



VARIANCE APPLICATION FORM

Date: 04 / 26 / 2021

Applicant Name: Town of Winter Park

Mailing Address: 50 Vasquez Road PO Box 3327

Phone Number: 970-726-8081 x 209 Email: ajanes@wpgov.com

Applicant is the: Property Owner Other: representative / Town of Winter Park

Street address of property for which variance is requested: N/A not yet addressed - see legal notice

Legal description of property: see attached

Detailed description of the variance requested and an explanation of why the applicant believes the variance should be granted (attach additional sheets if necessary):

See attached

Indicate which conditions listed below relate to the property for which variance is requested.

The Board of Adjustment cannot grant a variance unless it finds, based on evidence, that ALL the following conditions exist.

- The property in question cannot yield a reasonable return in use or service if permitted to be used only under the conditions allowed by the regulations for the municipality*
- The plight of the owner is due to unusual circumstances*
- The variation, if granted, will not alter the essential character of the locality*

**For each condition checked above, applicant must provide adequate supporting evidence with this application.*

Indicate which of the following facts favorable to your application apply to this request:

- The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out*
- The conditions upon which the petition for a variance is based would not be applicable, generally, to the other property within the same zoning classification*
- The purpose of the variation is not based primarily upon a desire to make more money out of the property*
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property*
- The granting of the variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located*
- The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood*

**For each condition checked above, applicant must provide adequate supporting evidence with this application.*

Applicant Signature: Alisha Janes

Submit all materials electronically to permits@wpgov.com

Date Received: _____ \$250 Fee Received: _____ Received By: _____



Fireside Creek Apartments
Variance Application Attachment

Legal Description:

PARCEL A: THAT PORTION OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO; and

PARCEL B: LOT 3, SILVERADO CONDOMINIUMS II, ACCORDING TO THE MAP THEREOF FILED MARCH 2, 1981 AT RECEPTION NO. 191577, AS AMENDED BY RESOLUTION RECORDED OCTOBER 30, 1995 AT RECEPTION NO. 95009470.

Detailed Description of Variance Requested:

The current development site plan reflects a total site coverage of 56%. The requested 16% building coverage variance is sought to provide additional parking for the project. As a workforce housing development, Fireside Creek will be the primary home for critical members of the local workforce. The current site design includes 82 off-street parking spaces, and while this number could be reduced to the minimum number of spaces required by the Town's standards and specification to further limit overall site coverage, there is a desire to ensure that as much parking as possible is provided on-site. This is reflected in the overall site coverage proposed, which includes approximately 19% structure coverage and 37% driveway and parking coverage. Even though the primary goal of the development is to provide attainable workforce housing and over parking the development does add both upfront and long-term expense, the requested variance allows the parking to be provided at a reasonable cost. Adding parking that is covered or underground would be prohibitively expensive. The slope of the site also adds to the hypothetical cost of providing covered or underground parking.

Part of the challenge of developing affordable housing is achieving enough density to achieve affordable development costs. This plight is unique to this development within the neighborhood. The slope of the development site and the central location of utility easement limits the possible site designs including, building, parking, and access locations. Additionally, the drainage on the site and positive drainage required around the building adds to the overall development costs and challenge of developing this site as an attainable workforce housing development. The site itself would provide a challenge to a private developer building for-profit housing to park the site with the required number of spaces for the allowed density for R-2 zoning.

Should the variance request be denied, the site will still be pursued as an affordable housing development, but parking will be reduced to the minimum number of spaces required under the Town's standards and specifications.

Alisha Janes

Alisha Janes
Assistant Town Manager, Town of Winter Park



**PUBLIC NOTICE
TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
ZONING VARIANCE REQUEST**

Applicant / Owner: Town of Winter Park

Mailing Address: PO Box 3327, Winter Park, CO 80482

Street Address of Properties for Which the Variance Is Requested: N/A; not yet addressed

Legal Description of Properties for Which the Variance Is Requested: PARCEL A: THAT PORTION OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO; and PARCEL B: LOT 3, SILVERADO CONDOMINIUMS II, ACCORDING TO THE MAP THEREOF FILED MARCH 2, 1981 AT RECEPTION NO. 191577, AS AMENDED BY RESOLUTION RECORDED OCTOBER 30, 1995 AT RECEPTION NO. 95009470.

Owner's Detailed Description of Request: "The current development site plan reflects a total site building coverage of 56%, which is 16% over the permitted 40% maximum. Building coverage is calculated to include all improvements on the property, and in this case, the requested additional 16% building coverage variance is requested to allow additional parking for the project. The site coverage for buildings themselves is only 19%; the remaining 37% of site building coverage is comprised of driveways and parking areas.

As a workforce housing development, Fireside Creek will be the primary home for critical members of the local workforce. The current site design exceeds the Town's parking standards. Currently 70 parking spaces are proposed. For this site, surface parking is the only economically feasible form of parking, so more surface parking and therefore more lot coverage is needed.

Should the variance request be denied, the site will still be pursued as an affordable housing development, but parking will be reduced to meet the permitted building coverage, including a possible administrative variance for affordable housing to reduce parking below the minimum number of spaces required (56 spaces) under the Town's standards and specifications."

Applicable Provisions of the Town Code:

§7-4B-4, BUILDING REQUIREMENTS:

A. Maximum Building Coverage: The maximum area of a lot which may be covered by buildings (including roof overhangs), decks, patios, balconies, paths or walkways, parking areas and access drives shall not exceed forty percent (40%) of the "lot area" as defined in section [7-2-3](#) of this title.

Due to this building coverage requirement, a building coverage of 56% is not permitted in the Town Code as seen in §7-4B-4 and consequently requires a zoning variance.

The Board of Adjustment will review this case and render a decision under Section 7-8-1 of the Town Code.

Property Posted On: May 17, 2021

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Meeting at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

Tuesday, June 1, 2021 at 8:00 A.M.

Members of the public wishing to make comment regarding the variance request may do so at the scheduled meeting, or write to James Shockey, Director, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or jshockey@wpgov.com.

TOPOGRAPHIC MAP



GENERAL NOTES

- 1.) THE BASIS OF ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NGS STATION N 137, A STANDARD NGS BRASS CAP MARKED "N 137 1954", PUBLISHED ELEVATION = 8438.43 U.S. SURVEY FEET. ON-SITE ELEVATIONS TRANSFERRED BY RTK METHODS.
- 2.) FIELDWORK WAS COMPLETED 9-28-20. ALL MEASUREMENTS WERE OBTAINED USING A LEICA TS15 ROBOTIC TOTAL STATION AND A LEICA GPS GS14.
- 3.) ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



