

July 3, 2013

Mr. Alan Tiefenbach
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

Re: Ken Caryl Town Center Apartments- Minor Variation Request

Dear Alan,

We have submitted a Site Development Plan application for an apartment project located at the northwest corner of Shaffer Parkway and Shaffer Place.

The Ken Caryl Towne Center Official Development Plan- Amendment 1 is the ODP that contains the zoning provisions for this site. We believe that the buildings that we are proposing fully comply with the Site Design provisions as stated in Section 11.5 of the ODP. We understand that there is some confusion regarding what portion of the ODP that this section is meant to apply to, since there is no "Use Area 1" in the ODP. It is also less than clear how buildings that span across Use Area boundaries would be considered. However, no matter what Use Area or portion of a building that this section applies to, we believe that this section must be read in its entirety. That understanding means that a building is allowed to be longer than 150 feet in length and over 27 feet high, as long as the building features the variation in height as stated. All of our buildings comply with that requirement. We have put great effort into designing buildings that are attractive, well articulated, sensitively placed, and an asset to the community.

However, the referral response from the County staff indicated that the staff believes that Section 11.5 applies to both Use Area 1A and Use Area 1B, and that the first sentence read in isolation prohibits any building from being longer than 150 feet long, regardless of the building mass and articulation, and regardless of the qualifications stated in the second sentence.

Therefore, in order to resolve the confusion, with this letter we are requesting that the Planning Director grant a Minor Variation as necessary. We are requesting that a Minor Variation be granted to allow the buildings as shown on the Site Development Plan to be approved with the lengths as shown, regardless of the Use Area that they lie entirely or partially within. In consideration of the exemplary site design and architectural design, we hope that this variation can be approved.

If you or anyone reviewing this request has any questions, please contact me at 303-282-9622. Thank you for your consideration of this request.

Sincerely,

Doug Reed
Fine Line Consulting, Inc.