



~~August 6, 2021~~ Revised 11/9/21

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

RE: Townhome Variation Standards Variance Request for Basecamp Residential Project, PS-20-0214

Dear Kelly,

The Applicant is requesting a Variance to the Townhome Variation standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 437.H.2.a, for the Steamboat Basecamp Residential Project at Lots 1 and 2, Worldwest Subdivision.

Specifically, the Variance is related to:

Section 437.H.2.a

**Criteria:**

437.H.2.a –No more than six townhome units shall be attached in any single row or straight line

**Proposed:**

The applicant proposes to have seven townhome units attached in a single row for the townhome block located closest to the surface parking lot.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This redevelopment of requires a variance to CDC section 437.H.2.a. Below are our responses to the 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.***

Having seven, versus six, townhomes located in a single row/line will not injure or adversely impact legal conforming uses of any adjacent properties.

- 2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.***

This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing

neighborhoods and development

- 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: Encourage high quality site planning and building design.

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 alternative achieves a result that is equal to the code standard to which a variation is being sought. The applicant is implementing other variation methods proposed in 437.H.2b, namely including distinct variations in architectural style or features among each townhome via differing entry canopies, balcony and deck locations. Distinct variations in roof forms, variation in garage sizes and orientations, variations in the plane of the front façade, and distinct color and material variation between individual units have also been implemented to ensure maximum variation between each individual townhome.

Additionally, the Applicant is implementing various guidelines indicated in section 437.H.3 - Building Scale, Variation and Fenestration Guidelines. Namely, **item b.** (All building facades should be designed with a similar level of design detail. Blank walls should be avoided except where functionally prohibitive and oriented away from highly visible and active pedestrian areas.), **item c.** (Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.), **item e.** (Buildings that are three or more stories in height should incorporate a recognizable base, middle, and top through the use of changes in material, variations in fenestration patterns, architectural detail, or other features.), **item f.** (The scale of large buildings should be mitigated through the use of varied materials that help differentiate and break down the mass into small volumes or differentiate between floors.), **item g.** (Building elevations should be articulated to provide visual interest by varying the shape or pattern of windows, building materials, textures, details, and colors. Building elements such as decks, balconies, recessed or projecting shading features, snow control devices, and other elements should be considered.), **item h.** (Window size, proportion, and placement should be used to provide variation within large buildings and among units in multi-unit development.), and **item i.** (Roof overhangs, projections, reveals, and awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.). ***Because so many of these strategies are still being implemented, any impacts of including one additional townhome over the maximum allowed quantity within the row of units is mitigated, and results in a building that is equal to the code standard.***

This variance is also specifically being requested because of the existing Yampa Valley Electric infrastructure located proximate to this final "row" of townhomes. By combining the townhomes into a row of seven, versus splitting into two rows of four and three like the first townhome "block" along Curve Ct, we will not need to relocate existing below grade electrical infrastructure and transformer that will result in a time-consuming and expensive process that could potentially be disputed by the utility company. Below is a screenshot of the electrical utility conflict, which illustrates how difficult it would be to fit the electrical infrastructure and sidewalk within the site if the row of townhomes were split into two smaller rows. Approval of this variance would eliminate the unnecessary hardship of a highly avoidable and rigorous utility relocation process (note: Applicant still has to relocate the XTV line which is currently below the last townhome).



Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler