

SIGN VARIANCES

OPERATING STANDARDS

Attachment to Development Application



VARIANCE REQUESTS

APPLICATION PROCESS AND REQUIREMENTS

Variance Types

A variance is a zoning adjustment which permits minor changes of zone district requirements where individual properties are burdened by the strict application of the law.

10-17-7-11: VARIANCES:

In every case in which a request for a variance from the requirements of this chapter has been filed, the board shall not grant a variance unless it specifically finds each and every one of the following conditions to exist:

(A) There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent public right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desires to draw attention, and do not apply in general to all businesses or enterprises in the area.

(B) The variance would be in general harmony with the purposes of this chapter, and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desires to draw attention is located.

(C) The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise.

(D) The board may grant a variance subject to any conditions which it deems necessary or desirable to make the device which is permitted by the variance compatible with the purposes of this chapter. (Ord. 16, Series of 2018)

Pre-Application Meeting

A pre-application meeting is required for major variances. The pre-application meeting form and information is on the City of Littleton website (www.littletongov.org). The applicant will follow the instructions stated in the pre-application form and information and submit the required materials electronically via DRT@littletongov.org. The purpose of the meeting is to discuss with the applicant the concepts, feasibility, regulations and application requirements applicable to the proposal.

Application Submittal Requirements

Variance

**The actual number of copies of the application documents will be determined at the pre-application conference.*

- ☐ Official Development Application Form, completed and signed.
- ☐ Application Fee.
- ☐ Supplemental Variance Request Form.
- ☐ Attach a site plan drawn to scale on 8 ½" x 11" plain white paper: (**Not applicable to Appeals*)
 - The site plan needs to show property dimensions, street name (s), size of proposed structures and all existing structures in relation to the property lines.
 - Include any other physical features which the applicant may feel are relevant to the cause under consideration.
 - Indicate north direction on the site plan.
 - Photographs of the site are also helpful.
- ☐ Setback variances should include an Improvement Location Certificate (ILC) if possible. In some cases with encroachments, an Improvement Survey Plat (ISP) may be required.

SUPPLEMENTAL VARIANCE REQUEST FORM

PLEASE NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to the request form. Contact the Littleton Community Development Department at (303) 795-3754 for clarification of terms or for specific zone district requirements.

I, the undersigned, do hereby request a variance from the City of Littleton Municipal Code as set forth in Section 2-3-1 and Section 10-11-2 of the Littleton Municipal Code and amended to date.

Applicant/Owner Name:	
Applicant/Owner Address:	
Subject Property Address:	
Legal Description: LOT 1, BLOCK 1, VALLEY FEED FILING NO.1. A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO.	
Current zoning of subject property	

PURPOSE OF THE VARIANCE (Be Specific):

Requesting a Variance for additional Signage Area on the west face of the building, per attached Hardship Letter. District requirements substantially restrict the effectiveness of the sign to be viewed from Santa Fe.

What unique or exceptional characteristics of your property create a hardship for the variance?

☐ Shape ☐ Slope ☐ Soil ☐ Subsurface
☐ Elevation ☐ Too short ☐ Too narrow ☐ Too shallow
☐ Vegetation ☐ Buildings/Structure ☐ Other (Explain) _____

SITE CHARACTERISTICS:

1. What is the current use of the property?

2a. What special conditions substantially restrict the effectiveness of the sign in question?

Explain:

2b. Are the special conditions particular to your business or property and not businesses in the area more generally? ___ No ___ Yes

Explain:

3a. Describe how the variance is not injurious to the neighborhood:

3b. Describe how the variance is in harmony with the general purposes of this chapter (see section 10-17-2 of the Littleton City Code)

(B) Intent: By adoption of this chapter, the City Council intends to create and implement a comprehensive system for the regulation of signs within the scope of this chapter, with a regulation system that: 1) accommodates the expression rights of the First Amendment to the U.S. Constitution and the corollary provisions of the Colorado Constitution; and 2) comports with all applicable principles of Federal and State constitutional, statutory and administrative law.

(C) Purposes And Interests Served: The purposes of this chapter include, but are not limited to: 1) serving the governmental and public interests in controlling visual clutter, protecting community aesthetics, and safety of drivers, passengers, and pedestrians; 2) aiding in the identification of properties, land uses, and establishments; 3) enhancing the general appearance and aesthetics of the urban environment; and 4) protecting the natural beauty of the City. (Ord. 16, Series of 2018)

4. How is the requested variance the minimum necessary to reasonably draw attention to the business or enterprise?

Explain why alternative solutions are not feasible:

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.



Signature of Applicant(s)

Date of Request

April 28, 2020

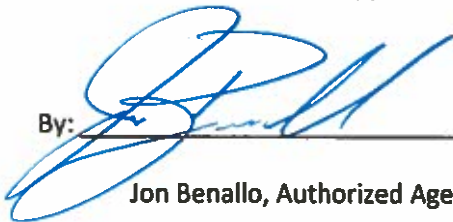
Plan Reviewer
Department of Community Development
2255 W. Berry Avenue
Littleton, CO 80120



Re: Littleton Mixed Use – 2679 West Main Street
Owner's Authorization Letter for Sign Variance Application

Dear Plan Reviewer,

As Authorized Agent for 2679 Main Street Partners, I hereby authorize Clutch Design Studio, LLC to process the Sign Variance Application on our behalf.

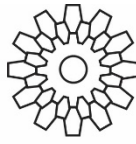
By:  _____
Jon Benallo, Authorized Agent

As directed by Ms. Andrea Mimnaugh on April 28th, Notary Witness will not be required due to the Covid-19 pandemic.

Please let me know if you have any questions.

Sincerely,

Jon D. Benallo
SVR Real Estate, LLC
1660 17th Street, Suite 300
Denver, CO 80202
303-606-7841
jbenallo@svrre.com



SHIFT

WORKSPACES

June 19, 2020

Department of Community Development

2255 W. Berry Avenue

Littleton, CO 80120

To Whom it May Concern,

I have been asked by my architect, Matt Robertson at Clutch Design Studio, to write a letter in support of Shift Workspaces request to install internally illuminated signage on the west side of 2679 West Main Street in Littleton.

What makes our building unique is it's exposure **to** Santa Fe, along with it's distance **from** Santa Fe. In the attached drawing package you will notice as a comparison, the Melting Pot Restaurant. The Melting Pot shares our favorable exposure to the traffic along Santa Fe, but does not share our extended distance. With the Melting Pot's close proximity, an internally lit cabinet sign which adheres to the current Ground Floor Location requirement is legible. Comparatively, our building is two and a half times the distance from Santa Fe, when measured from the furthest lane. (300' vs 120') When measured from the closest lane, the multiplier increases to a distance that is twenty times that of the Melting Pot (200' vs 10'). Our proposed sign, has no usable wall at the ground floor to be placed upon. The second level of the building contains a change in material type and plane. This renders the second floor wall unusable for sign mounting in order to respect the architectural character of the building. The third floor is the only viable choice for this sign due to process of elimination and sight lines from Santa Fe. We do have use by right to place a sign on the third floor, but not to light it. We are requesting a variance to light our wall sign size in order to provide a legible graphic to those traveling along Santa Fe after dark. The proposed lit wall sign is at variance with Section 4.5.7 of the Downtown Littleton Design Standards which states *"Wall signs located on the side wall of a building that faces a side property line (including a side property line along a street) shall not be lighted above the ground floor."*

The variance, if granted would allow a lit sign that would be largely unseen from inside the Historic District, and therefore still harmonious with the Main Street aesthetic. The sign will bring additional awareness to Historic Downtown Littleton. The sign is not adjacent to a residential neighborhood.

The sign would be expressive of the activity of the use for which it is displayed, and provide sufficient but not excessive illumination.

Our company is currently facing significant financial challenges and obtaining illuminated signage would increase Shift's exposure on Santa Fe. Our hope is that this increased exposure would lead to increased revenue, which in turn would increase the likelihood that our company can remain in business.

Shift Workspaces Main Street signed its lease at 2679 W. Main Street last summer and we have been in predevelopment and construction for 10 months now. The project is scheduled to open early July. The owner of the building has invested \$4,000,000 in tenant finish and other expenses for the project. Shift has invested over \$3,300,000 in this location. We envision Shift being a significant job creator in downtown Littleton and that we will ultimately be home to 500 entrepreneurs and business owners which will further enhance the already vibrant Main Street community.

When we started this project, we had a construction contingency of \$650,000 and a working capital budget of \$400,000 to operate the location once it opened. We are significantly over budget and delayed due to the COVID-19 outbreak. We have now exhausted all our contingency and our working capital. To date, we are \$1,050,000 over budget and only halfway through construction. We are currently going back to our investors to ask for more equity to recapitalize the project. We are concerned that they may not be willing or able to add to their existing investment.

Shift received virtually no revenue for the month of April at our two existing locations in Denver (we usually average \$260,000 per month). In spite of this, we paid \$170,000 of expenses this month. This was possible through a personal loan I made to the company.

We are a small business and like many other local companies, we are struggling greatly. This situation has put a tremendous amount of pressure on me and the Shift operating companies and has the potential to not only decimate my businesses, but my personal finances as well.

In order to get through this time, we need to do everything possible to help the company succeed and stay in business. An accommodation from the Department of Community Development would go a long way to helping us in this unprecedented time. I also believe that the sign, if approved, would not be a detriment to the historic character that the neighborhood strives to maintain.

The sign is virtually imperceptible from inside the historic district and would bring increased visibility not only to the Shift Main Street Community, but also to Main Street itself. It would serve as a reminder to those traveling on Santa Fe that Historic Downtown Littleton is a destination worth visiting again—a district that not only contains important historic structures and unique character but new businesses and amenities as well.

My hope is that this community will immerse from the shutdown with a new buzz along the streets of Historic Downtown Littleton and that Shift will become a healthy new member of the Littleton community.

Your consideration of this request would be greatly appreciated.

Sincerely,

Grant Barnhill | *Founder*

M: 303.619.1919 | O: 303.320.6607 | F: 303.209.4654

Shift Workspaces

1001 Bannock Street | Denver, CO 80204

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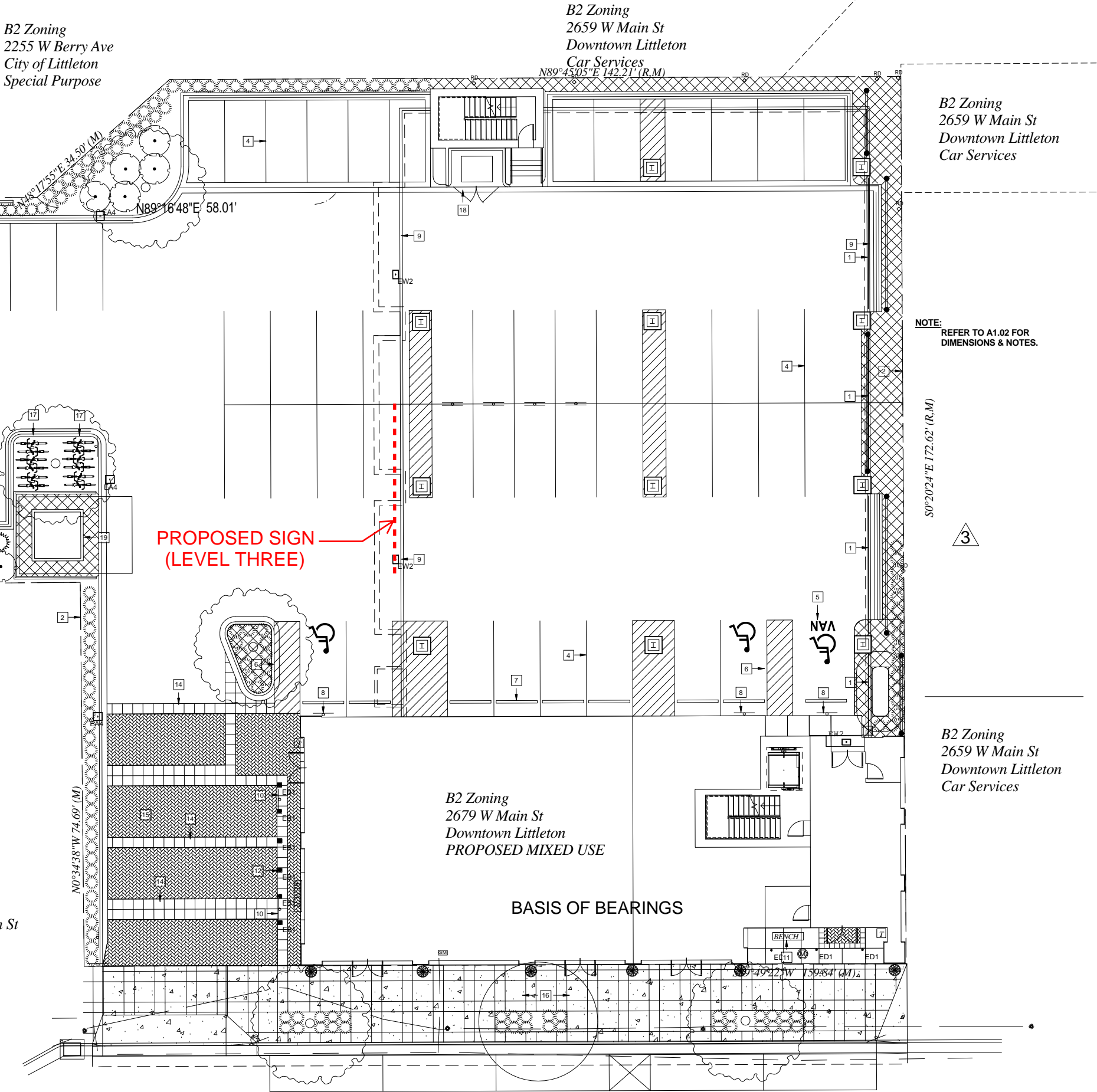
KEYNOTES	
Key Value	Keynote Text
1	PAINTED METAL SCREEN TO MATCH STOREFRONT FRAME
2	PROPERTY LINE
4	PARKING STRIPING, TYP.
5	VAN ACCESSIBLE PARKING SPACE
6	ACCESSIBLE AISLE
7	WHEEL STOP, TYP.
8	ACCESSIBLE PARKING SIGNAGE
9	LINE OF BUILDING ABOVE
10	NO PARKING / LOADING ZONE SIGNAGE
11	BENCH, SEE LANDSCAPE DRAWINGS
12	LIGHTED SECURITY BOLLARD, TYP. SEE LANDSCAPE DRAWINGS
13	NOT USED.
14	SCORED COLORED CONCRETE. SEE LANDSCAPE DRAWINGS
15	VEHICULAR PAVERS. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
16	NEW CONCRETE SIDEWALK
17	BIKE RACKS. SEE LANDSCAPE DRAWINGS
18	TRASH ENCLOSURE. SEE LANDSCAPE DRAWINGS
19	UTILITY ENCLOSURE. SEE LANDSCAPE DRAWINGS

PARKING CALCULATIONS

USE	GFA	PARKING RATIO	PARKING REQ.
RETAIL (1ST FLOOR)	2,871 GFA	1 SPACE / 400 SF	8 SPACES
OFFICE	30,296 GFA	1 SPACE / 600 SF	51 SPACES
2,013 GFA (BANK / OFFICE LOBBY & STAIRS - 1ST FLOOR) 15,723 GFA (OFFICE - 2ND FLOOR) 12,560 GFA (OFFICE - 3RD FLOOR)			
TOTAL PARKING REQUIRED / PROVIDED	59 SPACES REQUIRED / 55 SPACES PROVIDED		
BICYCLE PARKING	12 BICYCLE SPACES PROVIDED = 4 REQUIRED VEHICULAR SPACES		
COMPACT PARKING (25% ALLOWED)	14 COMPACT SPACES ALLOWED / 14 COMPACT SPACES PROVIDED		

PARKING NOTES:
1. PARKING RATIOS REFLECT 50 PERCENT REDUCTION FROM CITY REQUIREMENTS FOR INCLUSION INTO THE HISTORIC DISTRICT.
2. 4 PERCENT OF REQUIRED PARKING SHALL BE PROVIDED AS HANDICAP ACCESSIBLE SPACES.

B2 Zoning / 2699 W Main St
Downtown Littleton
Converted Residences



WEST MAIN STREET

1 Architectural Site Plan



clutch | design studio

309 W 1ST AVENUE
DENVER, CO 80223
303.459.2808

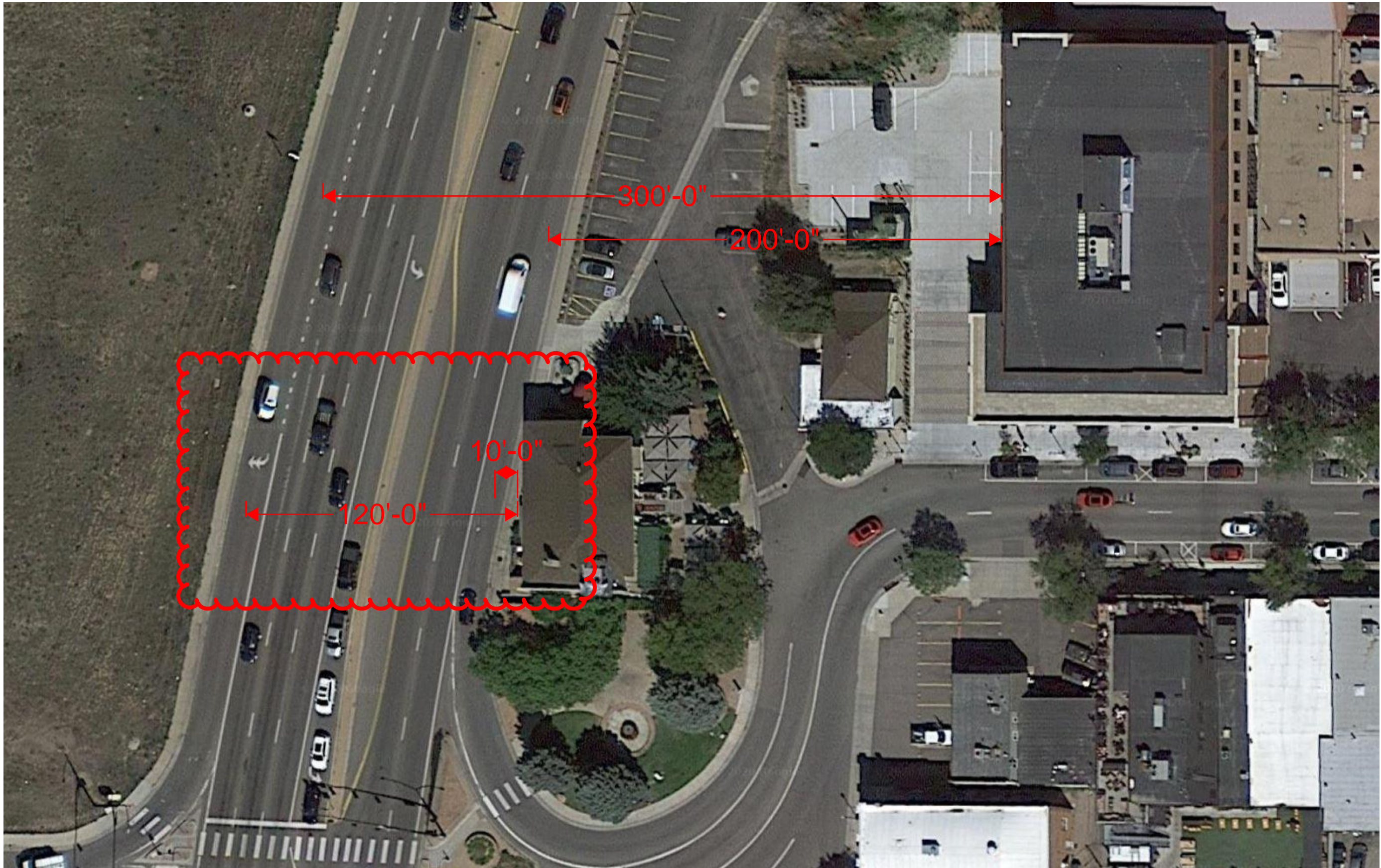
LITTLETON MIXED USE

2679 WEST MAIN STREET
LITTLETON, CO 80120

SHEET 1 OF 7

DATE: 6/19/20

SITE PLAN



Sign Plan Distance from closest lane on Santa Fe (200') and furthest lane on Santa Fe (300')

1 Aerial Plan



clutch | design studio

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DENVER, CO 80223
303.459.2808

LITTLETON MIXED USE

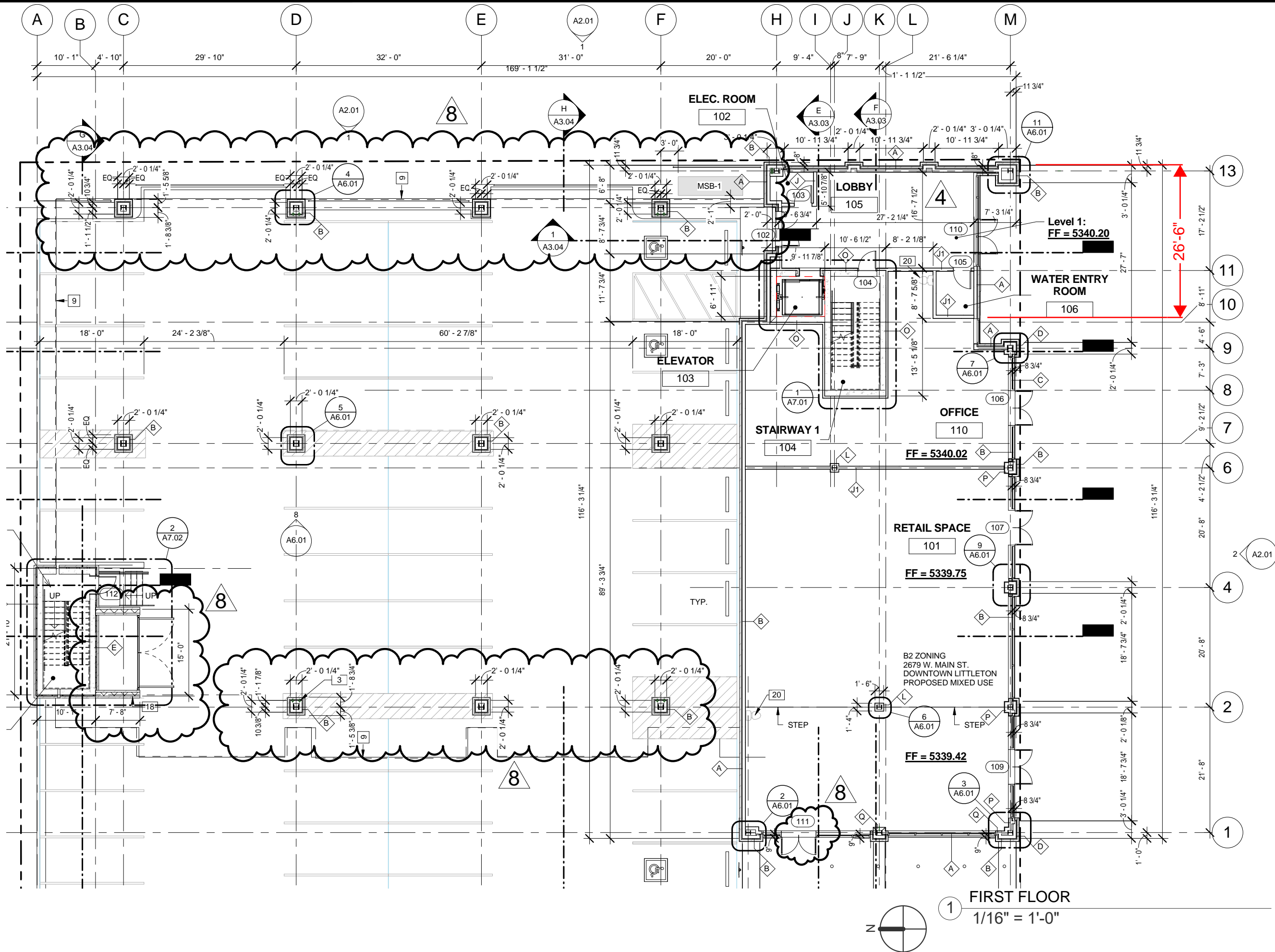
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LITTLETON, CO 80120

SHEET 2 OF 7

DATE: 6/19/20

SITE PLAN

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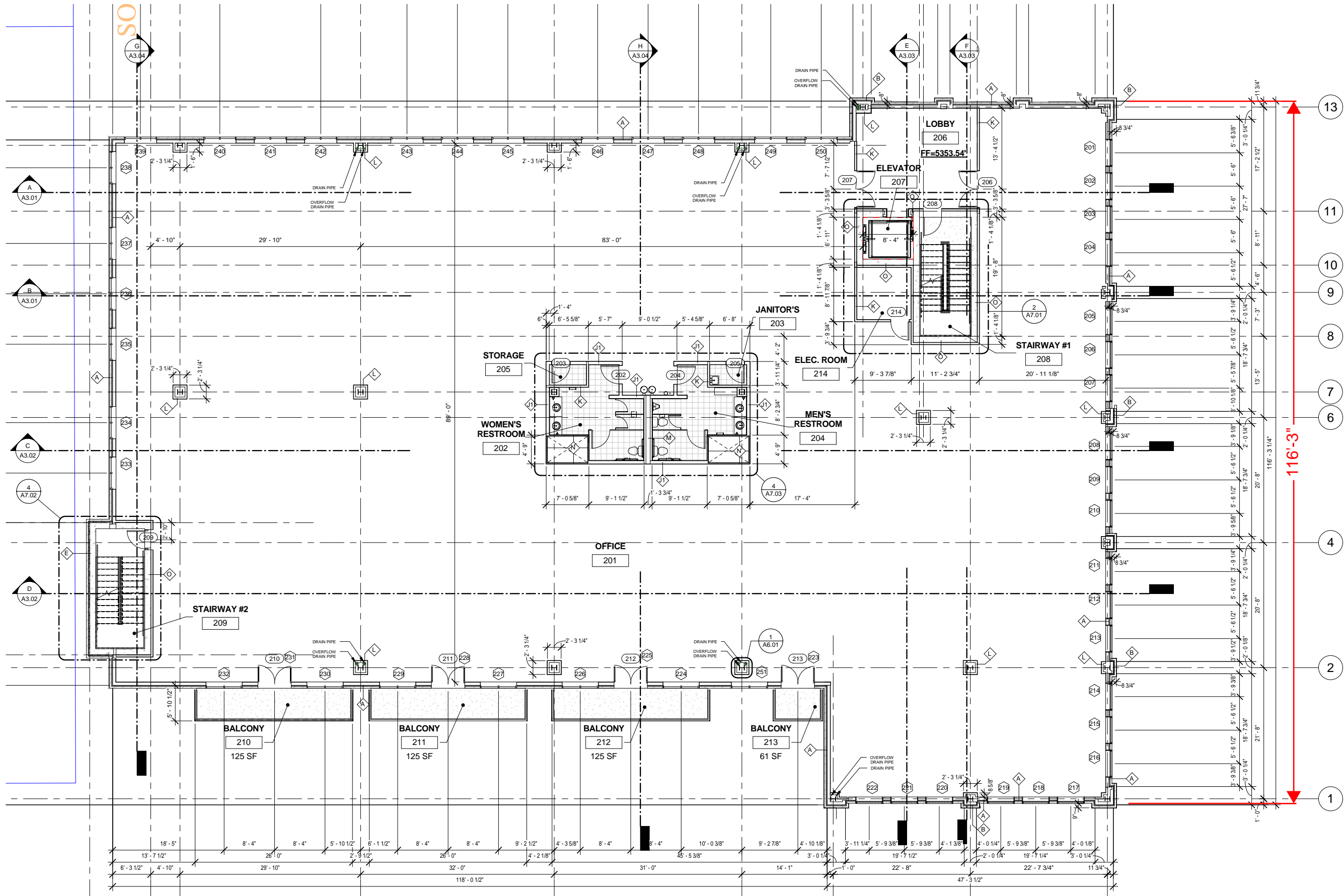
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SHEET 3 OF 7

DATE: 6/19/20

THIRD FLOOR

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1 SECOND FLOOR
1/16" = 1'-0"



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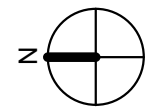
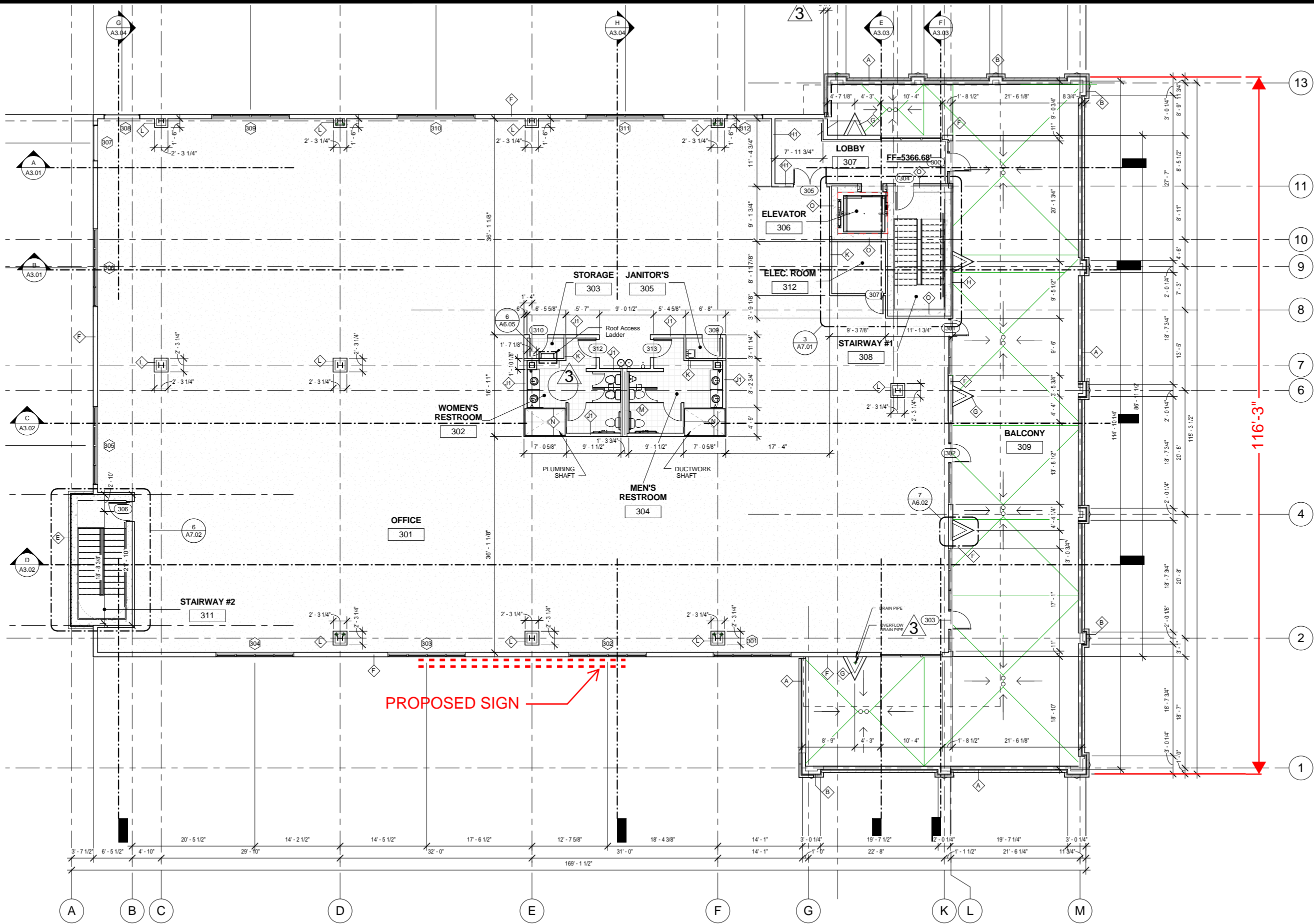
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SHEET 4 OF 7

DATE: 6/19/20

THIRD FLOOR

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1 THIRD FLOOR
1/16" = 1'-0"



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LITTLETON MIXED USE

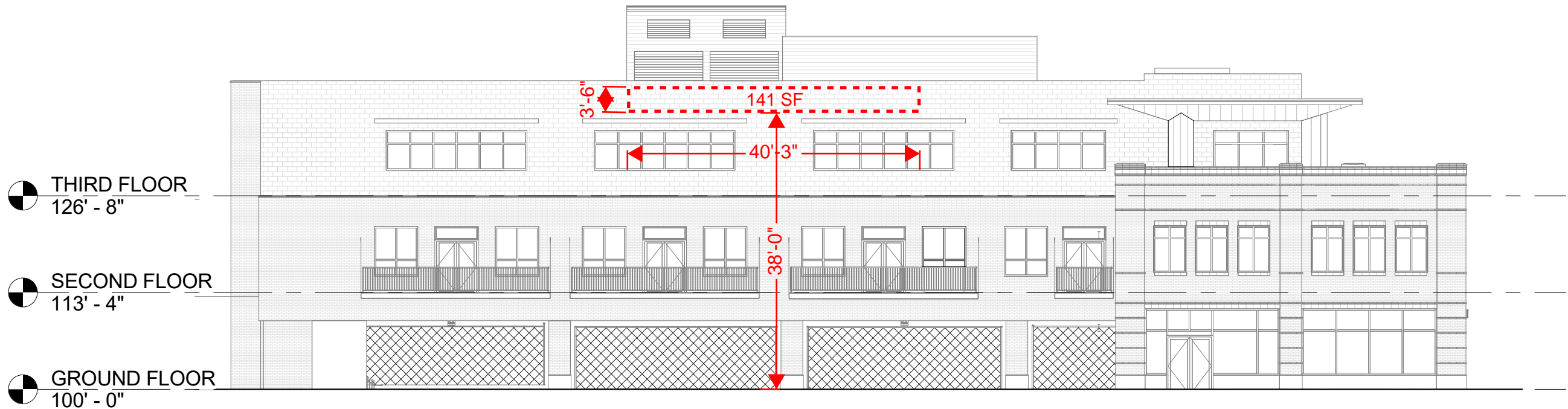
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SHEET 5 OF 7

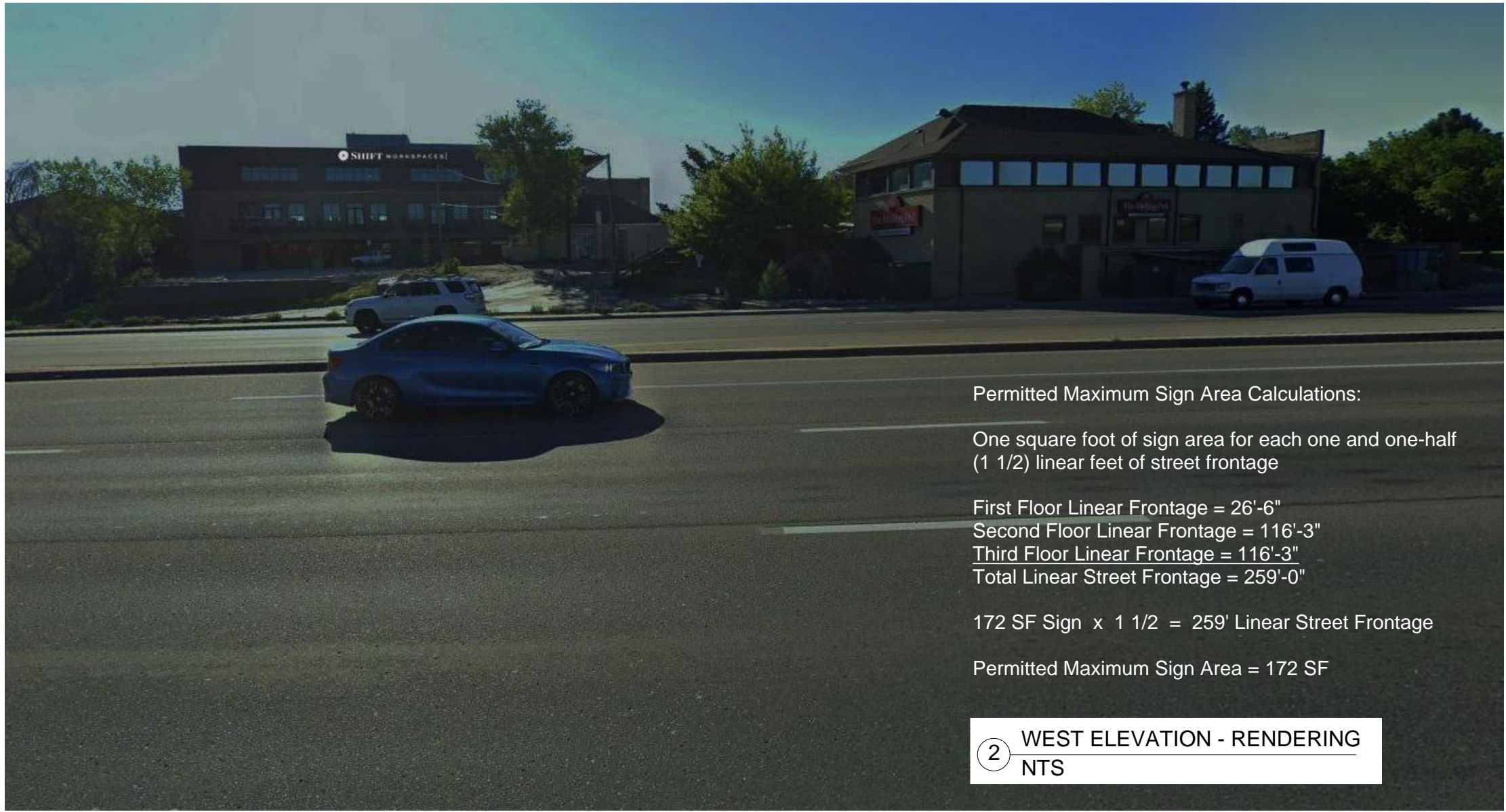
DATE: 6/19/20

THIRD FLOOR

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① WEST ELEVATION - EXISTING
1/16" = 1'-0"



Permitted Maximum Sign Area Calculations:

One square foot of sign area for each one and one-half (1 1/2) linear feet of street frontage

First Floor Linear Frontage = 26'-6"
Second Floor Linear Frontage = 116'-3"
Third Floor Linear Frontage = 116'-3"
Total Linear Street Frontage = 259'-0"

172 SF Sign x 1 1/2 = 259' Linear Street Frontage

Permitted Maximum Sign Area = 172 SF

② WEST ELEVATION - RENDERING
NTS

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2 WEST ELEVATION - RENDERING
NTS

SHEET 7 OF 7

DATE: 6/19/20

WEST ELEVATION

SHIFT Workspaces Channel Letter Sign



- Sign Specifications**
- Total sign size 483.4”L x 41.97”H= 141sf (see calc below)
 - Channel lettering with 8” raceway
 - Raceway to be painted PMS 477C
 - Logo size 41.97”H
 - S size 35”H
 - Workspace size 18.9”H
 - Standard white color
 - Internal LED illuminated channel letters and logo (requires variance)

Permitted Maximum Sign Area Calculations:

One square foot of sign area for each one and one-half (1 1/2) linear feet of street frontage

First Floor Linear Frontage = 26'-6"
Second Floor Linear Frontage = 116'-3"
Third Floor Linear Frontage = 116'-3"
Total Linear Street Frontage = 259'-0"

172 SF Sign x 1 1/2 = 259' Linear Street Frontage

Permitted Maximum Sign Area = 172 SF



BANNER
SIGNS AND DECALS

Banner Signs and Decals
1580 Teller Street
Lakewood, Colorado 80214
303.733.8068 | www.BannerSignsandDecals.com



SHIFT
WORKSPACES

Architect:
Contractor: Shift Workspace
Revised:
Project Name Store Signage
Page No. 3