

2410 Ski Trail Ln Freestanding slopeside Sign

Minor adjustment Application for pole height variance.

To whom it may concern,

We are submitting an application for a minor adjustment permit to be granted a pole height variance on our new freestanding slopeside sign.

One of the condo buildings that we manage, Edgemont, sits just up the hill from the base area on the righthand side. We would like to add a new freestanding sign to the back of the building that can be seen from the slopes to not only advertise the building, but to make it easier for paying guests to find the building if they have never stayed there before. This project falls under the 509.E Freestanding Sign

509.E Freestanding Sign

Due to the Freestanding Code requirements, the maximum that the sign can be is 7' which would make the 30% max height of the pole height be 25.2" or 2.1'. We have concerns that with only 2.1' pole height, that sign will definitely get buried under the snow. With the location of the sign and being so close to snow making, snow piles up very high back there. We would like the pole height to be at least 4'.

In our current drawing, the dimensions for the sign height is 7.5'. We can adjust the sign height to meet the 7' max sign height, but we ask that the pole height be no less than 4' or 57% of the sign height.

717.D Criteria for Approval Applicable guidelines

As specified in this CDC, shall be considered when evaluating a Minor Adjustment. Minor Adjustments shall be approved upon a finding that the following criteria are met:

1. The standard proposed to be varied has not already been varied or modified through an Adjustment, Variance, Planned Unit Development, or Alternative Compliance as indicated in Article 5, if applicable. Install of the sign has not begun, pending status of permit application.
2. The Minor Adjustment is the least modification possible to accomplish the purpose of the standard. Yes, if we can get some wiggle room on the pole height, and make adjustments on the sign height and sign sq ft per code, then nothing else will need to be changed.
3. The Minor Adjustment will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Minor Adjustment and has agreed to mitigate those impacts. Yes, agreed!
4. The Minor Adjustment application meets either the following criteria for practical difficulty or the criteria for an acceptable alternative:

a. Practical Difficulty the Minor Adjustment is of a technical nature and is required to compensate for some practical difficulty or unusual feature of the site or the proposed development that is not shared by landowners in general.

b. Acceptable Alternative the proposed development provides at least one of the following acceptable alternatives to the standard:

i. The alternative achieves a result that is equal to or better than the code standard to which a variation is being sought; or

ii. The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance; or

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

5. A Minor Adjustment application for building envelopes on existing platted one-family residential and two-family residential lots in the SO overlay zone meets the following additional criteria:

a. The proposed adjustment to the building envelope has been approved by the homeowner's association of the subdivision, if applicable.

b. The proposed adjustment will provide a suitable building site which will substantially comply with the purpose of the SO overlay zone.

c. There are no other restrictions related to the infrastructure required to serve the lot.

6. A Minor Adjustment application to permit construction of an accessory building prior to a principal building has demonstrated the ability for compliance with dimensional and development standards at the time of principal building construction