



ARAPAHOE
ARCHITECTS

Date: September 26, 2024

To: Town of Keystone
Community Development Dept
Attn: Lindsay Hirsh

Re: Stout Residence
236 Razor Dr.
Keystone, CO 80435

Variance Application Project Narrative

We are seeking a variance on the setback requirements for this lot to accommodate a single family residence. A 5' variance is requested on the front setback (resulting in a 20' front setback) and a 10' variance on the rear setback (resulting in 15' rear setback).

The 15 total feet of setback variance requested is in keeping with approved variances on other lots in the subdivision (Lot 2: 14 feet, Lot 4: 26 feet, Lot 17 & 41: 15 feet). This variance also maintains a minimum setback of 15' on all sides, whereas previous setback variances for Lots in the subdivision have allowed setbacks to be reduced to 10' or less (Lot 2: 1' front setback, Lot 4: 9' rear and 10' side setbacks, Lot 17 & 41: 10' side setback). The proposed total square footage of the residence (2,665 sf) is also in line with the total square footage of the residences on these lots (Lot 2: 2,300 sf, Lot 4: 1,727 sf, Lot 17: 3,452 sf, and Lot 41: 3,297 sf)

The lot was legally created prior to the current setback requirements being enacted. Strict adherence to the current setback requirements on this lot would result in undue hardship in the development of the property for its original intended use as a single family residence.

This variance allows for a more appropriate design for a residence in the neighborhood by allowing variation in the volume of the façade. Without this variance, the only solution for a viable 2,000 sf residence would be to build out to the existing setbacks, 3 stories up, creating a solid cube without any variation in the façade.

The total square footage for the project is 2,665 sf, of which 454 sf is unfinished (garage and mechanical) and 2,211 sf is finished. Proposed water supply is Snake River Water District. Proposed sewer disposal is a connection to Snake River Waste Water Treatment Plant. Gas and electric utility services will be provided by Xcel.

The project will comply with all other applicable sections of the Town of Keystone development code.

Sincerely,