



MAY | RIEGLER
PROPERTIES

November 9, 2021

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

RE: Variance Request – Roof Pitches at Townhome and Condo Buildings (437.F.1)

Dear Kelly,

The Applicant is requesting a Variance to section 437.F.1 of the City of Steamboat Springs (City) Community Development Code (Code) for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (the Project).

437.F.1

Criteria per Section 437.F.1:

- a. Multiple-family buildings shall incorporate roof pitches of between 5:12 and 12:12 (rise: run).*
- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.*

Proposed: The Townhomes will have roof pitches that range from 1/4:12 and 1:12 and the Condos will have roof pitches of 1/4:12, 1:12, 2:12 and 8:12.

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 437.F.1. 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 townhomes with roof pitches that do not conform to the CDC Standards 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:

- 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.

This variance is somewhat in concert with the variance to allow units larger than 1,400 SF. In order to achieve the larger unit sizes an additional level is required, which would otherwise be impossible with strict conformance to the CDC Standards (as this would be attic space, rather than occupiable space). In order to provide the quantity of condominiums proposed, an additional level is required. Approval of this variance would allow the Applicant to offer a greater quantity and wider range of for-sale housing options to the community. By providing 4-story townhome dwelling units, the Applicant can offer for-sale housing opportunities to a wider range of people within the community, including families with multiple children, a demographic for which there is also a shortage of attainable housing. This will help create a more diverse neighborhood, and ensure the community is as inclusive as possible.

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 variation is being sought.*

The applicant meets all of the General Guidelines outlined in 437.F.5, namely:

a. Pitched roofs are preferred outside of the downtown area. A variety of roof forms should be considered to break up the massing of large buildings or complexes. – *The Applicant is providing pitched roofs and a variety of roof forms to break up the massing of the large buildings.*

b. Roof forms should balance compatibility with the character of the area with snow retention and snow shed considerations. The choice of roof pitch should include consideration of if and where the roof will hold or release snow to avoid hazards to people and property below. – *The roof forms proposed are compatible with the character of the area, which is historically commercial/industrial. The flatter roof pitches are consistent with adjacent buildings already constructed in the area. Prior to finalizing design, the applicant will incorporate either snow guards and/or a snow melt system with gutters/heat tape in order avoid hazards to people and property below.*

c. A variety of roof forms should be considered to break up the massing of large buildings and as a form of transition to adjoining developments. *The applicant is proposing a variety of roof forms, which break up the massing of each building.*

Despite not adhering strictly to the specific roof pitches prescribed in the CDC, the Applicant is meeting the general guidelines and intent of the CDC on this matter through the variety of roof forms proposed. The resulting buildings proposed are modern, aesthetically pleasing, and visually appealing, and allow the applicant to further several of the goals and policies of the Community Plan.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler