



10/31/2021

Michael Fitz
City of Steamboat Springs
Planning & Community Development
PO Box 775088
Steamboat Springs, CO 80477

Re: 1859/1857 River Queen Lane Major Adjustment (Unattached Garage)
Revision 1 (10/31) **Pending Permit TB-21-835**

Dear Michael,

In light of planning review comments, I, Larry Lantero, Manager of Sunshine Steamboat LLC and Owner of property at 1857/59 River Queen Lane am herein requesting a review and adjustment in the proposed development of an unattached garage (permit TB-21-835) on my aforementioned property.

Proposed Project Description

As currently permitted (TB-21-755), we will be building a +/- 4,500sf three story duplex in Lot 3 of the recently formed Eagles Vista subdivision on River Queen Lane. The scope of this property involves significant slope and layout challenges presented by existing topography as well as the minimal frontage of the parcel. The lot is "V" shaped in nature. To accommodate the development, required parking, and proposed square footage the building footprint was located mid-way down the slope of the parcel. As confirmed through the planning permit, all portions of this permitted work are in compliance with City code. Separate from this permitted work we would propose to install a two-car unattached garage which will provide for vehicle storage. This unattached garage is the scope of this adjustment request and is required per the site topography and shape.

Applicability per Section 718 of CDC

Per section 718 of the CDC, we are requesting adjustment and approval of the request for an unattached garage on then following grounds.

1. The property is in full compliance with the applicable zone district (the only current violation is section 436.G.1 of the Duplex Design Standards)
2. The Major Adjustment will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and applicable zoning district. **No other properties in this subdivision have requested this privilege.**
3. The Major Adjustment is necessary due to special circumstances relating to the size, shape, and topography, of the subject property and to provide it with use rights and privileges permitted to other properties in the vicinity and in the applicable zone district. **During schematic design of the proposed property alternative design methods were explored including relocating the main housing structure and incorporating the garage into the floorplan. Due the topography, when these methods were explored the building either exceeded height limitations or was unable to be accessed due to driveway slope requirements.**
4. The special circumstances (size and shape) of the subject property make the strict application of the standard an unnecessary hardship, and the special circumstances are not the result of actions of the property owner or applicant. **As mentioned previously, the specific issues relates to the driveway slope requirements, steep topography, and narrow frontage of the property. These characteristics are unique to this site and prevent the lot from providing a covered driveway which is crucial to developing in a winter environment and available to all neighboring properties.**

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October 31, 2021

5. The Major Adjustment will not injure or adversely impact legal conforming uses of adjacent property. **Please see attached approval of development from the subject HOA inclusive of the Garage. Furthermore, the addition of this garage will increase aesthetic value of the subdivision and is preferred over surface parking.**
6. The Major Adjustment is the least modification possible of the standard that will afford relief to the applicant. **After reviewing the available options, a variance to this specific section is being requested as it is believed to be less obtrusive than alternatives (i.e. requesting a variance to the height which could affect views or driveway slope which could be a hazard.)**
7. This is the only modification requested
8. The Major Adjustment is consistent with the purpose and intent of this CDC, the Community Plan, and other adopted plans, as applicable. **We believe that as provided in this document, this development will add value and character to the surrounding neighborhood and the specific adjustment will have negligible impact upon the community while allowing the resident similar privileges (covered parking) to neighboring properties.**
9. Not applicable

I appreciate your review of my request.

Sincerely,
Sunshine Steamboat LLC

Larry Lantero

Larry Lantero
Manager