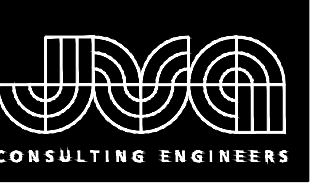
NO.	DESCRIPTION	DATE	BY

TOPOGRAPHIC MAP
SEC. 33, T1S, R75W, 6TH P.M.
GRAND COUNTY, COLORADO

RELEASE: 10-1-20
DESIGNED: MSK
CAD: KDS
QA/QC: MSK

JOB NO. 20-185

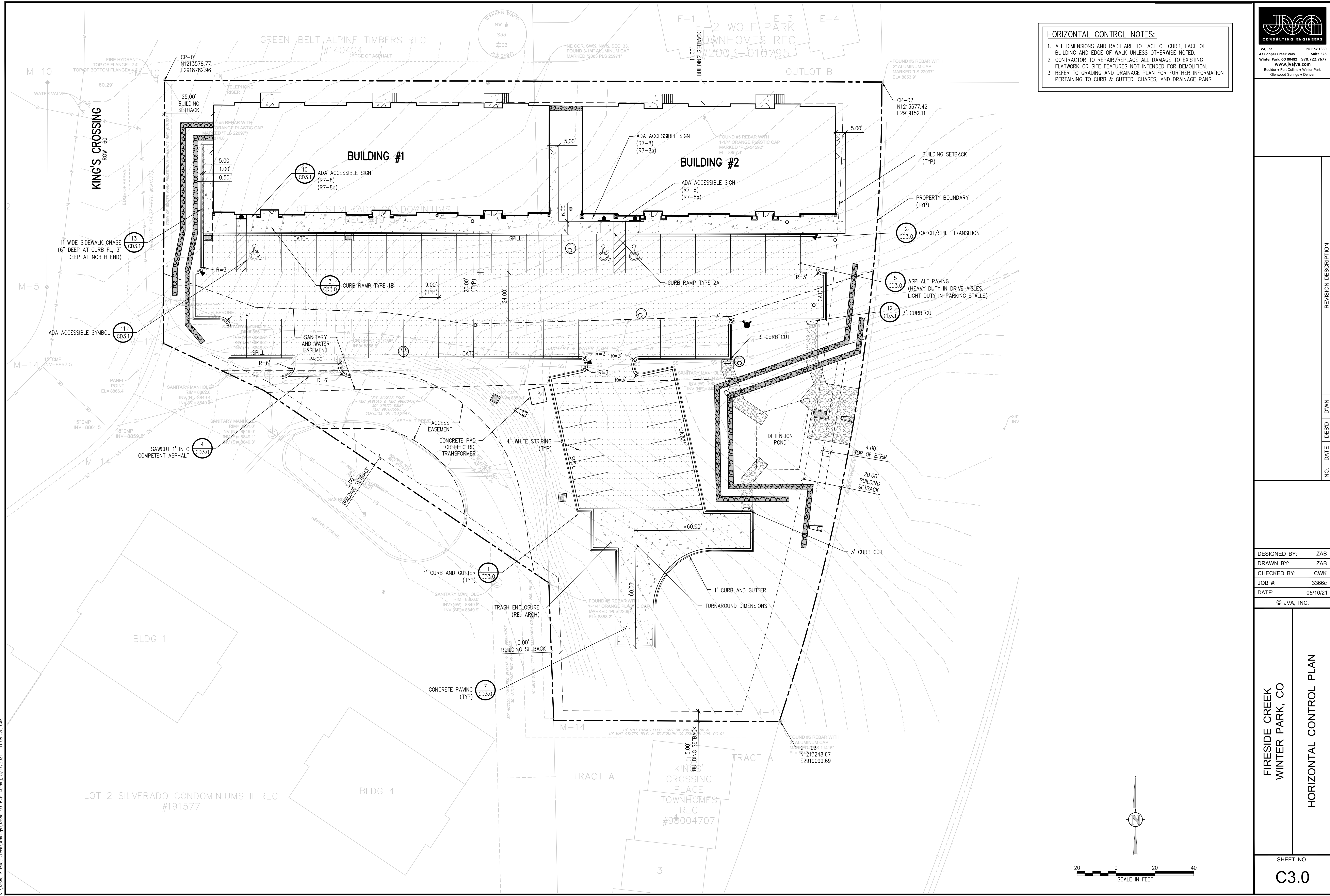
SHEET 1 of 1



JVA, Inc. PO Box 1560
47 Cooper Creek Way Suite 118
Winter Park, CO 80482 970.722.7677
www.jvaja.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

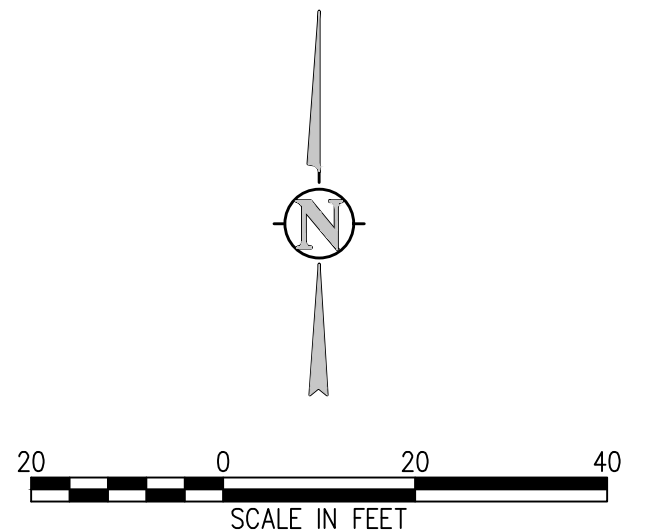


NO.	DATE	DESIGNED BY	DESCRIPTION

DESIGNED BY: ZAB
DRAWN BY: ZAB
CHECKED BY: CWK
JOB #: 3366c
DATE: 05/10/21
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FIRESIDE CREEK
WINTER PARK, CO
HORIZONTAL CONTROL PLAN

SHEET NO.
C3.0



K:\3366c-Fireside Creek\Drawings\3366c-03-HCP-00.dwg, 5/17/2021 - 11:08 AM, CWK