



March 28, 2022

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

RE: Variance Request – Roof Pitches at Townhome 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 flat roof (at each rooftop deck) and 3:12.

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:

- Policy CD-1.4: Encouraging 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 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. The 3:12 roof pitch will be more effective for snow retainage purposes than a steeper 5:12+ pitch.*

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 and canopies/balcony projections, which break up the massing of each building. Additionally, the proposed sawtooth roof forms represent and tie into the surrounding mountain landscape.*

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 and visually appealing, and fit nicely into the adjacent mountain context.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gabriela Riegler