

NARRATIVE

1-16-24

To: Amy Ward and Claire Perez
Town of Mountain Village Planners
Community Development Department
Design Review Board
Mountain Village, CO

From: Jack Wesson
Jack Wesson Architects, Inc.
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Re: Variance Design Review Submission
for a Single Family Residence
Lot166AR2-10 (Stonegate), Mountain Village

The applicant is requesting a height variance for two roof areas which are delineated on a special exhibit page. The two gable ends are approximately a maximum of 3' and 8' above the maximum height but for a limited area.

D. Criteria for Decision.

1. The following criteria shall be met for the review authority to approve a variance:
 - a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

The small building site is exposed bedrock and the extremely steep slope is near vertical in places. All excavation is primarily removing bedrock, so it will either require blasting or hammer drilling, thus the design has attempted to limit the amount of excavation to a minimum. The vertical site and small footprint require a vertical building, in fact the garage is several levels below the house. The unavoidable elevator shaft is the connecting element between the two, and connects the 3 levels of the house with the garage far below, but to avoid excavating through 25' feet of bedrock the elevator is moved to the east, resulting in the primary area of non-conforming height. Note that the top floor of the house is just at grade on the west elevation, which allows ski run access.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

The extra height will not impact the public health, safety and welfare. It will not impact adjacent homes views but may partially mitigate construction impacts to adjacent homes by reducing the excavation required.

c. The variance can be granted without substantial impairment of the intent of the CDC;

The variance will not compromise or impair the intent of the CDC.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

The Stonegate subdivision in general likely has the steepest topography of any within the Mountain Village, and this is likely the steepest building site in Stonegate. The applicant is unaware whether or not any other Stonegate houses have requested, or been granted or denied granted a height variance but this application would not limit other properties from requesting a variance.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

The elevator is a necessity on this site, a prerequisite for reasonable use. The applicant is attempting to position the elevator to minimize overall impacts (including construction) and allow for reasonable use by the developer (i.e. minimized costs).

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

The applicant is unaware of any violations of Town regulations or State Statues by the creation of the lot.

g. The variance is not solely based on economic hardship alone; and

The variance trades height with construction impacts. The design variance was also found desirable by DRB in a previous work session of the project.

h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

The applicant is requesting the height variance in accordance with the variance process.

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the variance review criteria.

The applicant has addressed all of the Criteria for Decision per the above narrative and with the associated 'complete documents required to be submitted

Sincerely,

Jack Wesson



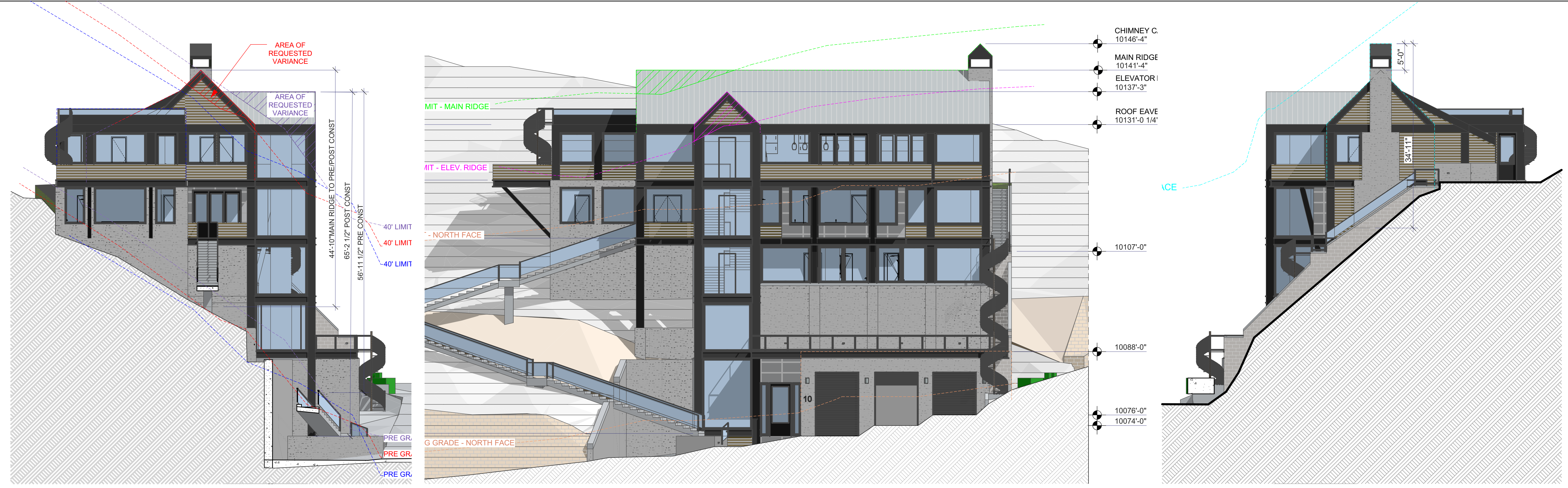
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STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
12-23		PH-DB MATERIAL CALC
11-20		PH-DB SITE PLANS
7-13-23		SCHEMATIC DESIGN 2
6-21-23		SCHEMATIC DESIGN 1

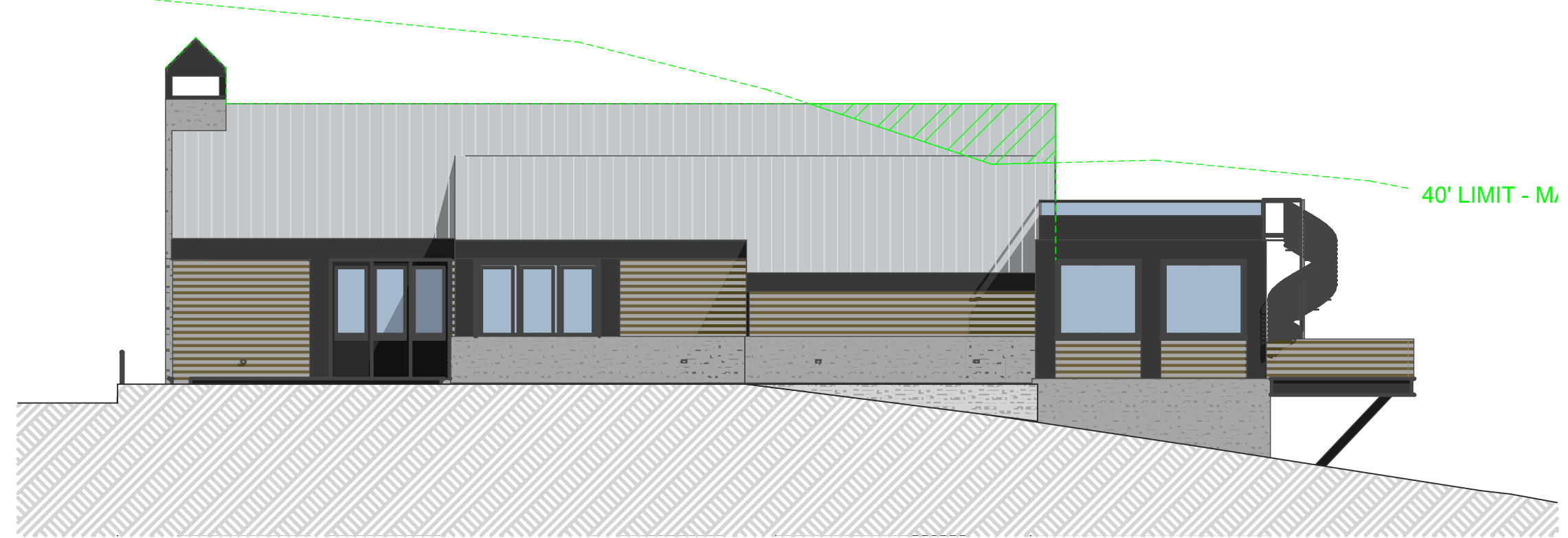
PROJECT NAME: SINGLE FAMILY
 LOT 10, STONEGATE MOUNTAIN VILLAGE, CO
 SHEET DESCRIPTION: HEIGHT CALCS
 SHEET NUMBER: A-008



