



November 9, 2021

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

***RE: Variance Request and Conditional Use standard modification for Townhome Unit size***

Dear Kelly,

The Applicant is requesting a Variance to the maximum dwelling unit size of 1,400 sf as indicated in sections 224 and section 301.B.2.e of the City of Steamboat Springs (City) Community Development Code (Code) for the Steamboat Basecamp Residential and Outdoor Amenity Space (the Project).

CS Zone, Maximum Dwelling Size

*Criteria per Sections 224 and 301.B.2.e: Maximum Dwelling Unit Size – 1,400 Sq. Ft.*

*Proposed: Townhomes that will be between 2,004 and 2,257 Sq. Ft.*

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 and 301.B.2.e, which indicate a maximum dwelling unit size of 1,400 in a CS Zone. 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 that are larger than the max dwelling size of 1,400 Sq. Ft. 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 would allow the Applicant to offer a wider range of for-sale housing options to the community. The (24) condominium units proposed in this application will range from 424 Sq. Ft one bedrooms to 1,280 Sq. Ft. 2-Bedroom units. By providing townhome dwelling units that are larger in size, the Applicant can offer for-sale housing opportunities to a wider range of people, including larger 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 purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.

The widths of the townhomes proposed are within 16-20 feet, which are typical. The applicant would not be able to fit another townhome within the width of the townhome cluster footprint; strict application of the standards will not result in any additional housing. The only way to meet the CDC standard would be to eliminate the top floor of each unit, which seems unnecessary and arbitrary in order to just meet the CDC standard. This variance would allow for a much more marketable and appealing 4-story townhome, which would increase the variety of unit types being offered to the community on a for-sale basis.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler