

FORUM PHI | Zoning Analysis

109 WILLOUGHBY WAY

ZONING

Municipality: Pitkin County
 Subdivision: TROYER - THROUSDALE
 Zone District: R-30
 Lot Size: 107,026 SF (survey)
 Parcel ID: 273-707-214-001

SETBACKS

Front Yard Setbacks: 30'
 Rear Yard Setback: 30'
 Side Yard Setback: 20'
 Height Limit: 28' Principal | 20' Accessory
 33' Ridge

EXISTING CONDITIONS (assessor)

Subgrade: 576 SF (exempt)
 Garden Level: 3,419 SF
 Main Level: 4,891 SF
 Second Level: 2,551 SF
 Deck: Unknown SF
 Garage: 1,096 SF (750 sf exempt)

Gross Area (GMQS): 12,533 SF
 Estimated FAR: 11,207 SF

ALLOWABLE FAR

Gross Lot Area: 107,026 SF (surveyor)
 Access Easement: - 3,018 SF (lot split record)
 Net Lot Area: 104,008 SF (lot split record)

FAR = 13% of Net Lot Area: 13,521 SF
 Deck @15%: 2,028 SF
 Exempt Basement: 4,000 SF
 Exempt Garage: 750 SF

Maximum Gross Area: 15,000 SF

DEVELOPMENT OPTIONS

Addition:
 Above grade addition: 2,314 SF
 Additional Basement: 153 SF
 Requires - 1 TDR @ 2500 SF
 Total home size: 15,000 SF

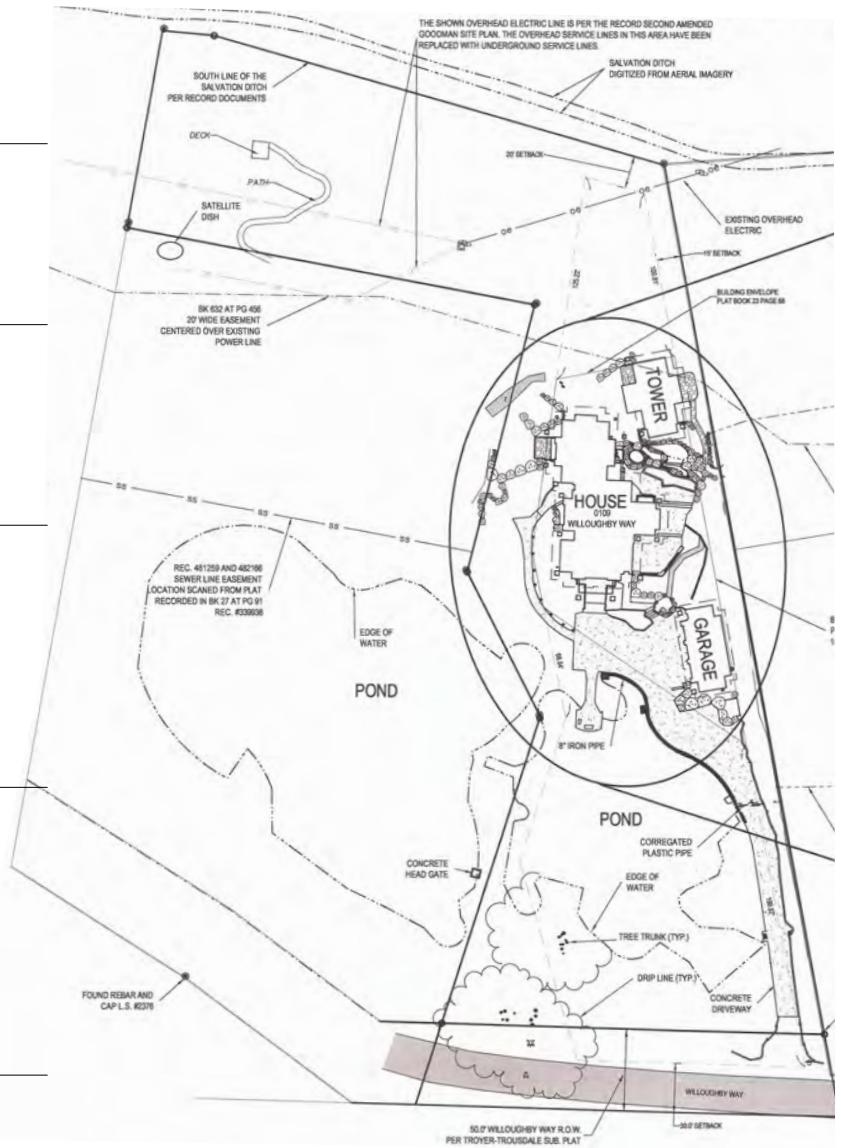
Replacement:
 Above Grade: 13,521 SF
 Garage: 750 SF
 Basement: 729 SF
 1Requires - 1 TDR @ 2500SF
 Gross Area: 15,000 SF

ARCHITECT'S COMMENTS AND EXPLANATION

Based on the Lot Split Planning Application filed under the neighboring Parcel, along with the more current Survey information, the development potentials align to give us a high level of confidence. The Parcel has an allowable above grade FAR of approximately 13,521 SF. This area coupled with the Urban Growth Boundary exemptions for garage and basement would easily allow a home that can maximize the full 15,000 SF growth management cap.

The existing home could be added to, or replaced; in either circumstance the Growth Management Value of it current gross area of the existing structure would be retained at 12,533 SF. This is valuable since it would typically require 3 TDR's to achieve the current building size, and would only require 1 TDR at 2,500 SF to reach the maximum of 15,000 SF.

If a new structure were to be considered, it would be possible to re-evaluate the building envelope, siting of the structure, as well as the access to views and relationship to grade; bring natural light and view access to more of the spaces.



Excerpt From Planning File on record with Pitkin County

Before Lot Line Adjustment:

Tract 1 = 173,804.4 sf (3.99 ac)
 Minus ROW area of 26,208 sf = 147,596 sf (per 1989 zoning checklist)
 Allowable Floor Area = 147,596 x 0.13 = 19,187.5 sf (per 5/4/90 zoning checklist)
 Tract 2 = 67,518 sf (1.55 ac)
 No ROW on Tract 2
 Allowable Floor Area = 67,518 x 0.13 = 8,777.34 sf
Aggregate Allowable Floor Area = 19,187.5 sf + 8,777.3 sf = 27,964.8 sf

After Lot Line Adjustment:

Tract 1 = 118,919 sf (2.73 ac) (per Plat)
 Minus ROW area of 12,197 sf = 106,722 sf (per Plat)
 Allowable Floor Area = 106,722 sf x 0.13 = 13,874 sf
 Tract 2 = 122,403.6 sf (2.81 ac) (per Plat)
 Minus ROW area of 14,810 sf = 107,593.6 sf (per Plat)
 Minus Access Easement area of 3,018 sf = 104,575.6 sf (per surveyor)
 Allowable Floor Area = 104,575.6 sf x 0.13 = 13,595 sf
Aggregate Allowable Floor Area = 13,874 sf + 13,595 sf = 27,469 sf