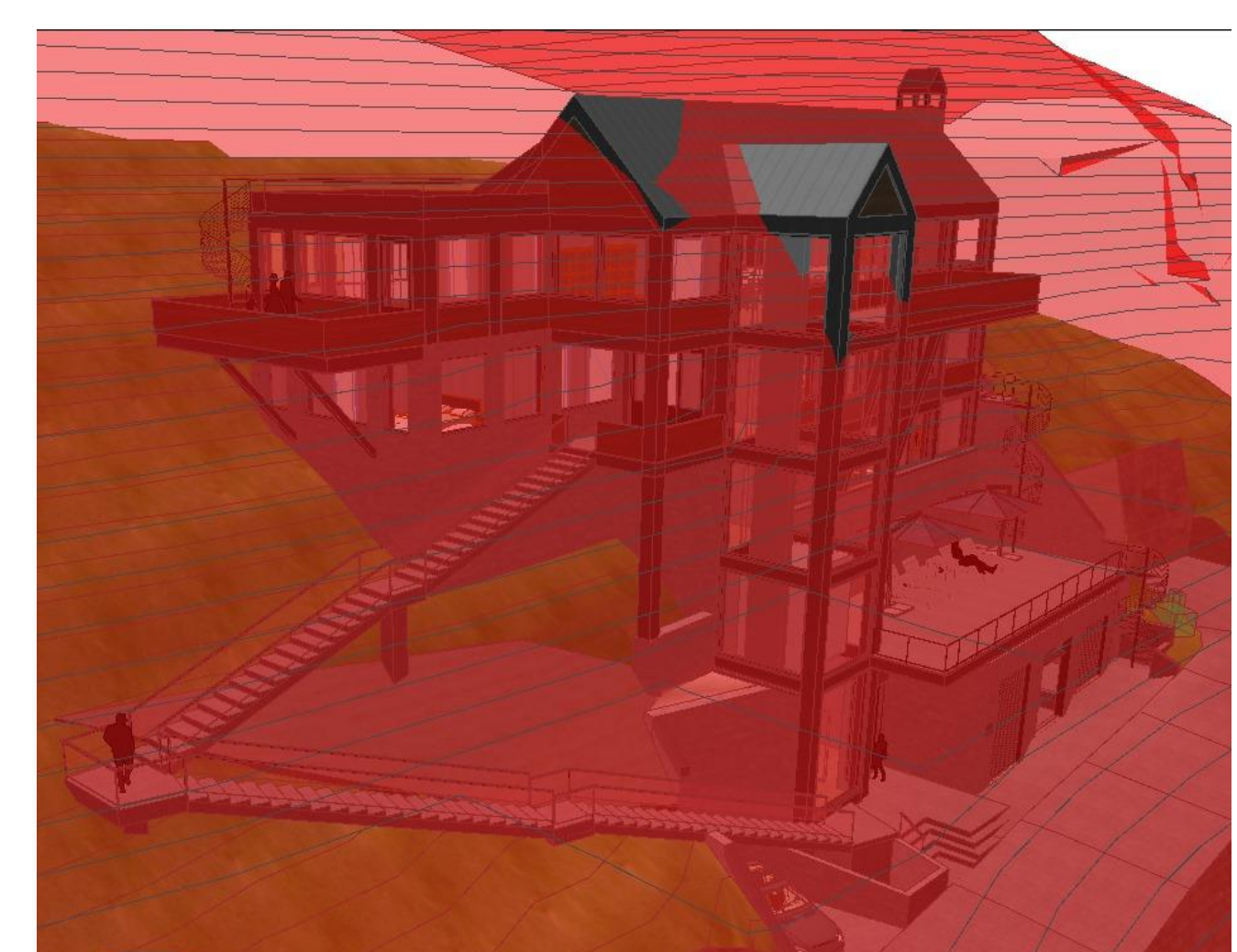
4 East Elevation
 SCALE: 1" = 10'

3 North Elevation
 SCALE: 1" = 10'

2 West Elevation
 SCALE: 1" = 10'

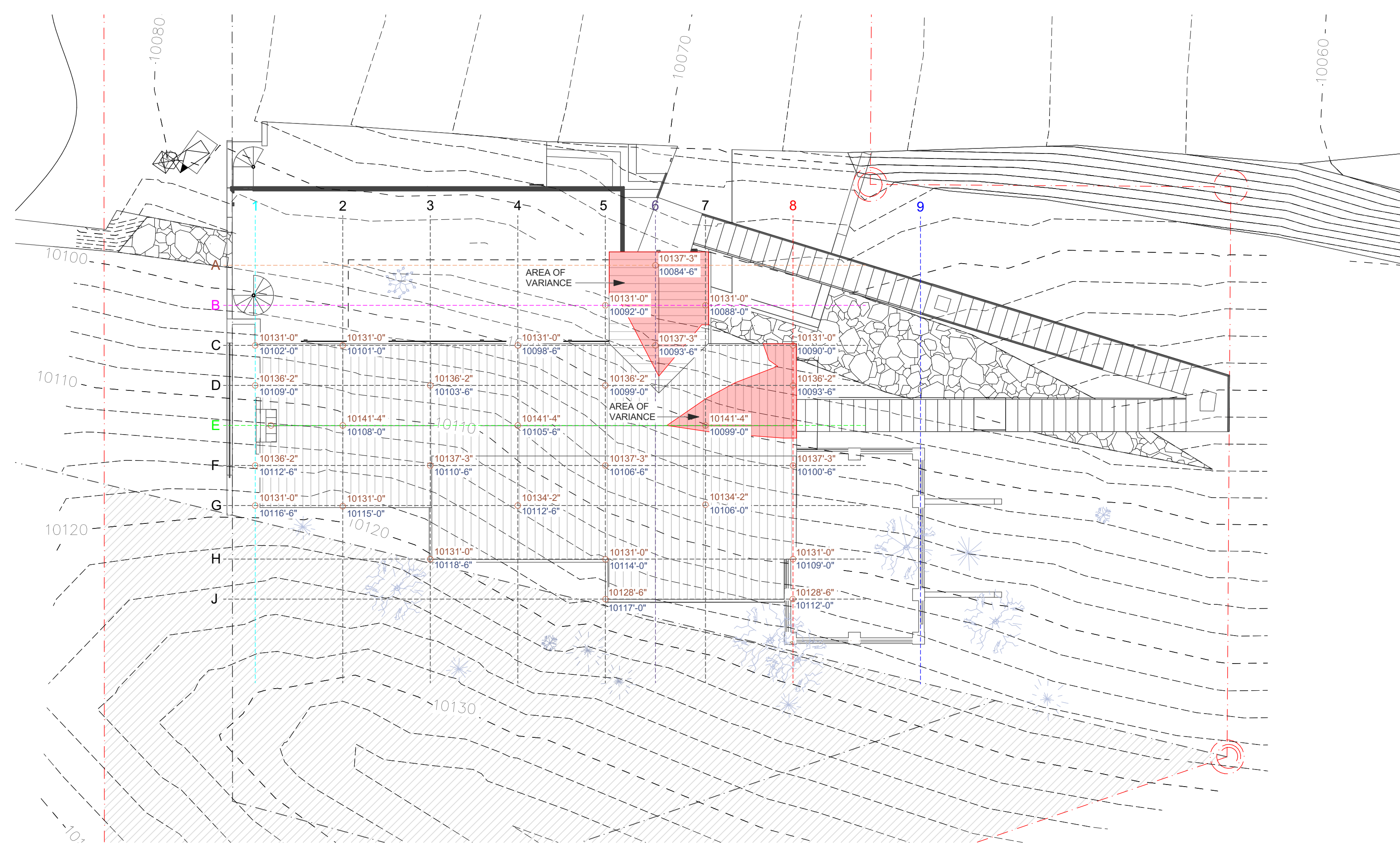


5 South Elevation
 SCALE: 1" = 10'



6 3D Shells
 SCALE: 1:896.77

STONEGATE ROOF HEIGHT CALCS (in FT)			
POINT	ROOF ELEVATION	EXISTING GRADE	HEIGHT
A6	10137.25	10084.50	52.75
B5	10131.00	10092.00	39.00
B7	10131.00	10088.00	43.00
C1	10131.00	10102.00	29.00
C2	10131.00	10101.00	30.00
C4	10131.00	10098.50	32.50
C6	10137.25	10093.50	43.75
C8	10131.00	10090.00	41.00
D1	10136.25	10109.00	27.25
D3	10136.25	10103.50	32.75
D5	10136.25	10099.00	37.25
D8	10136.25	10093.50	42.75
E2	10141.33	10108.00	33.33
E4	10141.33	10105.50	35.83
E7	10141.33	10099.00	42.33
F1	10136.25	10112.50	23.75
F3	10136.25	10110.50	25.75
F5	10136.25	10106.50	29.75
F8	10136.25	10106.00	30.25
G1	10131.00	10116.50	14.50
G2	10131.00	10115.00	16.00
G4	10134.25	10112.50	21.75
G7	10134.25	10106.00	28.25
H3	10131.00	10118.50	12.50
H5	10131.00	10114.00	17.00
H8	10131.00	10109.00	22.00
J5	10128.50	10117.00	11.50
J8	10128.50	10112.00	16.50
AVERAGE			29.71



1 Height Calcs Plan
 SCALE: 1" = 10'

D:\WORK\STONEGATE LOT 10\DRAWING\STONEGATE 12-29-23.pln