Town Residential South: OTR Old Town Residential West: OTR Old Town Residential
Adjacent Uses	North: Single-family residential East: Special Housing (Fraternity) South: Special Housing (Fraternity) West: Single-family residential (student rental)
Adopted Future Land Use	Medium-Density Residential
Proposed Use	Medical Office and General Office with upper floor residential
OTR District Standards	
Maximum Height	35' to 45'
Minimum Setbacks	Front: 20' Side: 20' Rear: 25'
Maximum lot coverage	50% impervious
Proposed Parking	10 spaces including one ADA space
Required Parking	16 spaces including one ADA space
Proposed Bike Parking	2 spaces
Required Bike Parking	6 spaces

DEVELOPMENT PROPOSAL AND EXISTING CONDITIONS

The property subject to this Conditional Use Permit request is located at 409 East Roanoke Street. The property is located four blocks east of North Main Street, fronting on Roanoke Street. The rear of the site is adjacent to the intersection of Jackson Street and Bennett Street. The parcel is approximately 0.615 acres and contains an existing single-family residence. The applicant also owns two adjacent parcels to the northeast and northwest that are connected to the subject property but are not part of the CUP application. The neighborhood is a mix of residential types and styles. Adjacent and nearby uses include fraternities, single-family, and multi-family residential.

The building on the site is a two-story, 3000 square foot structure with an attic and basement. The owner intends to change the main two floors of the building to Medical Office use, while using the attic efficiency apartment and basement storage area for residential use. The owner is proposing to rent the office portion of the existing building to the Center for Creative Change for psychotherapy and massage therapy, which are considered Medical Office uses. The applicant has requested both General Office and Medical Office Conditional Use Permits to accommodate all aspects of the use. **While the proposal is for the Center for Creative Change office, if approved, the CUP would apply to the property and allow future Medical or General Office tenants.**

According to the applicant, the Center for Creative Change (CCC) is an outpatient clinic offering mental healthcare, therapeutic massage and body work services. The CCC has occupied 205 Washington Street for almost 19 years and operates under Special Use Permit 01-0006 in the OTR Zoning District. Special Use Permit 01-0006 is attached. The Center for Creative Change would occupy the ground and second floor offices. The applicant anticipates five massage therapy rooms and two rooms for psychotherapists. The applicant is proposing up to seven office rooms, with four on the second floor and three on the first floor. The applicant states that the Center for Creative Change services are typically scheduled Monday through Friday from 8AM to 6PM, with occasional weekend appointments. The proposed maximum number of occupants for the office is 15, which the applicant indicates only occurs a few times per year.

The applicant is proposing to establish the entrance for the office uses behind the building, adjacent to the parking lot with a waiting room for clients/patients on the first floor. A proposed one-bedroom efficiency apartment will be located on the top half-story of the building. The efficiency apartment is currently accessed through the interior with no direct or separate exterior access. The basement is proposed to be used for residential storage.

The applicant does not propose any interior or exterior changes to the building. According to the applicant, the building is already set-up for office uses, as the building was used as an office in the past through a previously granted CUP. The application states that each room is hard wired for Ethernet, phone, and fax, from this time.

No additional modifications to the parking lot or driveways on site are proposed, with the exception of striping of the parking spaces. Vehicular access to the office uses will be through an existing fourteen-foot single-lane gated driveway on Roanoke Street, with egress on Jackson Street. The driveway leads to an existing unstriped parking area.

BACKGROUND

Historic Ellett House

According to the DHR survey, the house at 409 E Roanoke Street was built circa 1900 as a two and a half story, wood frame dwelling with weatherboard siding and extensive interior woodwork. Known as the Ellett House on the National Register of Historic Places, it is a contributing structure in the Blacksburg

Historic District and is currently used as a single-family residence. The applicant states that the interior has been remarkably well preserved with extensive original woodwork and original windows. The Ellett House is located on the center lot of three lots (tax map parcels 257- A 12; 22; and 23) with a combined size of 1.605 acres.

Previous CUPs/SUPs

Conditional Use Permits were previously referred to as Special Use Permits. The property at 409 E Roanoke Street was granted a Special Use Permit SUP 02-001 (the 2002 SUP) in May of 2002 for Bed & Breakfast use and Small Restaurant use. This SUP no longer applies.

This property was granted Special Use Permit 03-011 (the 2003 SUP) in December of 2003 for General Office use in the Old Town Residential zoning district. The applicant, Progress Street Builders, submitted site plan SP-E-100 that was approved in August of 2004. Site Plan SP-E-100 and signed resolution for SUP03-011 are attached. Progress Street Builders used the building as their office until moving into their current space.

According to the Town's GIS database, the property was sold to its current owner in 2012. Around that time, the use changed from General Office to single family residential (allowed by-right in the OTR zoning district), and the 2003 SUP for General Office Use expired. The owner leased the building as a student rental until 2015. From 2015 to present, the building was used exclusively as a single family residence by the owners. This Conditional Use Permit application requests General and Medical Office uses.

BUILDING CODE REQUIREMENTS

The application states that Progress Street Builders configured the building to accommodate office use during their time at 409 E Roanoke Street. The applicant suggests that the house is still configured to accommodate office use and therefore is not requesting any interior or exterior changes.

At the December 2019 presubmittal meeting, the Building Official advised the applicant to submit plans to the Building Department detailing the proposed use. **A Certificate of Occupancy for the office use is required before the office use can commence if the CUP is approved.** To date the applicant has not submitted plans to the building department requesting a change of use for the house. Once plans requesting a change of use are submitted, a determination by the Building Official will be made whether or not any exterior or interior alterations are required for approval of the change of use. **If any exterior changes are required, this could affect compliance with CUP conditions related to development in substantial compliance with the application.**

Per the Building Official, the application for change of use will require an evaluation of the structure using the 2015 Virginia Existing Building Code (VEBC) by a registered design professional which should include but is not limited to construction type, floor plan layout, existing use group and proposed use group(s), square footage of each floor, calculated occupancy load, egress travel distance, number of bathrooms and required plumbing fixtures, means of egress, and fire separation(s) required.

Once the Building Official has approved the plans, permits for any required alterations are to be obtained and all work inspected. After all work has been approved by the Building Official, a new certificate of occupancy will be issued for the structure and the building can be occupied by the new use at that time. **Staff recommends a condition reinforcing that the office use cannot occur until a Certificate of Occupancy is issued to ensure all applicable building code requirements as determined by the Building Official are met.**

NEIGHBORHOOD MEETING AND CORRESPONDENCE

A neighborhood meeting was held on March 5, 2020 at 6:00 PM. Notes and sign in sheet are attached. Citizen correspondence received by March 13, 2020 is attached.

EVALUATION

The criteria to be considered in evaluation of a Conditional Use Permit include:

1. Conformance to the Comprehensive Plan, or to specific elements of the Plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.
2. Adherence to minimum adverse impact on the surrounding neighborhood or community. The proposal as submitted shall not cause adverse impacts as defined by Section 1181 (b) of the Zoning Ordinance. Adverse impacts considered may include, but not be limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations, Due regard is given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.

Comprehensive Plan

The Future Land Use map identifies this property as Medium-Density Residential. The definition of Medium-Density Residential is:

Residential units with up to and including ten dwelling units per acre or up to 20 bedrooms per acre, whichever is less. Typical implementing districts are Transitional Residential (R-5), Old Town Residential (OTR), Planned Residential (PR), and Planned Manufactured Home (PHM) zoning districts.

The implementing zoning districts do allow some non-residential uses by Conditional Use Permit. These requests are reviewed on a case-by-case basis for their merits and neighborhood compatibility, as well as the mitigation of any adverse impacts.

This site is not in a Mixed-Use Area or Urban Development Area. It is designated as an Urban / Walkable Neighborhood on the Neighborhood, Employment, and Service Areas Map. Excerpts related to the Urban / Walkable Neighborhood from the Comprehensive Plan are found in the Staff Appendix.

Zoning Ordinance

Use Definitions

General Office use is defined as:

"Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, travel, computer software or information systems research and development, or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices."

Medical Office use is defined as:

"Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia. Emergency treatment is not the dominant type of care provided at this facility."

The proposed use of offices for the Center for Creative Change is consistent with this definition.

District Intent

The Old Town Residential District purpose stresses that the district is intended to retain and protect the small-town character, unique architecture, and pattern of the historic heart of the Town. The district is intended to allow broad Conditional Uses which ease the transition from commercial and campus to residential.

The district is designed for a low and medium density residential base, with small scale office, commercial, and retail uses in renovated or replicated housing, a dynamic mix of uses linked by a common historic residential character.

Per Zoning Ordinance District Standard Section 3061 (b), General Office and Medical office require a Conditional Use Permit in the OTR zoning district. Both residential and office uses in the existing structure are consistent with the purpose and intent of the district.

Use & Design Standards

General Office Use and Design Standards

A full list of Use and Design Standards for §4420 General Office use are as follows. In addition, the full list of Use and Design Standards have been provided in the Staff Appendix. Staff comments have been provided in italics below.

§4420 (a)

1. Exterior lighting shall be compatible with the surrounding neighborhood.
The applicant is not proposing to install any additional exterior lighting. The interior lighting will operate on timers to create the appearance of occupancy throughout the building after hours. The building has seven security cameras placed outside. If the applicant is required or wishes to use any exterior lighting, a lighting plan needs to be submitted as part of the Conditional Use Permit application. This lighting should be residential in nature.
2. Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
The parking lot will be accessed via the approximately 14-foot driveway on the west side of the parcel. The driveway connects through to Jackson Street in the rear of the parcel. The applicant plans to create a one-way traffic pattern with entry from Roanoke St. and exit via Jackson St. The driveway gates at Jackson Street would be closed after business hours. The applicant proposes to post "Do Not Enter" signs at Jackson Street and to paint an arrow in the direction of one-way traffic flow. The applicant intends that these measures will minimize traffic after hours and reduce cut-through traffic from Jackson Street. There does not appear to be a safety issue in terms of traffic circulation nor impact on adjacent property.
3. The street elevation of the principal structure shall have at least one (1) street-oriented entrance, and contain the principal windows of the office.
The applicant proposes to keep the existing street oriented pedestrian entrance of the building, as well as to establish an entrance behind the building adjacent to the parking lot. However, it is not clear if the Roanoke Street entrance will be used. The applicant is proposing to establish an entrance behind the building adjacent to the parking lot. Additional discussion of entrances is found on pages 7-8 in number 5, as well as in the Pedestrian Access Section.
4. Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening material meeting the standards of Article V, Division 3 of this

ordinance shall be provided to screen and diffuse noise impacts on adjacent residences. A type D buffer shall be required when a loading area is located adjacent to a residential use.

