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August 21, 2023

Kinsey O'Shea
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Habitat for Humanity – Airport Road Townhomes PRD – Exception Requests

Dear Kinsey,

As part of the above referenced rezoning request, we hereby request two exceptions to the Town's zoning ordinance.

1) Use and Design Standard for Townhomes Section 4231

- a. Principal Orientation - Ordinance Section 4231(b)(5) requires that all units face the street or parking area.

As stated within the application, it was important that this affordable housing development maximize density, create meaningful open space and minimize the visual impact of the parking area. As such, the units were aligned on the north and south sides with 9 of the 11 units facing a common, village green. This green is intended to provide a play area/open space area for the residents and create a very welcoming neighborhood feel to project. While each unit will have individual front porches and sidewalks leading to the front doors from both the parking lot and Airport Road, they are not facing one of these features. The two units on the eastern end of the property do face Airport Road and have front porches and windows on that side to read as a single-family residential structure.

- b. Recreation – Ordinance Section 4231(b)(11) requires all developments with 5 or more units to include a specific recreation amenity for residents.

As mentioned above, the majority of the required 20% open space for this PRD is the centralized village green. The design intention of this space is to allow for free flow type activities for families such as throwing a frisbee, kicking a ball, etc. As there is a Town Tot Lot playground directly adjacent to the property and is being connected to this project with a new 10' asphalt path, the addition of playground equipment or specific recreation structures onsite seemed redundant and not the best use for this green space. We feel the ability of families to use this green for free play and general congregation is more conducive to the project and helps develop a sense of community.



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In closing, thank you for your consideration of these exceptions and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President