



MAY|RIEGLER
PROPERTIES

August 26, 2024

Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477-5088
Attn: Jeremy Brown

RE: PL20240106 (Submittal #2) - Variance Request for Townhome Garage Standards

Dear Jeremy,

The Applicant is requesting a Variance to sections 437.G.5.b and 437.G.5.d of the City of Steamboat Springs (City) Community Development Code (CDC) for the proposed Townhome Project located at 2075 Walton Creek Rd (PL20240106).

1) *Criteria per Section 437.G.5.b: Garages incorporated into the principal building mass shall be recessed a minimum of four feet behind the front façade of the dwelling portion of the building or recessed a minimum of two feet beneath a second-floor bay.*

Proposed:

The Applicant is proposing garages in both buildings that are recessed two feet behind the terrace above.

2) *Criteria per Sections 437.G.5.d: Banks of more than two garage doors shall be interrupted by an entry to the building.*

Proposed:

The Applicant is proposing five garage doors that are not interrupted by an entry door to the building in Building 1 and three garage doors that are not interrupted by an entry door to the building in the Building 2. The applicant is, however, proposing a vertical stone element at each garage, acting as a visual interruption between each garage.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

The development of a Residential multiple-family building on this site requires a variance to CDC Sections 437.G.5.b and 437.G.5.d. Below are our responses to the Development Plan Variance Criteria:

1. *The Variance will not injure or adversely impact legal conforming uses of adjacent property, or*

the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

Providing non-recessed garages (as defined by CDC) and banks of consecutive garages greater than (2) without interrupting entries to the building will not adversely impact legal conforming uses of adjacent property.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

This variance would be compatible with and help promote the following policies outlined in the Community Plan:

- Policy CD-1.4: Encouraging high quality site planning and building design.
- Policy H-1.3: Integrate housing in mixed-use areas.
- Policy LU-2: Supporting infill development and redevelopment.
- Policy LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

Acceptable Alternative:

The proposed development provides the following acceptable alternative(s) to the standard: The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.

Seemingly, the purpose and intent of both standards is to minimize the appearance of a utilitarian garage door particularly for a townhome design that features a garage door on the same façade as the primary entry to the building. This is not the case in the Subject project, which features each unit entry front door along the East facades (facing Apres Ski Way) and on a different level altogether than the Garages (on the basement/first level and located on the West facades).

As it relates to 437.G.5.b, since the garage is technically not on the front façade of the dwelling portion of the building, a four-foot recess is not required. The outdoor terrace space serves as a massing element that effectively acts as a “second floor bay” from which the garages are recessed two feet. The applicant feels that this provides a result that is equal to the code standard, and certainly helps minimize the prominence of the garages along this façade.

Code standard 437.G.5.d requires banks of more than two garage doors be interrupted by an entry to the building. Due to the need for two-car parking garages, the Applicant is unable to provide man doors to the garages to meet this requirement. However, the applicant is implementing strategies from the design criteria included in 437.G.6, namely item b, which states that ***“garages that incorporate upper floor residential uses may utilize larger footprints as necessary to accommodate residential unit dimensions. Extended lengths of multiple garage bays should be broken up by pedestrian entries, building off-sets***

or other variations in building design to mitigate the visual impact of multiple garage bays.”

The multiple garage bays are being broken up at each unit by a 2 ft. vertical stone element that follows the same plane as the terraces above. Additionally, sconce lighting and downspouts will be located at these elements, providing further variation in the building design that helps to mitigate the visual impact of the multiple garage bays. The high-quality stone façade material and sleek modern garage doors contribute to an attractive design aesthetic of a solid building base for the units above. Because of these enhancements, the Applicant feels the proposed design achieves a result that is equal to the code standard in 437.G.5.d, and meets the intent of mitigating the visual impact of multiple garage bays.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler
SVP Development
May Riegler Properties