The applicant is not proposing a loading area, nor is one anticipated to be needed.

5. The use of alternative paving material, such as brick pavers or porous pavement is permitted.

The applicant is not proposing any new paving.

§4420(b)

1. The retention and use of upper floors for residential purposes is encouraged, so as to continue and enhance the residential character of the neighborhood.

The application proposes to retain a residential attic apartment. The applicant indicates that the basement will be used for residential storage.

2. A **general office** which adjoins a R-4, R-5, **OTR**, RR1, RR2, or PR zoning district shall have a type A buffer yard behind the front line of the principal building. (A Type A buffer consists of a 10' buffer; 4' architectural screen; and small evergreen trees; or a 20' buffer; a row of small evergreen trees and a row of evergreen shrubs)

The parcel at 409 E Roanoke Street adjoins the Old Town Residential Zoning District to the North, East, and West. To the South, 409 E Roanoke Street adjoins the R-5 Transitional Residential Zoning District. The driveway is located in the buffer area, which is allowed by Section 5310 (d) of the Zoning Ordinance.

West Buffer

*The parcel at 409 E Roanoke Street is currently screened by shrubs along the West property line as well as an existing 8-foot wood fence that begins at the rear building line. This 8-foot wood fence also serves as screening for the trashcans located behind the building. The applicant is not proposing any changes to the existing screening. However, the existing buffer yard does not meet the standards for a type A buffer yard. **To meet the standard, Staff believes it is sufficient to require evergreen shrubs or trees to be planted as a buffer from the front building line to the existing fence to the West of the parcel.***

North Buffer

The property is screened to the North by an existing chain link fence along the property line at the intersection of Jackson Street and Bennett Street. Additional screening of the parking lot will not be required since the applicant owns the vacant properties adjacent to the parking lot.

East Buffer

*The building is screened to the East by existing trees and an existing 8-foot wood fence (located on 413 E Roanoke Street). The existing buffer to the East meets the Development Standards since the screening is located on the property with the higher intensity. The front yard is screened to the East by an existing mix of Leyland Cypress, Red Maple, Holly, Spruce, and Japanese Maple trees, according to the site plan submitted by applicant. **Staff recommends a condition to ensure the retention of a type A buffer yard on the subject parcel in the event that the property to the East at 413 Roanoke Street removes their existing fence.***

The 2003 SUP process included Planning Commission approval of the following modifications related to buffer yards. At the time of approval, Planning Commission was the acting body for exceptions, so these modifications were not codified in the Council resolution.

1. East buffer yard shall consist of a 10-foot-wide yard and screening trees adjacent to an existing fence located on 413 East Roanoke Street. If the existing fence is removed, a replacement shall be installed.
2. West buffer yard shall consist of existing vegetation because of driveway placement. If the existing vegetation is removed, replacement vegetation shall be required.
3. The Type A buffer yard shall not be required to screen the driveway and parking lot.

While the previous Special Use Permit expired when the use changed to residential and the conditions above no longer apply to the property, they may be useful in considering buffering in this Conditional Use Permit request.

While the CCC is not as intensive as other office uses, such as a dentist office, the CUP will run with the property and other Medical or General offices would be allowed at 409 E Roanoke Street in future that may be more intensive. Thus buffering should be considered based on the possibility of any allowable office use and not just the CCC use.

3. For existing structures, no exterior changes may be made that are nonresidential in character. ***While the applicant has not submitted a building plan to the Town of Blacksburg Building Department to confirm no exterior or interior changes are required, the applicant is not proposing any exterior changes beyond repainting and restoration of the exterior with historically appropriate paint and colors. Staff commends the applicant for retaining the historic character of the building.***
4. Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance.
The applicant has provided justification for the requested use on pages 2 and 3 of the application narrative. While the vast majority of the neighborhood is in residential use, there is great variation in intensity from single family to multi-family to special housing (fraternities). This variation, along with the previous 2003 SUP for office use, suggest that general and medical office use are compatible with appropriate conditions. In addition, the nature of what is proposed and the use of the existing residential structure lends itself to neighborhood compatibility. For discussion of parking, see Development Standards Parking section. For discussion of traffic, see Transportation section.
5. The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.
The scale, massing, and design of the existing building is compatible with the surrounding neighborhood. No changes are proposed to the height of the building. No changes are being proposed to massing or building design.

*The structure is street-oriented with a pedestrian entrance from the street. However, it is not clear if this entrance will be used. Further clarity from the applicant if this entrance will be used and if so, for the office or residential use, is needed. The applicant proposes to establish an additional entrance behind the building. The applicant states that stepping stones connect the parking lot and the back entrance. **The rear entrance is not connected to the street via a walkway and the rear and front entrances are not connected to the parking lot via a walkway.***

There is no existing paved route into the building from the parking area to either entrance or the public sidewalk to the rear entrance.

*An approved site plan for the property dated August 25, 2004 (from the 2003 SUP) shows a configuration of an ADA accessible ramp leading from the parking area to the front entrance of the building. **The applicant may wish to request an exception to the use and design standards or Planning Commission may wish to recommend a condition to require the construction of an ADA accessible walkway.** Further discussion of this topic is found later in the Staff Report in the Accessibility and Pedestrian Access sections.*

6. The location, dimensions, and design concept of any proposed signage should be provided at the time of the Conditional Use Permit application.

The applicant states that the proposed signage will be similar to the graphics provided in the application and will be 2 feet tall by 3 feet wide, totaling 6 square feet. The proposed sign will be painted on wood and mounted to the house siding under the front porch to the right of the front door or will be hanging from a front porch beam. As proposed in the application, the sign meets the requirements of the Zoning Ordinance. If this CUP request is approved, the signage will need to be reviewed by the Historic or Design Review Board (HDRB). The applicant is also proposing to post "Do-Not-Enter" signs at Jackson Street to minimize traffic after hours and to reduce cut-through traffic from Jackson Street. The applicant has not provided dimensions or a diagram of the proposed "Do-Not-Enter" signs. Maximum height for a directional sign is 4 feet.

7. Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

Proposed parking is located to the rear of the building, meeting this standard.

§4420 (c)

The architecture and historic character of structures in the OTR zoning district shall be retained. The retention and use of existing structures that contribute to the character of the neighborhood shall be a consideration in the granting of a Conditional Use Permit.

The applicant is not proposing any exterior changes to the existing historic building. The applicant proposes that if 409 E Roanoke Street is leased to the Center for Creative Change, the architecture and historic character of the building will be preserved. The applicant discusses the impact of the CCC office on the surrounding neighborhood in the application narrative on pages 2 and 3. Staff appreciates that the applicant is committed to retaining the historic character of the structure and recognizes its importance in the historic district.

Medical Office Use and Design Standards

Many of the Use and Design Standards are identical for both General and Medical Office. However, a list of additional Use and Design Standards for §4430 Medical Office is found below. A full list of the Use and Design Standards for §4430 Medical Office use are in the Staff Appendix. Staff comments have been provided in italics below.

The Use and Design Standards for Medical Office **§4430 (a) (1)** through **§4430 (a) (3)** are covered above in the Use and Design Standards for General Office.

§4430 (b)

1. Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance. The hours of operation may be restricted through the conditional use permit.

Compatibility with the neighborhood was previously discussed on page 7 under number 4. For discussion of parking, see development standards parking section. For discussion of traffic, see transportation section.

The application states that appointments at the Center for Creative Change are usually scheduled from 8:00 AM to 6:00 PM, with occasional appointments on weekends. The applicant is asking that the hours of operation not be restricted. For discussion of hours of operation, see Adverse Impacts Hours of Operation Section.

The Use and Design Standards for Medical Office **§4430 (b) (2)** through **§4430 (b) (5)** are covered above in the Use and Design Standards for General Office.

§4430 (b)

6. Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards of Article V, Division 3 of this ordinance [Appendix] shall be provided to screen and diffuse noise impacts on adjacent residences. A type C buffer yard shall be required when a loading area is located adjacent to a residential use.

The applicant is not proposing a loading area nor is one anticipated to be needed.

The Use and Design Standards for Medical Office **§4430 (b) (7)** through **§4430 (c) (1)** are covered above in the Use and Design Standards for General Office.

§4430 (c)

2. A type A buffer yard shall be provided behind the front line of the principal building in yards adjacent to a R-4, R-5, OTR, PR, RR1 or RR2 zoning district.

Medical Offices abutting the Old Town Residential Zoning District have the same type A buffer yard requirements as General Offices. The applicant is not proposing any changes to existing screening. See Staff comments on pages 6-7 for §4420(b) (2).

The Use and Design Standards for Medical Office **§4430 (d) (1)** are covered above in the Use and Design Standards for General Office.

DEVELOPMENT STANDARDS

Parking

Required Parking

Section 5220 (d) of the Zoning Ordinance outlines minimum parking required for General and Medical Office uses. For General Office, 1 space is required per every 300 square feet of office space. For Medical Office uses, 1 parking space per 200 square feet is required. When multiple uses are proposed, typically the more conservative requirement is applied. For 3,000 square feet of Medical Office space, fifteen parking spaces are required. Additionally, one parking space is required for the upper floor residential unit. According to Zoning Ordinance Section 5222(1) residential uses, except special housing shall not be allowed to share parking facilities. The total number of parking spaces required for Medical Office use and residential use is 16 spaces including one ADA space.

Proposed Parking

The applicant is proposing to retain the existing unstriped parking area which is proposed to include 10 parking spaces including one ADA space when striped. The applicant is proposing to stripe spaces and add a directional arrow on the driveway. The minimum parking requirement is not met. The applicant has not requested an exception to reduce the amount of required parking. **Planning Commission may wish to recommend a modification to the Development Standards to allow for a reduction of parking given the walkable and bikeable location and proximity to downtown, or in the alternative, recommend a condition related to the minimum number of required parking spaces.**

Staff recommends a condition requiring restriping of parking spaces and painting of entrance and exit arrows on the one-way driveway.

Bike Parking

Required Bike Parking

For the Medical or Office Use, five bike parking spaces are required. In addition, Section 5213 (a) of the Zoning Ordinance states that residential uses require spaces for 25% of the total number of bedrooms. One bike parking space is required for the upper floor residential unit, totaling six bike parking spaces overall.

Proposed Bike Parking

According to the applicant, there is an existing wave-type bike rack for 5 bikes in the rear of the building, located in the grass. **The proposed amount of bicycle parking does not meet the Town's bike parking requirements. The applicant is requesting an exception to the Development Standards to allow for the existing wave-type rack, however, the Zoning Ordinance does not allow wave-type racks.** The ribbon style racks (also known as wave-type racks) are specifically prohibited in the Zoning Ordinance because they can only accommodate two bicycles with proper support. Staff suggests the applicant replace this rack with three Inverted-U racks. If the wave rack is permitted to remain, four additional bike parking spaces would still be required (two Inverted-U type racks). In addition, the existing bike rack is located in the grass and does not have a walkway leading to or from the parking lot, driveway, or entrance. Functional, adequate, well-located bicycle parking is particularly important within the downtown area and also when reductions are requested to required vehicle parking. **Staff recommends a condition to require adequate bicycle parking if the applicant does not make revisions to meet the Town standard.**

Pedestrian Access

The subject parcel does not currently have a pedestrian walkway from the parking area to the entrance of the building. In addition, there is no ADA accessible route leading from the parking lot or from the public sidewalk to either entrance. The application states that stepping stones are currently available between the parking lot and the back patio. However, when staff visited the site, there were no existing stepping stones forming a path connecting the parking area to either entrance. **The applicant is requesting an exception to the Development Standards to accept the existing parking lot to entrance configuration.** The 2004 site plan for the parcel shows an ADA accessible pedestrian ramp leading from the parking lot area to the front entrance of the building.

To meet Development Standard 5201, staff recommends a pedestrian walkway from the parking lot to the entrance be constructed.

The Development Standards require dedicated pedestrian walkways between the parking area and the building in Section 5201 (e) of the Zoning Ordinance:

- (e) *“Pedestrian walkways through parking areas are required in order to guide pedestrians to a safe and convenient path from a parking area to a building or to a drive aisle crossing. Walkways are required at the edges of parking areas when needed to connect the parking area to the proposed use. Where landscape islands are placed such that the landscape islands are a barrier to a direct path of travel to a building, breaks in the landscape islands with crosswalks are required at a maximum separation of one hundred (100) feet for pedestrian access.”*

Accessibility

The applicant is proposing no changes to the interior or exterior of the building. The applicant is not proposing any accessibility improvements.

The application states the following concerning accessibility, life safety, and site access:

- The applicant notes that the bathrooms are too small to be made ADA compliant.
- The front entrance is not ADA accessible, since it is two steps from ground floor level.
- There are no existing wheelchair ramps and the applicant is not proposing any permanent wheelchair ramps.
- There is no sidewalk or walkway associated with the parking lot.
- The applicant is proposing that the existing grand stairway handrails and guards shall be accepted based on the historic designation of the structure.
- Fire sprinklers are not required.
- The applicant states that CCC prefers to treat handicapped patients in the patient’s own home.

With a change of use request, it can be a challenge for historic buildings to achieve compliance with modern accessibility regulations. Any exterior modifications would be reviewed by the HDRB and need to be sensitive to the historic nature of the home. However, the time of land use approval is the appropriate time to consider what accessibility improvements are possible. When plans have been submitted to the building department requesting a change in use for the house, the Building Official will determine what interior or exterior alterations may be required and whether or not any accessibility upgrades are required.

The 2004 Site Plan shows a 4-foot-wide walk with accessible ramp leading from the parking area behind the building around to the front entrance. This accessible walkway and ramp is also shown in the same location on a concept plan submitted with the 2003 SUP. According to the site plan, the proposed accessible ramp shall adhere to all ADA standards and have a maximum slope of 1:12, with a maximum rise of 30” before an accessible landing is needed. Staff visited the subject parcel on February 26, 2020, viewed Pictometry images since 2009, and confirmed that the ADA accessible route shown on the plans was never constructed. However, staff notes that an accessible route was previously contemplated and designed. Consideration should be given to use of the building by not only this proposed tenant, but any future general or medical office tenants. ***Planning Commission may wish to consider a condition regarding accessible routes.***

ADVERSE IMPACTS

Section 1181 of the Zoning Ordinances requires that Conditional Use Permit requests be evaluated for minimum adverse impact on the surrounding neighborhood or community. Adverse impact shall be evaluated with consideration to items such as, but not limited to: traffic congestion, noise, lights, dust,

drainage, water quality, air quality, odor, fumes, and vibrations. In consideration of these impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impacts.

Noise

Noise from the office use will be minimal and will depend on hours of operation.

Hours of Operation

The applicant is requesting no limit for hours of operation for General and Medical Office Use. The applicant did not specify proposed hours of operation, but the application states that Center for Creative Change appointments are typically 8:00AM to 6:00PM on weekdays with occasional weekend appointments. Limiting hours for General and Medical Office Uses to normal weekly business hours would result in a lower impact on the surrounding residential neighborhood.

The SUP for the Center for Creative Change on Washington St. included a condition that limited office hours between 7:00 AM and 9:00 PM.

The 2003 SUP at 409 E Roanoke Street was approved with a condition that limited office hours from 7:00 AM to 6:00 PM to retain the residential character of the building. While the 2003 SUP associated with 409 E Roanoke Street has expired and the associated hours of operation are no longer applicable, limiting hours of operation for this request may be useful to maintain character in a residential area and to limit impact on the neighborhood. **Staff recommends a condition limiting hours of operation from 7:00 AM to 9:00 PM.**

Stormwater

The Town Engineering Staff have reviewed the application with regard to stormwater and have provided no comments.

Utilities

The Town Engineering Staff have reviewed the application with regards to water and sanitary sewer service and provided no comments.

Transportation

The Town Engineering Staff have reviewed the application with regard to transportation impact and have provided the following comments:

- Based on the proposed 3000 square feet of Medical Office use, the anticipated total daily vehicle trips would be twenty (20). As a comparison, the anticipated number of total trips for a Single-Family use would be ten (10) and a Multi-Family use with two (2) and three (3) dwelling units, respectively, would be fifteen (15) and twenty-two (22) total vehicle trips. Though a Medical Office use would be expected to have higher traffic volumes than some past uses, the increase would likely have a negligible impact on the adjacent road network. Also, proximity of the site to transit and pedestrian access routes would suggest the total number of daily vehicle trips could be slightly less than may otherwise be anticipated further reducing the likelihood of any discernible impact.

SUMMARY

The application shall be evaluated on compatibility with the Comprehensive Plan and to official Town policies, including the purposes and development requirements of the Zoning Ordinance and

Subdivision Ordinance regarding use and design standards for alleys. Per section 1183, the Commission shall base its recommendation upon the review of the submitted application materials, the specific and general criteria for the Conditional Use, public comment received at the hearing, and the information and evaluation provided by the staff. The Conditional Use Permit application being reviewed is a discretionary decision.

In making a recommendation to the Town Council, the Commission may recommend any conditions necessary to ensure that the proposal meets the specific and general standards for the proposed use. Any such conditions shall be related to the design, scale, use, or operation of the proposed Conditional Use. Where warranted, for the purpose of compliance with the general standards for Conditional Uses, such conditions may exceed the specific standards for the use found elsewhere in the Zoning Ordinance. In addition, the Conditional Use Permit application is evaluated on minimum adverse impact on the surrounding neighborhood or community.

No adverse impacts are expected due to a Medical and General Office use with regard to traffic, external lights, noise, dust, drainage, water quality, air quality, odor, fumes and vibrations.

STAFF-RECOMMENDED CONDITIONS

- 1) The property shall be developed in substantial conformance with the application dated January 22, 2020.
- 2) Prior to the commencement of Office use, a walkway from the parking area to the entrance and from the public sidewalk to the entrance shall be provided.
- 3) The Type A buffer yard standard on the east side of the structure shall be modified to consist of a 10-foot-wide yard and screening trees adjacent to an existing fence located on 413 East Roanoke Street. If the existing fence is removed, a replacement architectural screen shall be installed in compliance with the buffer yard requirements.
- 4) The Type A buffer yard standard on the west side of the structure shall be modified to consist of existing vegetation with additional evergreen shrubs or small evergreen trees to be planted from the front building line to the end of the existing wooden fence. Evergreen shrubs shall be planted at a spacing no greater than 8' on center. Shrubs should be a minimum of 2' tall at the time of planting and allowed to grow at least 4'. Small evergreen trees shall be spaced no greater than 12' on center, be 4' at the time of planting, and allowed to grow to a minimum of 6' in height. If the existing or additional required vegetation is removed, replacement vegetation shall be required meeting the standards above.
- 5) Prior to the commencement of Office use granted by a Conditional Use Permit, a Certificate of Occupancy must be issued by the Town of Blacksburg Planning and Building Department.
- 6) The applicant shall provide 6 bicycle parking spaces to meet Town standards.

The following are conditions associated with the SUP that the CCC currently operates under at 205 Washington Street (SUP 01-0006). Staff recommends that Planning Commission consider carrying these forward or modifying the following conditions for this CUP request at 409 E Roanoke Street.

- 7) The maximum occupancy for the office use shall be no greater than 15 people.
- 8) Office hours shall be limited to 7:00 AM and 9:00 PM.
- 9) The parking spaces shall be striped and entrance and exit arrows shall be painted.

EXCEPTIONS REQUESTED BY APPLICANT:

- 1) Development Standard 5213 (c): Exception for bicycle rack construction style to allow the wave-type rack
- 2) Development Standard 5201 (e): Elimination of required pedestrian walkways from parking areas to a building

ADDITIONAL EXCEPTIONS/MODIFICATIONS NEEDED BASED ON APPLICATION AS PROPOSED:

- 4420 (b) (2): Modification of the type A buffer on the West side of the property. An exception or modification to this standard is needed if staff recommended conditions #3-4 above are not included.
- Development Standard 5220 (d): Reduction of Minimum vehicle parking requirements.
- Development Standard 5213 (a): Reduction of Minimum parking for bicycles. An exception or modification to this standard is needed if staff recommended conditions #6 above is not included.
- Development Standard 5201 (e): General regulations for parking. An exception or modification to this standard requiring walkways is needed if staff recommended condition #2 above is not included.

Attachments

- Staff Appendix
- Staff GIS Maps
- Resolution 5-C-02 Granting SUP02-001 Bed and Breakfast and small restaurant in OTR
- Resolution 12-F-03 Granting SUP03-011 Office in OTR at 409 E Roanoke St.
- Site plan SP-E-100 dated 8/25/04
- Resolution 7-B-01 Granting SUP01-0006 (205 Washington St)
- Neighborhood Meeting Notes and Sign in Sheets
- Citizen correspondence

CUP20-0001

409 E Roanoke Street – General and Medical Office in OTR

Staff Appendix

This appendix is provided to give additional supporting information from the Comprehensive Plan, the Zoning Ordinance, and the Subdivision Ordinance.

Comprehensive Plan

Urban/Walkable Neighborhood

The parcel at 409 E Roanoke Street is designated as an Urban / Walkable Neighborhood on the Neighborhood, Employment, and Service Areas Map. The Town of Blacksburg's Comprehensive Plan Land Use Map Series is a series of four maps depicting Future Land Use classifications, Urban Development Areas, Neighborhood, Employment and Service Areas, and Paths to the Future. The Neighborhood, Employment and Service Areas Map illustrates different styles of land use that can be found throughout the Town of Blacksburg. How a development request supports and addresses the needs of a particular neighborhood style, employment or service area will be considered during the development review process and will also guide Town project priorities.

- Urban/walkable neighborhoods are typically higher density residential neighborhoods located within walking distance of employment and commercial centers. These areas typically have access to all modes of transportation, including mass transit, bikeways, and pedestrian trails. Streets are typically organized in a grid pattern, which allows for easy pedestrian travel. Pedestrians can travel from these areas to commercial centers, the University, and neighborhood schools.
- The urban/walkable neighborhoods in Blacksburg are centered around Downtown and the original "Sixteen Squares." Residential neighborhoods developed over time beginning at Main Street and the Sixteen Squares and eventually moved outward. These are some of the oldest neighborhoods in the Town, and they contain a number of historic homes. There is a strong community sentiment for preserving these structures, and the Blacksburg Historic Overlay District attempts to do this.

Urban/Walkable Neighborhood Issues for the Future

- Single-family residential character and neighborhood identity should be preserved in these areas.
- 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 in these neighborhoods, especially with undergraduate students renting property in these areas.
- As the fraternity and sorority uses cease in these areas, the non-conforming structures can be converted back to single-family residential uses or other alternative compatible uses such as art studios, bed and breakfasts, or other creative small-scale commercial uses.
- There is a limited inventory of homes within walking distance of the University and Downtown. In addition, these homes are often beyond the financial reach of many young families, young professionals, or employees of the University or Downtown businesses who would like to live in this area. Creative strategies are needed to encourage more home ownership in these neighborhoods (Refer to Jobs & Housing Chapter).
- The speed and inattention of drivers using some of these neighborhood streets can be a safety issue. Education and other strategies are needed to combat this ongoing issue (Refer to Transportation Chapter).

- Construction of new homes and the redevelopment and refurbishing of the existing housing stock in this area should be done utilizing the Residential Infill Guidelines and, where applicable, the Blacksburg Historic Overlay guidelines.
- The housing stock in these areas is aging and lack of property maintenance is a critical issue for neighborhood identity and character in the future.
- Limited parking is an issue in these neighborhoods. Any opportunities to reduce the number of vehicles being parked in this area should be explored and encouraged.
- Development in this area should be sensitive to balancing the minimization of light pollution with the need for sufficient lighting to create safe pedestrian and vehicular experiences at night.

Zoning Ordinance

§4420 General Office Use & Design Standards

- General standards:
 - Exterior lighting shall be compatible with the surrounding neighborhood.
 - Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
 - The street elevation of the principal structure shall have at least one (1) street-oriented entrance, and contain the principal windows of the office.
 - Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards of Article V, Division 3 of this ordinance [Appendix] shall be provided to screen and diffuse noise impacts on adjacent residences. A type D buffer yard shall be required when a loading area is located adjacent to a residential use.
 - The use of alternative paving material, such as brick pavers or porous pavement is permitted.
- Additional standards in the R-5 and OTR zoning districts:
 - The retention and use of upper floors for residential purposes is encouraged, so as to continue and enhance the residential character of the neighborhood.
 - A general office which adjoins a R-4, R-5, OTR, RR1, RR2, or PR zoning district shall have a type A buffer yard behind the front line of the principal building.
 - For existing structures, no exterior changes may be made that are nonresidential in character.
 - Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance.
 - The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.
 - The location, dimensions, and design concept of any proposed signage should be provided at the time of the conditional use permit application.
 - Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.
- Additional standards in the OTR zoning district: The architecture and historic character of structures in the OTR zoning district shall be retained. The retention and use of existing structures that contribute to the character of the neighborhood shall be a consideration in the granting of a conditional use permit.

§4430 - Medical Office Use & Design Standards

- General standards:
 - Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
 - The use of alternative pavements, such as brick pavers or porous pavement is encouraged.
 - The street elevation of the principal structure shall have at least one (1) street-oriented entrance, and contain the principal windows of the office.
- Additional standards in the R-5, OTR, RM-27, and RM-48 zoning districts:
 - Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance. The hours of operation may be restricted through the conditional use permit.
 - Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.
 - The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.
 - The retention and use of upper floors for residential purposes is encouraged, so as to continue and enhance the residential character of the neighborhood, where applicable.
 - The location, dimensions, and design concept of any proposed signage should be provided at the time of the conditional use permit application.
 - Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards of Article V, Division 3 of this ordinance [Appendix] shall be provided to screen and diffuse noise impacts on adjacent residences. A type C buffer yard shall be required when a loading area is located adjacent to a residential use.
 - Exterior lighting shall be compatible with the surrounding neighborhood.
- Additional standards in the R-5, OTR zoning districts:
 - For existing structures, no exterior changes may be made that are nonresidential in character.
 - A type A buffer yard shall be provided behind the front line of the principal building in yards adjacent to a R-4, R-5, OTR, PR, RR1 or RR2 zoning district.
- Additional standards in the OTR zoning district:
 - The architecture and historic character of structures in the OTR zoning district shall be retained. The retention and use of existing structures that contribute to the character of the neighborhood shall be a consideration in the granting of a conditional use permit.
- Additional standards in the MXD, DC and GC zoning districts: Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

Development Standards

§5201 General regulations for parking

- Sec 5201 (e) Pedestrian walkways through parking areas are required in order to guide pedestrians to a safe and convenient path from a parking area to a building or to a drive aisle crossing. Walkways are required at the edges of parking areas when needed to connect the

parking area to the proposed use. Where landscape islands are placed such that the landscape islands are a barrier to a direct path of travel to a building, breaks in the landscape islands with crosswalks are required at a maximum separation of one hundred (100) feet for pedestrian access.

- Sec 5201 (g) Site plans for parking structures shall show pedestrian walkways from the parking structure to the uses to be served and to the sidewalks on the public right-of-way. These walkways may be required to be striped or signed as determined by the Administrator.

§5210 General Criteria for determining parking

- Sect 5210 (a) When a building includes a combination of uses as set forth in this Division the required parking will be the sum of the required parking for each use.
- Section 5210 (e) Where a fractional space results during calculation of required parking, the determination of whether to round the required number of parking spaces up or down to the next whole number shall be at the discretion of the applicant.

§5212 Parking for persons with disabilities

- The number of parking spaces reserved for the disabled shall comply with the federal regulations promulgated pursuant to the Americans with Disabilities Act and the Virginia Uniform Statewide Building Code.

§5213 Minimum parking for bicycles

- (a) For developments that require a site development plan as set forth in article V, division 1 of this ordinance, facilities for the off-street parking of bicycles shall be provided as follows:

Use Type	Required Number of Bicycle Spaces
Residential units (except single-family detached or duplexes)	Twenty-five (25) percent of the total number of bedrooms
Commercial retail	Five (5) spaces or one (1) space per one thousand (1,000) square feet of floor space devoted to retail sales for first fifteen thousand (15,000) square feet and one (1) space for each additional five thousand (5,000) square feet, whichever number is greater
For civic, office or any other use not listed above	Minimum of five (5) bicycle spaces

- (b) Required bicycle stands must be permanently anchored.
- (c) Required bicycle stands must be of inverted U construction and adequately spaced to accommodate multiple bicycles. Other types of construction are allowed as approved by the Administrator provided they meet the intent to allow the secure attachment of multiple bicycles. Ribbon style bicycle racks are not allowed. Required bicycle stands must be located in a safe, accessible area near a public entrance.
- (d) In any case, the Administrator may waive or reduce the bicycle space requirement if the proposed use is in a location not easily accessible to a bicyclist or of a nature such that it is not conducive to bicycling.

§5220 Minimum parking required and maximum parking allowed.

- (a) A minimum number of off-street parking spaces shall be provided, except in the Downtown Commercial Zoning District, in accordance with the following schedule. The parking space requirements for a use not specifically named herein shall be the same as required for a listed use similar in nature. References to square footage of floor area below refer to gross floor area. There is no minimum number of parking spaces required for allowed uses in the Downtown Commercial District. For uses approved by the granting of a conditional use permit, the provisions contained in section 5220 (b) or (c) must be requested as part of the conditional use permit application.
- (d)

General Office	1 space per 300 square feet
Medical office (not including veterinary offices)	1 space per 200 square feet

Section 5222(1) Off-site parking permitted, conditions

- (1) the minimum required number of parking spaces for the combined uses may be reduced by twenty (20) percent for shared parking when hours of operation overlap. Residential uses, except special housing, shall not be allowed to share parking facilities.

Section 5310 buffer yards general standards

- (c) The buffer yard shall be located entirely within the higher intensity zoning district and abutting the zoning district line, or adjacent right-of-way if such right-of-way separates the lot from the zoning district line. However, the buffer yard may be placed in the lower intensity zoning district or partially within both zoning districts if both sides of the zoning district line and entire buffer yard width are within common ownership and a permanent easement is provided over any portion of the buffer yard not within the higher intensity zoning district.
- (d) A driveway required to serve the principal structure on the site may exist in the buffer yard. This driveway shall run substantially perpendicular to the buffer yard.
- (e) Buffer yards shall be maintained in a natural condition free of structures, loading or storage areas, parking, roads, or driveways except as provided for in (d) above.
- (i)

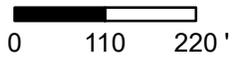
Buffer Yards	Architectural	Vegetative
A	4' screen 10' buffer yard small evergreen trees	20' buffer yard, Small evergreen trees and one row small evergreen shrubs

Section 5331 Screening – general standards

- (b) (4) Small evergreen trees shall be at least four (4) feet in height at planting and allowed to grow to at least six (6) feet in height. Large evergreen trees shall be at least six (6) feet in height at planting and allowed to grow to at least ten (10) feet in height. All required evergreen vegetation shall be maintained in good condition.
- (d) Screening shall be of sufficient density and diversity to achieve the intent of this section. However, at the time of planting, the spacing of trees shall not exceed twelve (12) feet on center, and the planting pattern shall be staggered. Shrubbery shall be more closely-spaced. Specific exceptions to this requirement may be granted by the Administrator to encourage quality and creativity of design where the intent of this section is met. Screening shall be of sufficient density and diversity to achieve the intent of this section. However, at the time of planting, the spacing of trees shall not exceed twelve (12) feet on center, and the planting pattern shall be staggered. Shrubbery shall be more closely-spaced. Specific exceptions to this requirement may be granted by the Administrator to encourage quality and creativity of design where the intent of this section is met.

**409 E Roanoke St.
CUP20-0001
Aerial**

-  Parcels
-  Subject Area

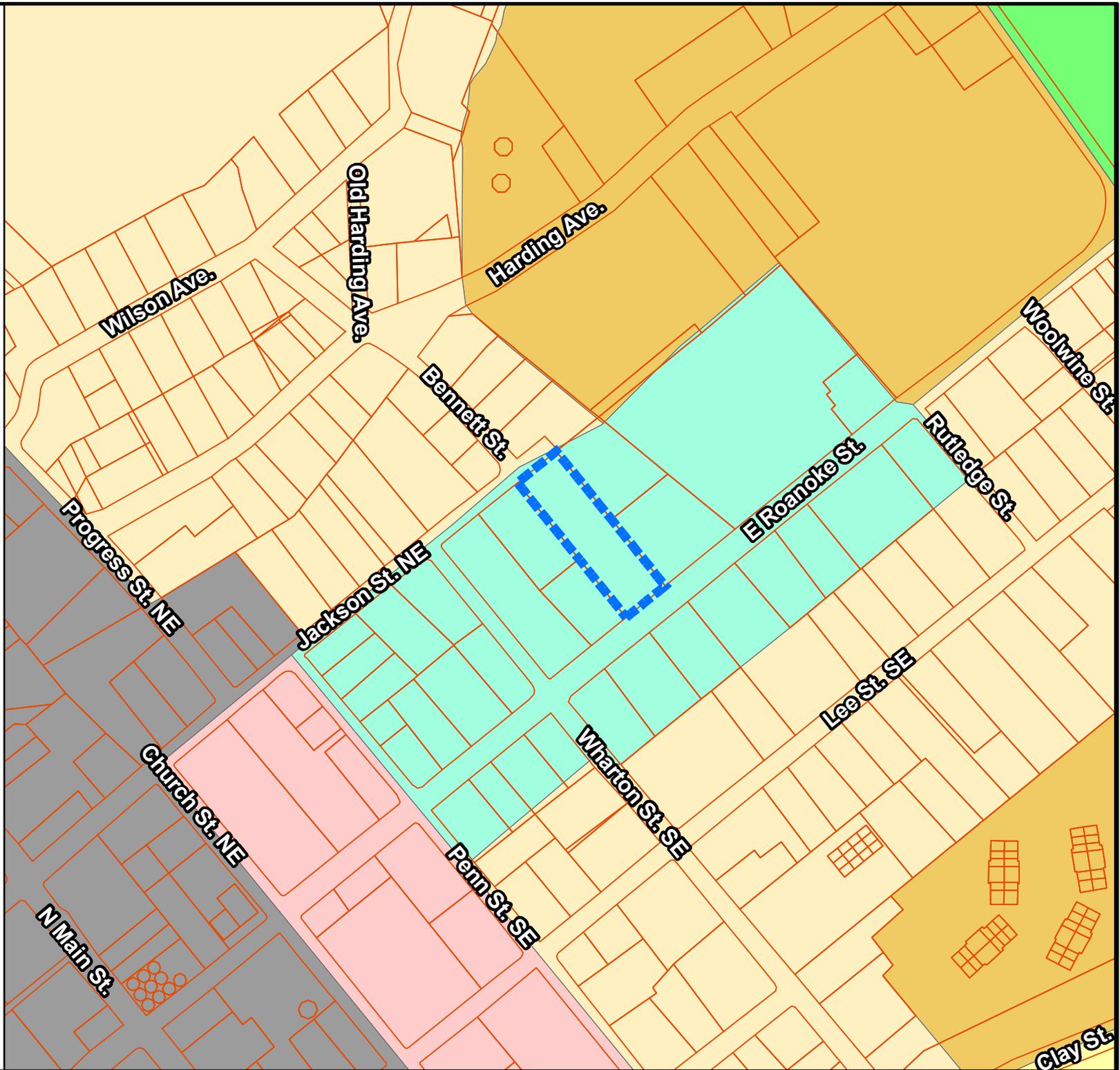
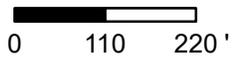


Blacksburg TOWN OF
VIRGINIA



409 E Roanoke St. CUP20-0001 Zoning

- Parcels
- Subject Area
- Zoning
 - OTR Old Town Residential
 - PR Planned Residential
 - R-4 Low Density Residential
 - R-5 Transitional Residential
 - RM-27 Low Density Multiunit Residential
 - DC Downtown Commercial
 - O Office



**409 E Roanoke St.
CUP20-0001
Aerial**

★ 409 East
Roanoke St.

▬▬ North Fence
Buffer

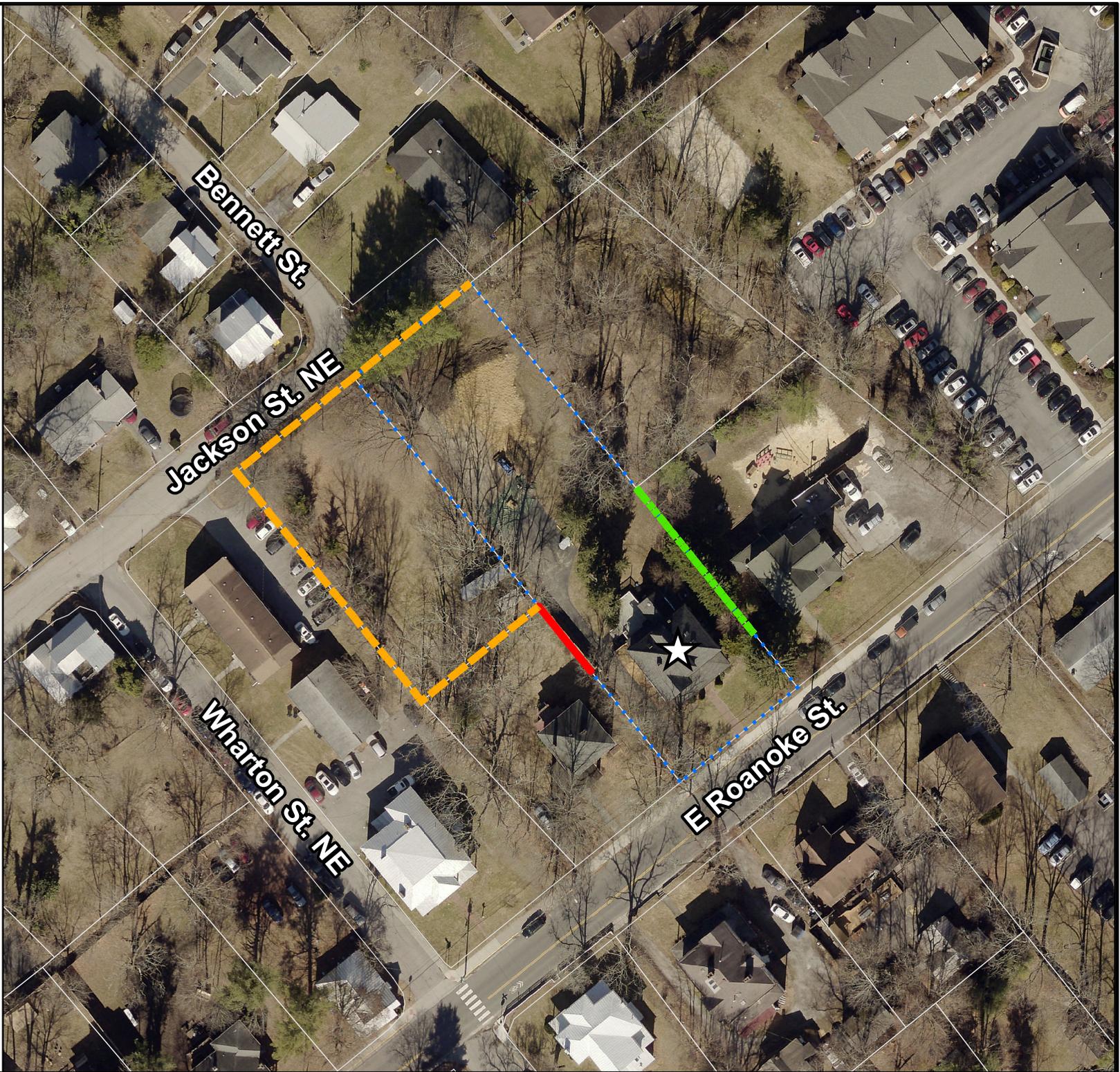
▬▬ East Fence
Buffer

▬▬ West Fence
Buffer

▬▬ Subject Area

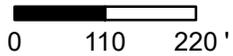


Blacksburg TOWN OF
VIRGINIA

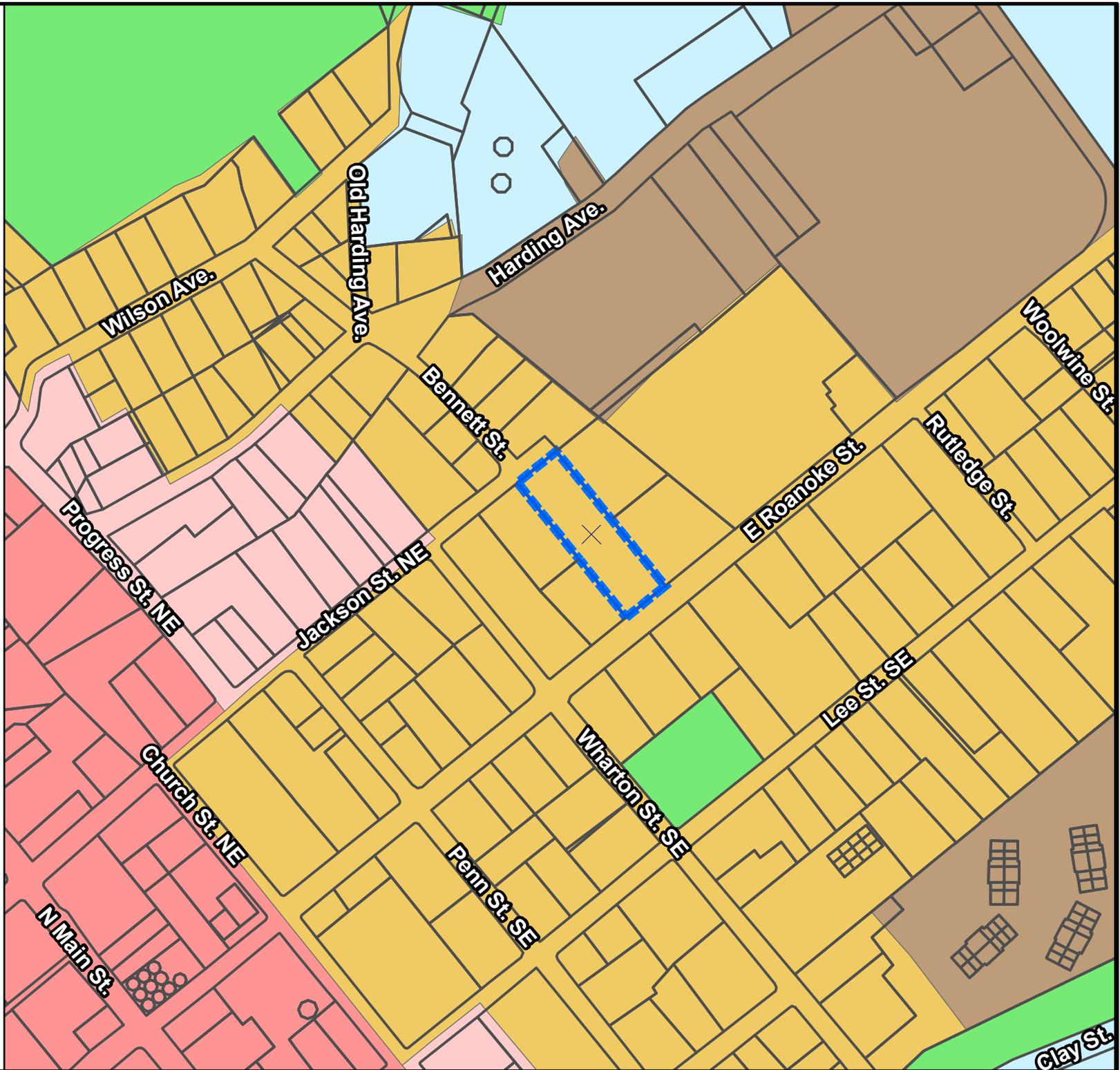


409 E Roanoke St. CUP20-0001 Future Land Use

- Parcels
- Subject Area
- Future Land Use
 - Civic
 - High Density Residential
 - High Impact Commercial
 - Low Impact Commercial
 - Medium Density Residential
 - Park Land / Open Space / Resource Protection



TOWN OF
Blacksburg
VIRGINIA





RESOLUTION 5-C-02

A RESOLUTION GRANTING A SPECIAL USE PERMIT TO GEOFFREY GOOD AND SHAWNA GOOD, FOR A BED AND BREAKFAST AND SMALL RESTAURANT IN THE OTR, OLD TOWN RESIDENTIAL DISTRICT AT 409 ROANOKE STREET

WHEREAS, the applicants Geoffrey Good and Shawna Good, have applied to this Council for a special use permit to allow a bed and breakfast and small restaurant use, in the OTR, Old Town Residential, District on property located at 409 Roanoke Street;

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the Town's Comprehensive Plan; its harmony with the purposes and standards of the Zoning Ordinance; its compatibility with permitted and existing uses, and purposes and conditions of the relevant zoning district, and its impact on the surrounding neighborhood;

THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg that:

1. Based on the above considerations, this Council makes the following findings: (a) this request as submitted or modified does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.

2. This Council grants to Geoffrey Good and Shawna Good a special use permit to allow a bed and breakfast and small restaurant use in the OTR, Old Town Residential, District at 409 Roanoke Street, as shown on and in substantial conformity with the "Ellett House Inn Site Plan," dated April 23, 2002, and the application for a special use permit dated March 8, 2002, subject to the following conditions:

- (a) The restaurant shall not sell alcoholic beverages other than wine by the glass or bottle, or beer by the bottle.
- (b) The restaurant may serve alcoholic beverages with meals only, and for on-premises consumption only.
- (c) The restaurant hour of closing shall be no later than 10:00 p.m.

- (d) The restaurant shall operate only in conjunction with the operation of the bed and breakfast use.

Roger E. Hedgepath
Mayor

ATTEST:

Donna Boone-Caldwell
Town Clerk

Date of Adoption: May 14, 2002



RESOLUTION 12-F-03

A RESOLUTION GRANTING A SPECIAL USE PERMIT TO PROGRESS STREET BUILDERS, TO ALLOW A GENERAL OFFICE USE IN THE OTR, OLD TOWN RESIDENTIAL DISTRICT AT 409 EAST ROANOKE STREET

WHEREAS, the applicant, Progress Street Builders, has applied to this Council for a special use permit to allow a General Office use in the OTR, Old Town Residential District, at 409 East Roanoke Street;

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the Town's Comprehensive Plan; its harmony with the purposes and standards of the Zoning Ordinance; its compatibility with permitted and existing uses, and purposes and conditions of the relevant zoning district, and its impact on the surrounding neighborhood;

THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg that:

1. Based on the above considerations, this Council makes the following findings: (a) this request as submitted or modified does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.

2. This Council grants to Progress Street Builders, a special use permit to allow a General Office use in the OTR, Old Town Residential District, at 409 East Roanoke Street, subject to the following conditions:

- (a) Office hours shall be limited to 7:00 a.m. to 6:00 p.m. to retain the residential character of the building.
- (b) Interior lights shall be on a timer to be turned on at dusk.

Rose E. Hedgpeth
Mayor

ATTEST:

Donna Dome-Caldwell
Town Clerk

Date of Adoption: December 9, 2003

GENERAL NOTES:

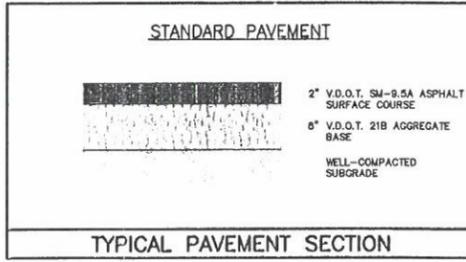
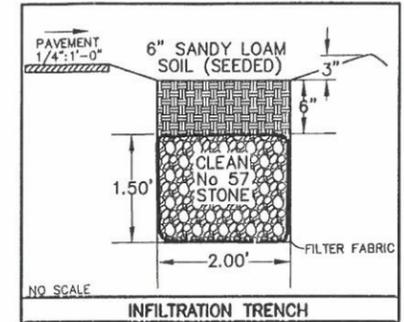
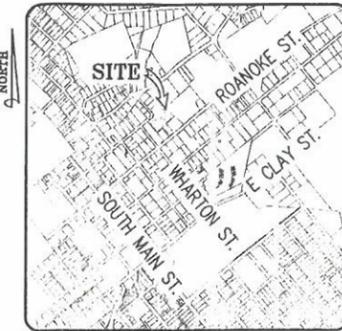
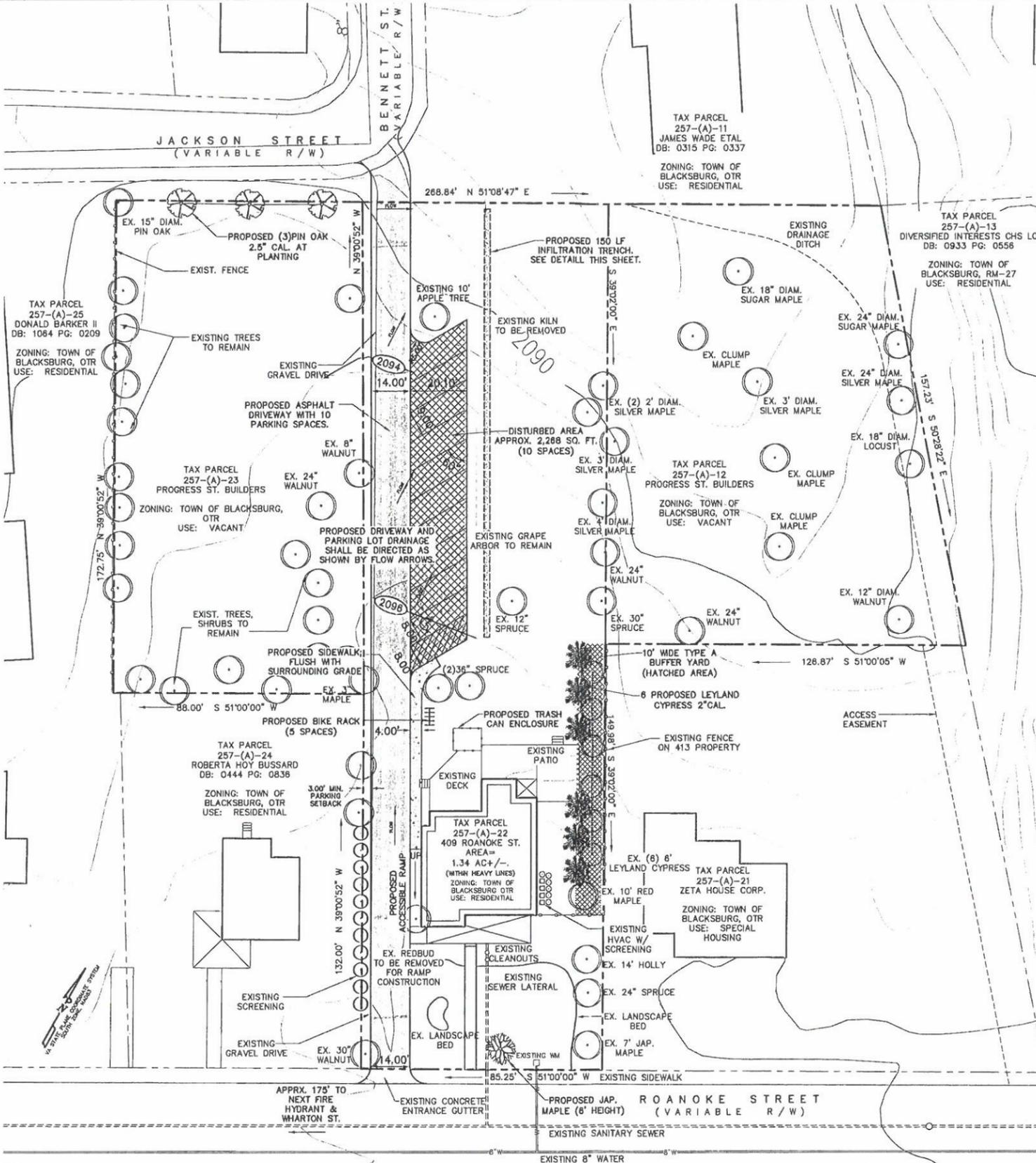
- OWNER/DEVELOPER: PROGRESS STREET BUILDERS, INC.
PO BOX 518
BLACKSBURG, VIRGINIA 24043
- TAX PARCEL NUMBERS: 257-(A)-22, 257-(A)-23, 257-(A)-12
D.B. 2003 P.G. 020577
ZONING DISTRICT: OTR
CURRENT USE: RESIDENTIAL
PROPOSED USE: GENERAL OFFICE & RESIDENTIAL (1 BR ON 3RD FLOOR ONLY)
APPRX. LOT SIZE: 1.34 ACRES (TOTAL)
APPRX. BUILDING FOOTPRINT: 2,900 SF. (INCLUDES DECK AND PATIO)
APPRX. PAVEMENT PROPOSED: 6,700 SF.
20% CANOPY REQUIRED: 11,874.08 SF.
MAXIMUM ALLOWABLE LOT COVERAGE: 50% (29,185.20 SF.)
PROPOSED LOT COVERAGE: 8,822 SF. (18.8%)
MAXIMUM DWELLING UNIT OCCUPANCY IS A FAMILY PLUS TWO UNRELATED TO THE FAMILY, OR NO MORE THAN FOUR UNRELATED PERSONS.
NUMBER OF FLOORS: 3
FLOOR AREA: 1,600 SF. (1ST FLOOR); 1,600 SF. (2ND FLOOR); 1,000 SF. (3RD FLOOR)
HEIGHT OF EXISTING BUILDING: 35 FT.
- NO BOUNDARY SURVEY HAS BEEN PERFORMED AS PART OF THIS PLAN. TOPOGRAPHIC INFORMATION OBTAINED FROM TOWN OF BLACKSBURG MAPPING.
- APPROXIMATELY 3,000 SF. OF THE STRUCTURE IS FOR GENERAL OFFICE USE
PARKING REQUIRED: 9 SPACES (1 PER BEDROOM, 1/400 SF OF GENERAL OFFICE)
PARKING PROVIDED: 10 SPACES (INCLUDING 1 HANDICAP ACCESSIBLE)
PARKING LOT TREES REQUIRED: 1 (1 PER 10 SPACES)
PARKING LOT TREES PROVIDED: 1 EXISTING APPLE ADJACENT TO LOT.
- ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES, UNLESS OTHERWISE NOTED.
- PARKING SPACES SHALL BE DELINEATED BY 4" STRIPING.
- DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK BEGINNING.
- A PRE-CONSTRUCTION MEETING WITH THE TOWN WILL BE HELD PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 56.1-408, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH TOWN OF BLACKSBURG STANDARDS AND SPECIFICATIONS.
- UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH "WOOD ROAD AND BRIDGE STANDARDS" LATEST EDITIONS.
- CONTRACTOR SHALL COORDINATE PERMANENT ELECTRICAL SERVICE, GAS SERVICE, CABLE TV AND TELEPHONE INSTALLATION.
- ANY NEW UTILITIES WILL BE VISUALLY INSPECTED BY THE TOWN'S INSPECTOR PRIOR TO BACKFILLING THE TRENCHES.
- ANY NEW UTILITIES TO BE MAINTAINED BY THE TOWN SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.
- MINIMUM PAVEMENT TO BE 6" 21-B AGGREGATE BASE, 2" SM-9.5 SURFACE COURSE.
- ANY NEW UTILITIES SHALL BE UNDERGROUND INSTALLATION.
- ACCORDING TO FLOOD INSURANCE RATE MAP OF TOWN OF BLACKSBURG, VIRGINIA, COMMUNITY PANEL NO. 810100 0007 8, SUBJECT PROPERTY DOES NOT LIE WITHIN A HUDL DESIGNATED 100 YEAR FLOOD PLAIN. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. ENGINEER DOES NOT WARRANT EXISTENCE OF, OR LOCATION OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES. LOCATION OF WATERLINES AND SEWER LINE ARE BASED ON TOWN OF BLACKSBURG UTILITY MAPPING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- PAVEMENT WORK WITHIN THE RIGHT-OF-WAY REQUIRES THE FOLLOWING INSPECTIONS:
A. SUBGRADE PRIOR TO REPLACEMENT OF BASE STONE
B. BASE STONE PRIOR TO PLACEMENT OF PAVEMENT
C. PAVEMENT
- GARBAGE COLLECTION IS TO BE BY CURBSIDE PICKUP. GARBAGE CANS ARE TO BE COMPLETELY SCREENED FROM VIEW OF SURROUNDING PROPERTIES AND ROADS WITH SOLID FENCING.
- A SPECIAL USE PERMIT (RESOLUTION 12-F-03) WAS GRANTED TO PROGRESS STREET BUILDERS TO ALLOW A GENERAL OFFICE USE IN THE OTR, OLD TOWN RESIDENTIAL DISTRICT AT 409 EAST ROANOKE ST. WITH THE FOLLOWING CONDITIONS: OFFICE HOURS SHALL BE LIMITED TO 7:00AM-6:00 PM & INTERIOR LIGHTS SHALL BE ON A TIMER TO BE TURNED ON AT DUSK. ALSO, A TYPE A BUFFER YARD ON THE EAST SIDE OF THE STRUCTURE SHALL BE MODIFIED TO CONSIST OF A 10 FOOT WIDE YARD AND SCREENING TREES ADJACENT TO AN EXISTING FENCE LOCATED ON 413 ROANOKE ST. SHALL THE FENCE BE REMOVED, A REPLACEMENT ARCHITECTURAL SCREEN SHALL BE INSTALLED IN COMPLIANCE WITH THE BUFFER YARD REQUIREMENTS. A TYPE A BUFFER YARD ON THE WEST SIDE OF THE STRUCTURE SHALL BE MODIFIED TO CONSIST OF EXISTING VEGETATION ONLY. IF THE VEGETATION IS REMOVED, REPLACEMENT VEGETATION SHALL BE REQUIRED. TYPE A BUFFER YARD SHALL NOT BE REQUIRED TO SCREEN THE DRIVEWAY AND PARKING LOT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.
- DURING CONSTRUCTION, EXISTING TREES THAT ARE TO BE PRESERVED WILL BE PROTECTED FROM ALL AREAS OF THE SITE.
- THE CONTRACTOR SHALL PLUG THE CONNECTION OF THE PROPOSED SANITARY SEWER TO THE EXISTING SANITARY SEWER WITH AN ANGLE WING NUT TEST PLUG PRIOR TO EXTENDING THE SANITARY SEWER. THE PLUG SHALL BE MAINTAINED IN PLACE UNTIL SUCH TIME AS THE SEWER IS COMPLETED, INSPECTED, AND ACCEPTED BY THE TOWN. FAILURE OF THE CONTRACTOR TO APPROPRIATELY INSTALL AND MAINTAIN THIS PLUG SHALL CAUSE THE CONTRACTOR TO BE HELD LIABLE FOR ANY RESULTING BLOCKAGES OR REPAIRS TO THE EXISTING SEWER.
- EXCAVATION IS UNCLASSIFIED.

LANDSCAPE NOTES:

- ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS AS JOINTLY ADOPTED BY THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA NURSERYMEN'S ASSOCIATION.
- ALL SEEDING AND PLANTING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF OR SEEDED AS SPECIFIED.
- CUT TURF AREAS SHALL BE SEEDED WITH A SEEDING MIXTURE CONSISTING OF 90% TALL FESCUE (IMPROVED VARIETIES) AND 10% PERENNIAL RYEGRASS (IMPROVED VARIETIES) AS RECOMMENDED ON THE MOST CURRENT VIRGINIA CROP IMPROVEMENT ASSOCIATION (VCA) TURFGRASS LIST. CERTIFIED SEED WILL BE USED FOR ALL PERMANENT SEEDING. SEEDING AREAS SHALL BE PREPARED IN ACCORDANCE WITH THE ABOVE CITED SPECIFICATION INCLUDING NECESSARY SOIL AMENDMENTS. THE RATE OF COVERAGE FOR BOTH SEED AND AMENDMENTS SHALL BE AS RECOMMENDED BY VCA.
- ANY NEW MECHANICAL EQUIPMENT SHALL BE SCREENED WITH SOLID FENCING AND NOT VISIBLE FROM SURROUNDING PROPERTIES OR ROADS.
- ALL TREES SHALL BE PLANTED IN GOOD CONDITION AND MEET "AMERICAN STANDARD OF NURSERY STOCK" (1990), ANSI Z60.1-1990, AS MAY BE AMENDED. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATION JOINTLY ADOPTED BY THE VA NURSERYMEN'S ASSOCIATION, THE VA SOCIETY OF LANDSCAPE DESIGNERS AND VA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

NOTES:

- ALL EXISTING TREES ARE TO REMAIN (UNLESS NOTED) SO TO MAINTAIN A MINIMUM 20% CANOPY COVERAGE.
- EXISTING WATER & SEWER LATERALS TO REMAIN IN USE.
- SITE MODIFICATIONS INCLUDES PAVING EXISTING GRAVEL DRIVE, 10 PAVED PARKING SPACES, ACCESSIBLE RAMP, AND SIDEWALK.
- PROPOSED HANDICAP RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12, WITH A MAXIMUM RISE OF 30" BEFORE AN ACCESSIBLE LANDING IS NEEDED. CONTRACTOR SHALL ADHERE TO ALL ADA STANDARDS FOR ACCESSIBLE RAMP CONSTRUCTION.



EXISTING PLANT MATERIALS SCHEDULE

NAME	COMMON NAME	QUANTITY	SIZE	CANOPY	TOTAL CANOPY
Juglans nigra	Black Walnut	6	SEE PLAN	314 SF.	1884 SF.
Acer saccharum	Sugar Maple	6	"	314 SF.	1884 SF.
Acer saccharinum	Silver Maple	6	"	491 SF.	2946 SF.
Acer rubrum	Red Maple	1	"	314 SF.	314 SF.
Acer palmatum	Japanese Maple	1	"	177 SF.	177 SF.
x Cupressocyparis leylandii	Leyland Cypress	12	"	113 SF.	1356 SF.
Picea abies	Norway Spruce	5	"	177 SF.	885 SF.
Ilex sp.	Holly	1	"	113 SF.	113 SF.
Robinia pseudoacacia	Common Locust	1	"	133 SF.	133 SF.
Various Hardwoods					4,500 SF.
Quercus palustris	Pin Oak	1	"	254 SF.	254 SF.
Quercus nigra	Red Oak	3	"	224 SF.	782 SF.
CANOPY PROVIDED: 10,208.00 SF.					CANOPY REQUIRED: 11,874.08 SF.

THIS PLAN REFLECTS REVISION OF THE FOLLOWING ITEMS

NO.	DATE	DESCRIPTION
1	08/06/2004	TOWN OF BLACKSBURG COMMENT LETTER DATED 07/29/04.

APPROVED:

Landy Jormica 8/25/04
TOWN ENGINEER

Steve M. Huddy 8-25-04
TOWN PLANNER

OWNER/DEVELOPER CERTIFICATION

I, ERIC SALLEE, CERTIFY THAT I AM AWARE OF THE SITE REQUIREMENTS IMPOSED BY THE SITE DEVELOPMENT PLAN AND OTHER APPLICABLE TOWN CODES, AND SHALL FURTHER CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.

Eric Sallee 8/23/04
DATE

GAY AND KEESSE, INCORPORATED
ENGINEERING & SURVEYING
LANDSCAPE ARCHITECTURE

1280 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-9011
Fax: (540) 381-2772
Email: info@gayandkeesse.com

Site Plan prepared for Progress St. Builders

409 East Roanoke St. General Office Site Development Plan
Town of Blacksburg, Virginia

COMMONWEALTH OF VIRGINIA
MICHAEL G. GAY
No. 17560
8/23/04
PROFESSIONAL ENGINEER

REVISED: 08/06/04

DESIGNED/CALC.: KDC
CHECKED: KDC
DRAWN: KDC
SCALE: 1"=20'
DATE: 07/14/04

JOB NO. 1402.0
SHEET 1 OF 1

SP04-031
409 E. Roanoke Street



SUP 01-0006

RESOLUTION 7-B-01

A RESOLUTION GRANTING A SPECIAL USE PERMIT TO E&R PROPERTIES
FOR AN OFFICE USE IN THE OLD TOWN RESIDENTIAL
DISTRICT AT 205 WASHINGTON STREET

WHEREAS, the Applicant, E&R Properties, has applied to this Council to amend a special use permit to authorize an office use, in the OTR, Old Town Residential district at 205 Washington Street;

WHEREAS, this Council after notice and public hearing thereon, has considered the application in light of its conformity, or not, with the Town's Comprehensive Plan; its harmony, or not, with the purposes and standards of the Zoning Ordinance; its compatibility, or not, with permitted and existing uses, and purposes and conditions of, the relevant zoning district; and its impact on the surrounding neighborhood.

THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg that:

1. Based on the above considerations, this Council makes the following findings: (a) this request as submitted or modified does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.

2. This Council grants to E&R Properties an amendment to the special use permit granted by Resolution 9-E-87, to authorize an office use in the OTR, Old Town Residential district at 205 Washington Street, as shown on and in substantial conformity with the application for the special use permit dated May 7, 2001.

3. This special use permit shall be governed by the following conditions:

- (a) Interior lights shall be on a timer to be turned on at dusk and turned off at dawn.
- (b) The parking spaces shall be restriped and the entrance and exit arrows shall be repainted.

- (c) All hemlock trees located along the rear property line shall be replaced with new evergreen trees to meet the screening requirements.
- (d) Condition number 4 in Resolution 9-E-87 that no tenant shall occupy these premises without approval by motion of the Town Council is amended to require Zoning Administrator approval only.
- (e) Condition number 5 in Resolution 9-E-87 that no regular office hours shall be conducted on the property after 7:00 p.m. is amended to allow office hours between 7:00 a.m. and 9:00 p.m. to retain the residential character.
- (f) The maximum meeting group size shall be no greater than fifteen people.

4. This Special Use Permit supplements and amends the special use permit granted by Resolution 9-E-87, adopted September 22, 1987, by the Blacksburg Town Council, which, as amended, shall remain in effect.

Roger E. Hedgpeth
Mayor

ATTEST:

Donna Boone-Caldwell
Town Clerk

Date of Adoption: July 10, 2001

CUP20-0001 DeLack Medical and General Office
Request in OTR at 409 E. Roanoke Street
Neighborhood Meeting
Thursday, March 5, 2020
6:00 PM

Town staff in attendance was Emma Martin, Kali Casper and Kasey Thomsen

Wayne DeLack is present for the applicant.

The meeting began at 6:05 pm.

Emma Martin opened the meeting by discussing the schedule of meetings yet to come, planning department review and responsibilities in relation to this project; purpose of the Neighborhood Meeting; and overview of the parcel in question. She also directed all those in attendance to the Town of Blacksburg website where the current application, meeting schedule and any future documents and additions to the application could be found.

Mr. DeLack gave a presentation to those in attendance regarding the history of the property and the project proposal. He showed a presentation of the proposed layout for offices and waiting room/break room areas within the property. The property has an attic apartment that will be kept for their (the owner's) use. He gave an overview of the Center for Creative Change-the business that wants to rent the property should the conditional use permit request be granted. Lastly, he discussed the benefits of renting the house to a business rather than keeping it as a residence.

-A citizen asked if the attic room in the property had a separate access and egress.

-A citizen asked how many parking spaces were on the property and if they planned to expand the parking.

-An attendee asked about the number of cars expected to frequent and be parked at this business.

-A neighbor asked if there would be a gate that would close at night to stop people from driving through the property to get from Roanoke to Jackson and vice versa.

-A citizen asked if traffic would be higher at this location than if it were a rental property.

-An attendee asked if the physical property also included the areas next to it and behind it.

-Are those student occupied?

-An attendee stated that a business at this location would help revive Roanoke Street because a business would keep the house from degrading/decay.

-An attendee commented (in jest) that the amount of quiet coming from the Center for Creative Change use might disturb the surrounding neighbors.

-Marta Prupas stated that she is against the approval of the Conditional Use Permit request because she feels that it is an encroachment of businesses moving into residential areas. If the current owner could live there, so could another family. She stated there are at least 23 or more locations on Main Street that are zoned for businesses that are currently sitting empty. The Town needs affordable housing for student and families. She does not feel that the Town should allow another business to encroach into a residential area.

-An attendee stated that he has owned two houses in the area and he has never been able to find a family that wants to rent them, even at a lower than average rent. He said he would like to see more families.

-An attendee remarked about the poor quality and lack of upkeep of the houses on Wharton Road. She stated the landlords do not seem to care about Town regulations and the tenants do not seem to care about the state of the yard and house.

-A citizen asked if a person wanted to convert a house into a business, would they also have to go through this (conditional use permit request) process.

-A citizen asked since this property at 409 E. Roanoke Street already has a Special Use Permit, why do they have to go through the process again?

-A citizen stated that Ellen Braaten, former owner of the house at 409 E. Roanoke Street, moved out of the house because of the neighborhood being uninhabitable.

Meeting ended at 6:45 pm.

Neighborhood Meeting

CUP20-0001-Medical and General Office in

OTR-Old Town Residential-409 E. Roanoke Street

Date:

Thursday, March 5, 2020 6:00 PM

Name	Address	Email	*
Wayne Delack	409 Roanoke St E	wdelack@gmail.com	
C. Blair	103 Penn St. N.E.	cblair15@comcast.net	
T. Brubaker	309 Whitson St.	TBRUBAKER@GMAIL.COM	
Aldora Green	309 WHATTON ST		
MARTA BRUGA + Steve	203 CURET		
DAVID SEFT	5068 PRESTON FORE DR.		
Bridget Simmelmann	5068 Preston Forest Dr. Blacksburg, VA 24060		
NATHAN VAUGH	710 LEE STREET BLACKSBURG	NATHANVAUGH@YAHOO.COM	

Please Print Legibly

*PLEASE INDICATE IF YOU WOULD LIKE A COPY OF THE STAFF REPORT EMAILED TO YOU

Emma Martin

From: Ellen Braaten <ellen_braaten@icloud.com>
Sent: Friday, March 13, 2020 10:37 AM
To: Emma Martin
Subject: Conditional use permit for 409 E. Roanoke st

External Message Warning

Dear Emma. First I wanna thank you for being so straightforward with me and explaining to me what the conditional use permit means. I am sorry that my comments by phone or not acceptable. Therefore I am dictating into my cell phone my response is typing is a little difficult these days. One, I support the conditional use permit Two, although I support I have some concerns. First the access to the Roanoke Street house which is a historic structure has not been spelled out in fact it says that there will B no exterior changes to the house. I would suggest as the architect that I am, that the excess run along the left side of the house and enters the porch on the left side. Secondly, I am concerned that there will be extreme changes to the interior which in itself is an example of beautiful interiors from the 1910 era. Thirdly, I find it strange that the conditional use permit is basically only for one structure —if you were allowing One structure to become commercial then you should allow all structures to become commercial. It is very foolish to think that this is a residential neighborhood. It is not and the fact that the single family who lived at 409 E. roanoke St. found it untenable to stay there. With that said I hope I will be able to see you on 7 April. I know there are individuals who think this should be a residential neighborhood but it just is not possible. My family and I lived in that beautiful house for 25 years. We endured all kinds of behaviors from the fraternities that are grandfathered in. And so it would seem to me that changing the neighborhood would be very beneficial. Adjoining neighborhoods do not have the same issues that Roanoke Street has always had. Should you have any further questions of me please don't hesitate to call. My best to you and my many thanks. Ellen

Ellen Braaten
Assistant Professor Emerita
CAUS Virginia Tech

Sent from my iPhone