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CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. BOA-2021-04

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF STEAMBOAT SPRINGS APPROVING AN APPLICATION FOR A MAJOR ADJUSTMENT PL20210081, SSRC GOLD WALK WALL – BRAND WALL.

WHEREAS, on October 14, 2021, Design Workshop, on behalf of the Steamboat Springs Resort Corporation ("Applicant") submitted an application for the approval of a Major Adjustment PL20210081 ("Application") for a 168 sq ft brand sign ("Project") on the property located at 2305 Mt Werner Cir more particularly described as the Gondola Square Condominiums Common Area; and

WHEREAS, the Board of Adjustment held a public hearing on the Application on November 17, 2021 to consider testimony from the Applicant, staff, and the general public regarding the application; and

WHEREAS, the public hearing was duly noticed in accordance with Section 703 of the City of Steamboat Springs Community Development Code ("CDC") by posting, publication, and mailing to surrounding property owners and to the owners of mineral rights, if any; and

WHEREAS, CDC criteria for approval of the Project are set forth in CDC Section 718.D; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on November 17, 2021, the Board of Adjustment hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated November 4, 2021 that the following criteria have been met:

1. The Major Adjustment is the least modification possible to accomplish the purpose of the standard.
2. The Major Adjustment will not constitute an unfair advantage inconsistent with limitations upon other properties in the vicinity and applicable context area.
3. The Major Adjustment is necessary due to special circumstances relating to the size, shape, topography, location, surroundings, or other feature of the subject

property, building, or project area and to provide it with rights and privileges permitted to other properties in the vicinity and in the applicable context area.

4. The Major Adjustment will not injure or adversely impact legal conforming uses or signage of adjacent property, or the applicant has accurately assessed the impacts of the proposed Major Adjustment and has agreed to mitigate those impacts.
5. When considering the amount of variation requested, any existing nonconformity will be considered part of the overall Major Adjustment request. For example, an existing nonconforming sign is five square feet larger than the total sign area allowed and the applicant is requesting a Major Adjustment for an additional five square feet of sign area. The Major Adjustment request shall be for ten additional square feet of sign area.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the Board of Adjustment.

SECTION 2. The Board of Adjustment hereby approves the Application.

PASSED, ADOPTED, AND APPROVED this 17TH day of NOVEMBER, 2021.


James J. Moylan, Chair
Board of Adjustment

ATTEST:


Julie Franklin, CMC, City Clerk

