



MAY | RIEGLER  
PROPERTIES

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 for Townhome Garage Standards 437.G.5.b and 437.G.5.d***

Dear Kelly,

The Applicant is requesting a Variance to sections 437.G.5.b and 437.G.5.d 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 437.G.5.b:* Garages incorporated into the principal building mass shall be recessed a minimum of four feet behind the front façade of the dwelling portion of the building or recessed a minimum of two feet beneath a second-floor bay.

*Criteria per Sections 437.G.5.b:* Banks of more than two garage doors shall be interrupted by an entry to the building.

*Proposed:* Garages that are not recessed behind the front façade of the dwelling portion of the building, and banks of (3), (4), (7) and (8) garages that are not interrupted by an entrance to the building.

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 Sections 437.G.5.b and 437.G.5.d. 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 non-recessed garages and banks of consecutive garages greater than (2) without interrupting entries to the building 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:

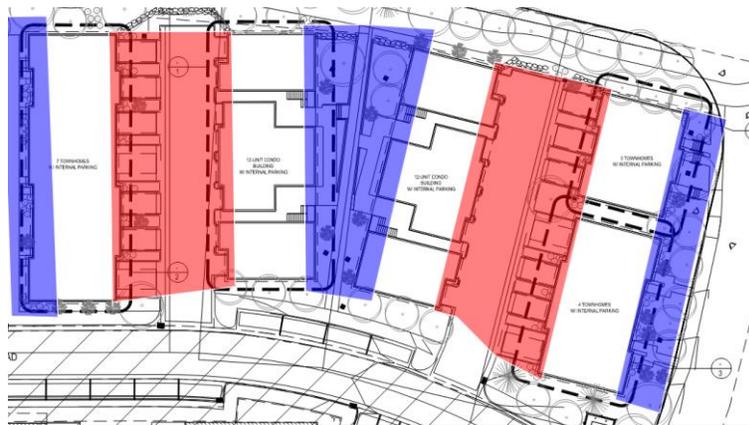
- Goal H-1: Our Community will continue to increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median-income households.
- Policy CD-1.4: Encouraging high quality site planning and building design (maximizing efficiency)
- Policy H-1.3: Integrate 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.

**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.

Seemingly the purpose and intent of both of these standards is to increase variation and “curb appeal” for when garages are located on the same elevation/façade as the primary façade of the building, or façades that are facing public or private streets and/or active pedestrian zones. In the proposed townhome and condominium layout, the applicant has all garages located on secondary façades, as shown in red below.



The areas in red, particularly at the ground floor, serve as more “back of house” zones, primarily intended for parking and vehicular access to each of the four structures/group of structures. The primary facades shown in blue are truly what pedestrians and the community will see as they drive along Curve Ct., gather in the outdoor amenity spaces, or walk through the neighborhood. Strict application of these standards

will not further the intent of the code in this instance.

The applicant has tried to incorporate several of the design criteria in 437.H.3, which still create very attractive designs at all façades, even those containing garages. It is important to note that all garages are proposed to be finished with siding and contain multiple openings/lites, helping to soften the multiple consecutive and non-recessed garages.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler