

Variance Request

October 4, 2024

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Variance Request – Primary Roof Slope
Steamboat Springs, Colorado

Greetings:

On behalf of Thunderhead Beach LLC (Applicant), we are submitting a variance request for the 1965 Ski Time Square Drive project. This narrative has been developed to address the criteria specific for approval as described in Section 719 of the Community Development Code (CDC). This information is intended to accompany the Conceptual Development Plan and Engineering Variance submittal.

The specific request is to vary **Steamboat Springs Local Amendment to Section 440.F.1 Roof Forms General Standards** which reads:

- b. All buildings shall have a pitched roof with a slope of between 6:12 and 12:12 (rise:run) as the primary roof form. Both roof planes of any pitched roof should have the same slope.**
- c. Shed roof forms shall be allowed only on secondary building masses and shall have a slope of between 3:12 and 12:12.**

Project Background:

The project is located at 1965 Ski Time Square Drive and fronts the promenade, with a planned pedestrian and service connection along the Torian Plum promenade on the west property line and passenger vehicle and fire truck access to the east of the building. An elevated pool deck connects to the public amenity deck. Restaurant and bar decks overlook the ski slope to the south.

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D General Criteria For Approval:

- 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.***

The (2) shed roofs at the Northeast and Northwest corners of the building are designed to retain snow from falling to pedestrian paths below and stay under the max allowable height limit of 105'-0" above grade. The roof slope is 3:12 which falls into the limitations set as a

Variance Request

secondary roof form per section 440.F.1.c. Per review with the Planning Department, this is to be considered a primary roof form which requires a 6:12 roof slope.



3

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

The proposed project and this Variance Request will not interfere with the following goals, policies and strategies of the Steamboat Springs Area Community Plan:

- CD-1.4: Encourage high quality site planning and building design

Variance Request

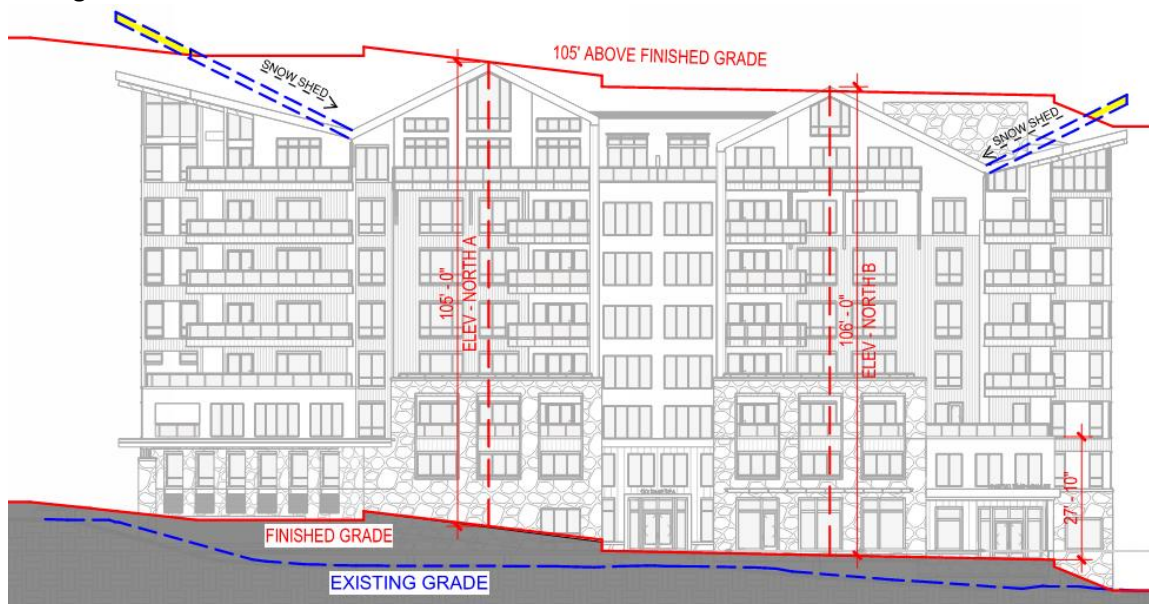
- CD-1.5 Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development

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 application of other code standards, purposes, or intents will be improved by varying the standard.

To strictly adhere to the Section 440.F.1, a 6:12 shed roof or gable roof will be needed.

1. Providing a 6:12 shed roof form will extend the roofs above the minimum 105'-0" height limit from grade. Please see sketch below.



2. Providing a gable roof in these locations will allow the building to stay under the 105'-0" height limit from grade, but will create an unnecessary hazard with the potential of snow or ice falling 6 stories to the West Promenade on the Northwest corner of the building, and the entry drive on the Northeast corner of the building. This is in contradict to CDC 440.F.2 Snow Retention, Catchment, and Control Standards per below:
 - a. Roofs shall be designed to minimize hazards such as snow or ice falling onto pedestrian walkways, entrances, decks, driveways, parking areas, other areas of public access, or adjacent properties.
 - b. All roof systems shall be designed to promote snow retention, minimize snow buildup, minimize the adverse effects of drifting snow, and accommodate snow removal where appropriate. These objectives shall be accomplished using at least one of the following techniques:

Variance Request

- i. Orienting pitched roof forms away from high traffic areas or incorporating snow guards;
- ii. Incorporating flat-roof snow catchment and control areas in combination with pitched roof surfaces and snow guards to control shedding and accommodate snow removal.



Snow fences, snow clips, and snow melt can be provided in these locations, but this does not guarantee the catchment of all snow from falling to the pedestrian paths below. The proposed design with a 3:12 slope away from the pedestrian paths is the best solution.




Variance Request

The strict application of Section 440.F.1, requiring the highlighted roofs to be considered primary roof forms and therefore must be a 6:12 slope, is not the best solution when considering CDC Section 440.F.2 Snow Retention. The safety of pedestrian circulation at grade will be improved by allowing these roofs to be considered secondary with a 3:12 slope towards the building. Snow will be directed away from the pedestrian paths below creating safer access for the public.

If you have any additional questions or need any additional information, please do not hesitate to call.

On behalf of the Owners, Thunderhead Beach LLC,

A handwritten signature in dark ink, reading "Rebecca Stone", is positioned above a solid horizontal line.

Rebecca Stone, AIA, LEED BD+C
Principal and Resort-Hospitality Practice Leader
OZ Architecture Inc.
303-861-5704 (office)
303-887-8221 (mobile)
bstone@ozarch.com