



August 6, 2021

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

***RE: Ceiling Height Variance Request for Steamboat Residential and Outdoor Amenity Space, PS-20-0214***

Dear Kelly,

The Applicant is requesting a Variance to a dimensional standard for the Community Services (CS) Zone as described in the City of Steamboat Springs (City) Community Development Code (Code) for the Steamboat Basecamp Residential and Outdoor Amenity Space (the Project), namely the requirement for 14-foot minimum ceiling heights at the ground level.

CS Zone, Building Form (Height)

Criteria: Ground Floor Ceiling Height - 14 Ft. Minimum

Proposed: All ground floor areas (garages) to have ceiling heights ranging from 8'-8" to 10'-6" above finished floor.

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 Section 224: Commercial Services – Ground floor ceiling height for portions of the ground floor. 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.***

The ceiling heights of the building on the Ground Level will not adversely impact legal conforming uses of adjacent property. Having the proposed areas with ceiling heights below 14' will help keep the overall height of the building at a lower overall height, which is actually a benefit to adjacent properties.

***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:

- Goal H-1: Our Community will continue to increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median-income households.
- Policy CD-1.4: Encouraging high quality site planning and building design (maximizing efficiency)
- 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 application of other code standards, purposes, or intents will be improved by varying the standard.

The purpose statements from Section 438 Commercial and Mixed Use Buildings Design Standards will be improved by varying the CS ground floor height standard, namely:

- 438.A.1 – Provide for development of commercial and mixed-use building while ensuring compatibility with adjacent properties of lower densities.
- 438.A.2 – Organize and design the siting of buildings to create vibrant and pedestrian active spaces

The ground floor areas for which we are requesting this variance are exclusively “private” residential garages. The proposed ceiling heights are more than adequate and consistent with industry standard and ceiling heights of garages in comparable townhome residential products.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler