

# FORUM PHI | Zoning Analysis

## 423 N 2nd Street

### ZONING

Municipality:	City of Aspen
Subdivision:	None
Zone District:	R-6
Lot Size:	12,000
Parcel ID	273-512-414-003

### SETBACKS

Front Yard Setbacks:	10'
Rear Yard Setback:	10'   5' (garage)
Side Yard Setback:	15' min   40' combined
Height Limit:	25'
Site Coverage:	30% max
Distance between buildings:	5'

### ALLOWABLE FAR

Single Family Allowable:	3,840 SF
Exempt Garage:	250 SF   2nd 250 SF @ 50%
Exempt Basement:	% Exposure
Deck @15%:	576 SF
HPC Bonus:	500sf Available

### EXISTING AREA hpc application

Main Level:	2,036.25 SF
Estimated Exempt:	- 15.25
Main Level Garage:	516.75 SF
Estimated Exempt:	- 375 SF
Main Level Deck:	782 SF
Exempt Front Porch:	814 SF
Upper Level:	1,670.75 SF
Estimated Exempt:	- 28.5 SF open to below
Upper Level Deck:	227.25
Basement:	662.5 SF
Estimated Exempt:	- 662.5 SF
Deck: (549-1,009.25)	460.25 SF over allowable
<b>Gross Area:</b>	<b>4,369.5 SF + 1,823.25 = 6,192.75 SF</b>
<b>Estimated Existing FAR:</b>	<b>3,832 SF legally constructed</b>

### DEVELOPMENT OPTIONS

<b>Small Addition:</b>	
Add basement (no bedrooms):	1,858.5 SF - 100% EXEMPT
Total Gross Area:	6,228.5 SF interior + 1,823.25 SF deck = 8,051.75 SF

<b>Large Remodel:</b>	
See Summary in comments below	
Total Floor Area:	
Total Gross Area:	

4,329 SF (includes 500 SF HPC bonus)  
10,278.25 SF interior + 576 deck = 10,854.25 SF

### ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to be a legally constructed home which contains approximately 8 SF less FAR than allowable and 433.25 SF more Deck Area than would be allowed under the current zoning. There also is a stair to a 3rd level/attic noted in the available plans that leads to area that could also be considered floor area. A survey of all trees would also need to be completed to consider any construction limitations made by trees that the forester determines must remain.

However, there are still a multitude of development opportunities for the site. These include but are not limited to minimal basement additions to the existing structure, creating a lot split to divide the property (this could be done in several ways for different outcomes), and restoring the historic structure to gain the HPC floor area bonus to maximize square footage. The bonus could likely also be gained in a lot split proposal.

This existing home is in part an historic Queen Anne style Victorian, which has been relocated to this site from another part of town and has had many additions to it over the years. Because of this, minimal adjustments to the existing above grade footprint could be done, but would be extremely limited. As long as an addition or remodel does not increase the existing non-conformities and does not trigger demolition by affecting more than 40% of the exterior surface area, then modifications can be made. The minimal approach to adding square footage to the existing structure would be to add a basement under the existing foundations.

Considering a more aggressive remodel to the site, the historic resource could be excavated from its many additions. A proposal could be made to HPC to rotate the Victorian on the site to better maintain the street continuity along W Smuggler Street. The extents of the resource are not clear without completing some investigation into the structure of the home. However, based on photographs it appears as if the historic structure is a two story cross-gable design with an open front porch. With a restoration in place, it is highly likely the 500 SF floor area bonus would be awarded by HPC. This would bring the allowable floor area up to 4,340 SF. This would allow for a two-story addition to the rear of the property connected to the resource by a one-story linking element. A full basement could then be added with several light-wells for bedrooms.

A third option would be to develop the site as noted in the above aggressive remodel condition, but with a single story addition. Since this is an historic site, Transferrable Development Rights likely can be created from the site. There is no documentation showing that TDRs have already been created from this lot, but we would need confirmation from the City of Aspen Planning and Zoning Department. With the restoration and receipt of the 500 SF bonus, the bonus area would need to be used on site and the additional 500SF could be sold as two 250SF TDRs, which currently market for around \$230k - \$260k each.

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Aspen: 715 W. Main St, #204 Aspen, CO 81611

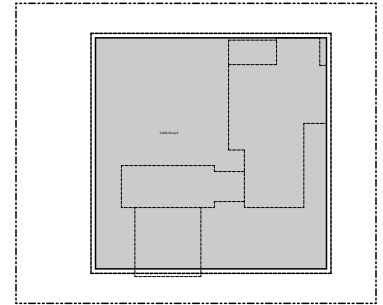
Carbondale: 36 N. 4th St, Carbondale, CO 81623

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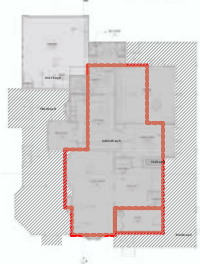
Existing



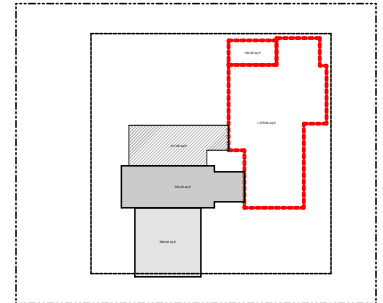
Lower Level



Existing



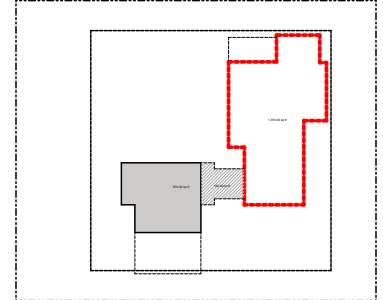
Main Level



Existing



Upper Level



# FORUM PHI | Zoning Analysis

## 423 N 2nd Street

### ZONING

Municipality:	City of Aspen
Subdivision:	None
Zone District:	R-6
Lot Size:	9,000 & 3,000
Parcel ID	273-512-414-003

### SETBACKS

	9,000 SF lot	3,000 SF lot
Front Yard Setbacks:	10'	10'
Rear Yard Setback:	10'   5' (garage)	10'   5' (garage)
Side Yard Setback:	10' min   35' combined	5' min   10' combined
Height Limit:	25'	25'
Site Coverage:	40% max	none
Distance between buildings:	5'	5'

### ALLOWABLE FAR

	9,000 SF lot	3,000 SF lot
Single Family Allowable:	3,660 SF	2,400 SF
Exempt Garage:	250 SF   2nd 250 SF @ 50%	250 SF   2nd 250 SF @ 50%
Exempt Basement:	% Exposure	% Exposure
Deck @15%:	549 SF	360 SF
HPC Bonus:	500sf Available	none

### EXISTING AREA

	9,000 SF lot hpc application
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Main Level:	2,036.25 SF
Estimated Exempt:	- 15.25
Main Level Garage:	516.75 SF
Estimated Exempt:	- 375 SF
Main Level Deck:	782 SF
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Upper Level:	1,670.75 SF
Estimated Exempt:	- 28.5 SF open to below
Upper Level Deck:	227.25
Basement:	662.5 SF
Estimated Exempt:	- 662.5 SF
Deck: (549-1,009.25)	460.25 SF over allowable

<b>Gross Area:</b>	<b>4,369.5 SF + 1,823.25 = 6,192.75 SF</b>
<b>Estimated Existing FAR:</b>	<b>3,832 SF legally constructed non-conforming</b>

### DEVELOPMENT OPTIONS

	9,000 SF lot	3,000 SF lot
Main Level:	1,801.25 SF	814.00 SF
Main Level Garage:	506.00 SF	484.50 SF
Estimated Exempt:	- 375 SF	first 250 SF exempt, second 250 @ 50%
Main Level Deck:	287.75 SF	55.00 SF
Upper Level:	1,963.75 SF	1,088 SF
Upper Level Deck:	255.50 SF	100.00 SF
Basement:	4389 SF	1,309.00 SF
	@ 6% exposure = 263.34 SF	@ 6% exposure = 78.54 SF
<b>Gross Area:</b>	<b>8,660 SF + 543.25 SF deck = 9,203.25 SF</b>	<b>3,695.50 SF + 155 SF deck = 3,850.50 SF</b>
<b>Estimated Proposed FAR:</b>	<b>4,159.34 SF</b> [4,160 SF allowed including 500 SF HPC bonus]	<b>2,097.79 SF</b> [2,400 SF allowed]

### ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to be a legally constructed non-conforming home which contains approximately 172 SF more FAR and 460.25 SF more Deck Area than would be allowed under the current zoning. There also is a stair to a 3rd level/attic noted in the available plans that leads to area that could also be considered floor area. A survey of all trees would also need to be completed to consider any construction limitations made by trees that the forester determines must remain.

This existing home also contains an historic Queen Anne style Victorian, which has been relocated to this site from another part of town and has had many additions to it over the years. Because of this, minimal adjustments to the above grade footprint could be done, but would be extremely limited. As long as an addition or remodel does not increase the existing non-conformities and does not trigger demolition by affecting more than 40% of the exterior surface area, then modifications can be made. The minimal approach to adding square footage to the existing structure would be to add a basement under the existing foundations. Feasibility and access for this would need to be coordinated with a Contractor and Structural Engineer.

Considering a more aggressive remodel to the site, the lot could be divided into one 9,000sf lot for the historic and one 3,000sf lot to be developed. This historic lot would need to be brought into conformance with all applicable codes to complete the lot split. This would likely require the removal of all non-historic additions to the historic structure, relocation, and a new addition to the rear. The 3,000sf lot would then be available for development for a single family home. If the future owner wanted to sell floor area instead of use it on the historic site, Transferrable Development Rights could be created (with confirmation from the City Planning and Zoning Department) to sell increments of 250sf of floor area for around \$230k-260k.

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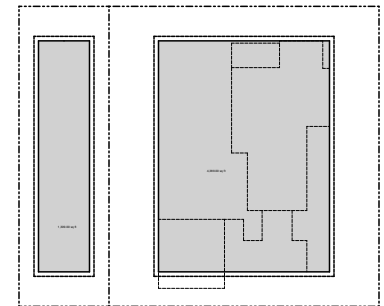
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### Lower Level

Proposed



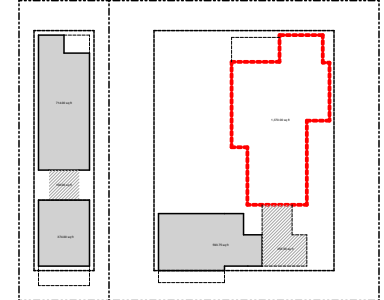
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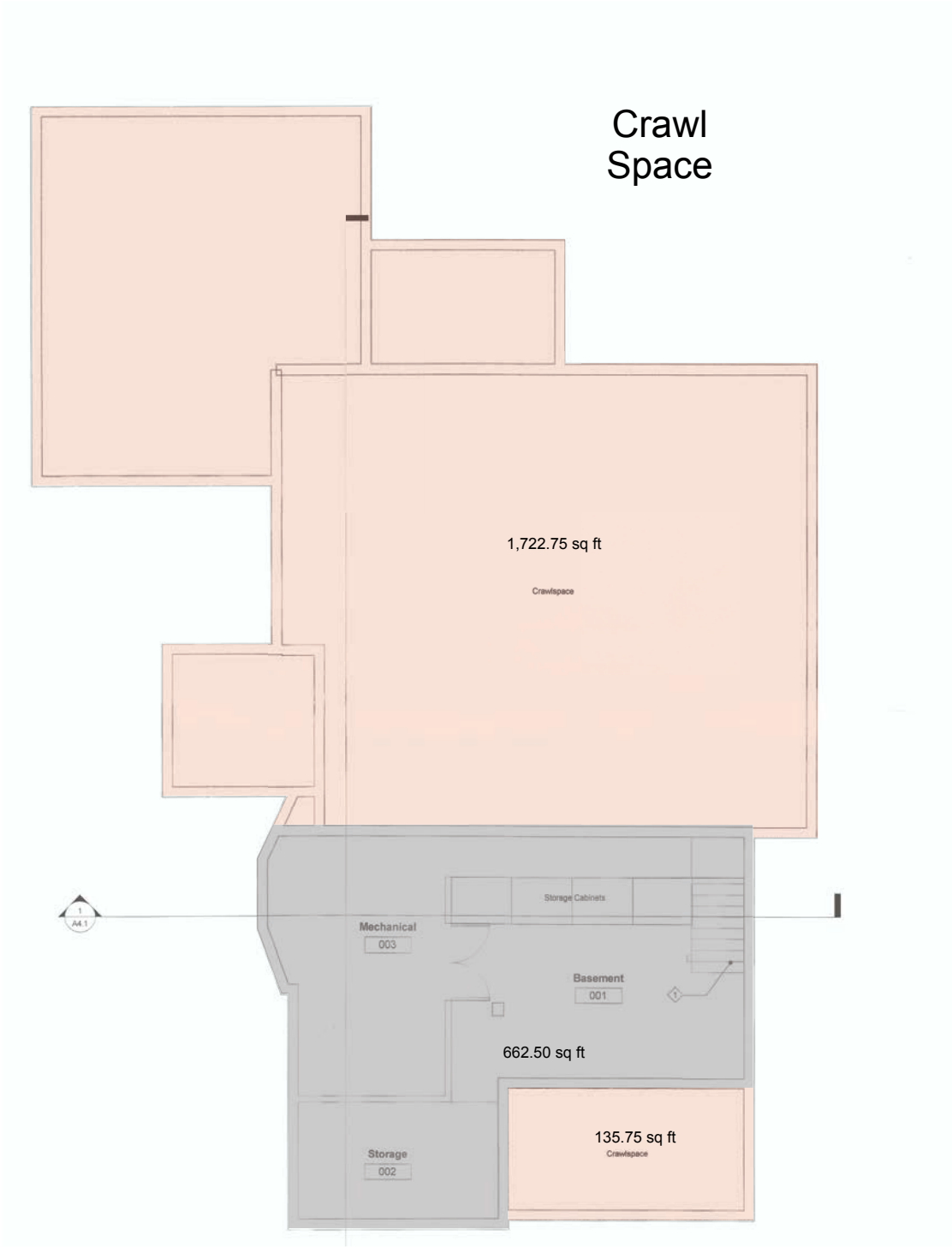
Proposed

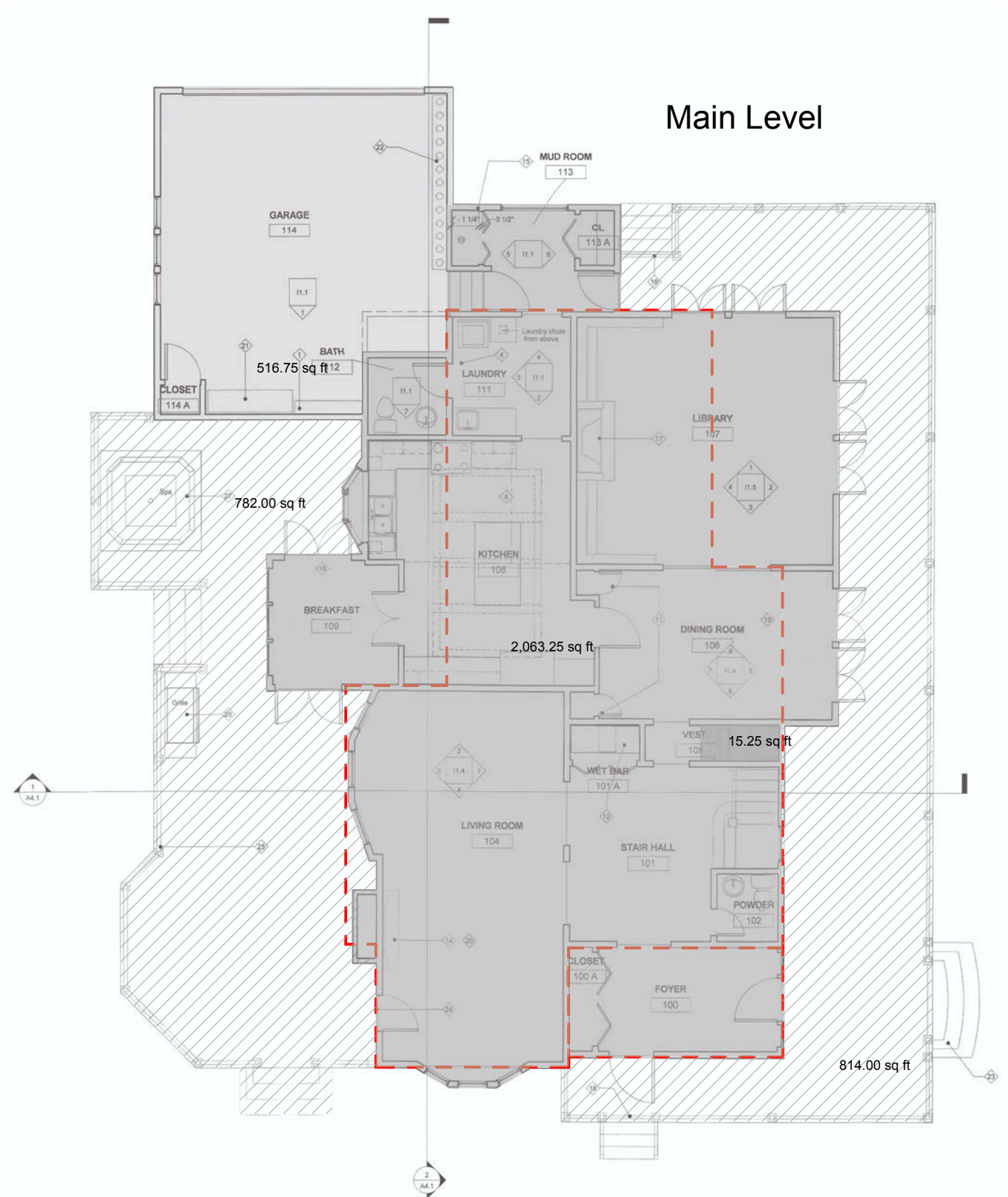


### Upper Level

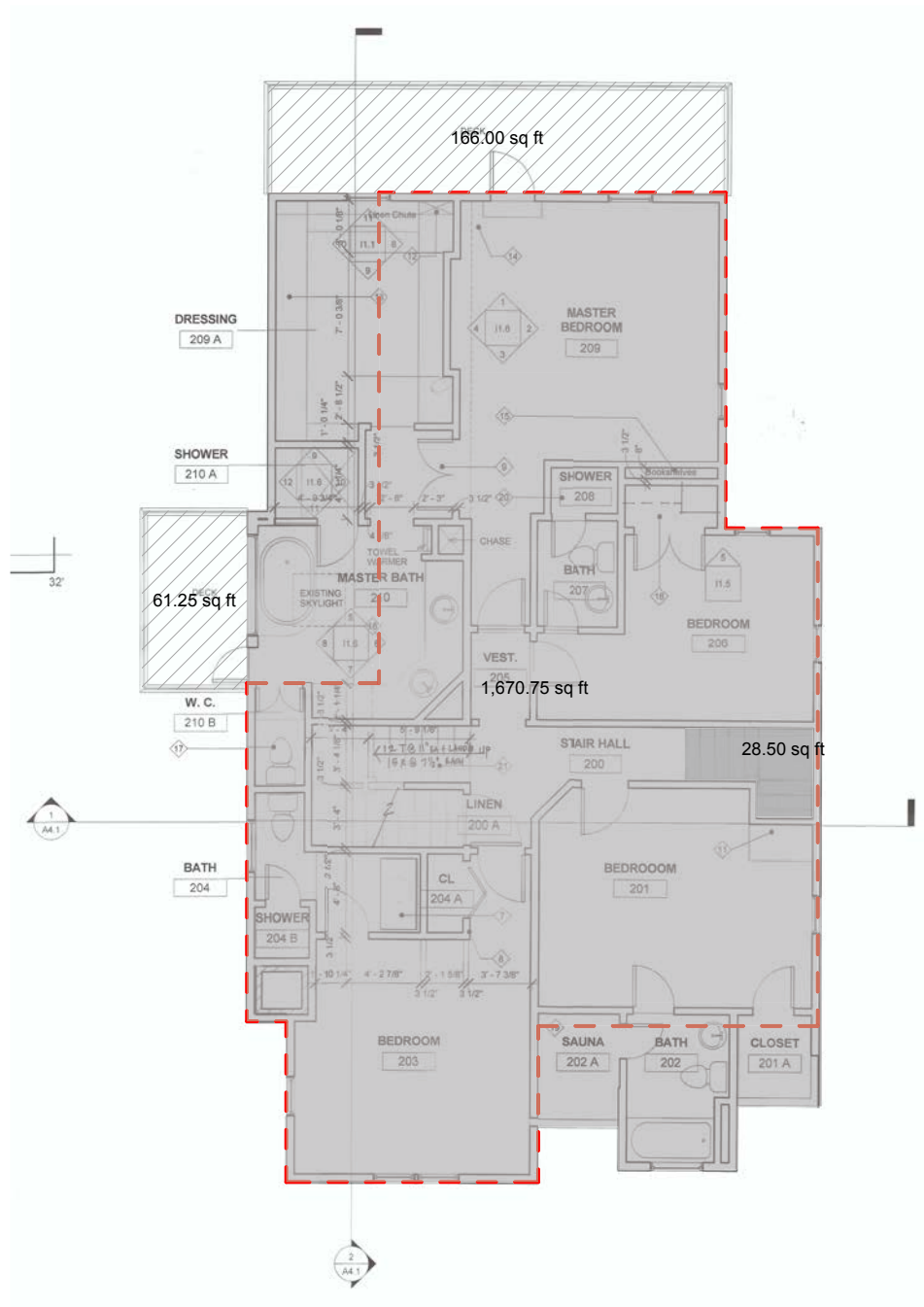
Proposed







## Upper Level







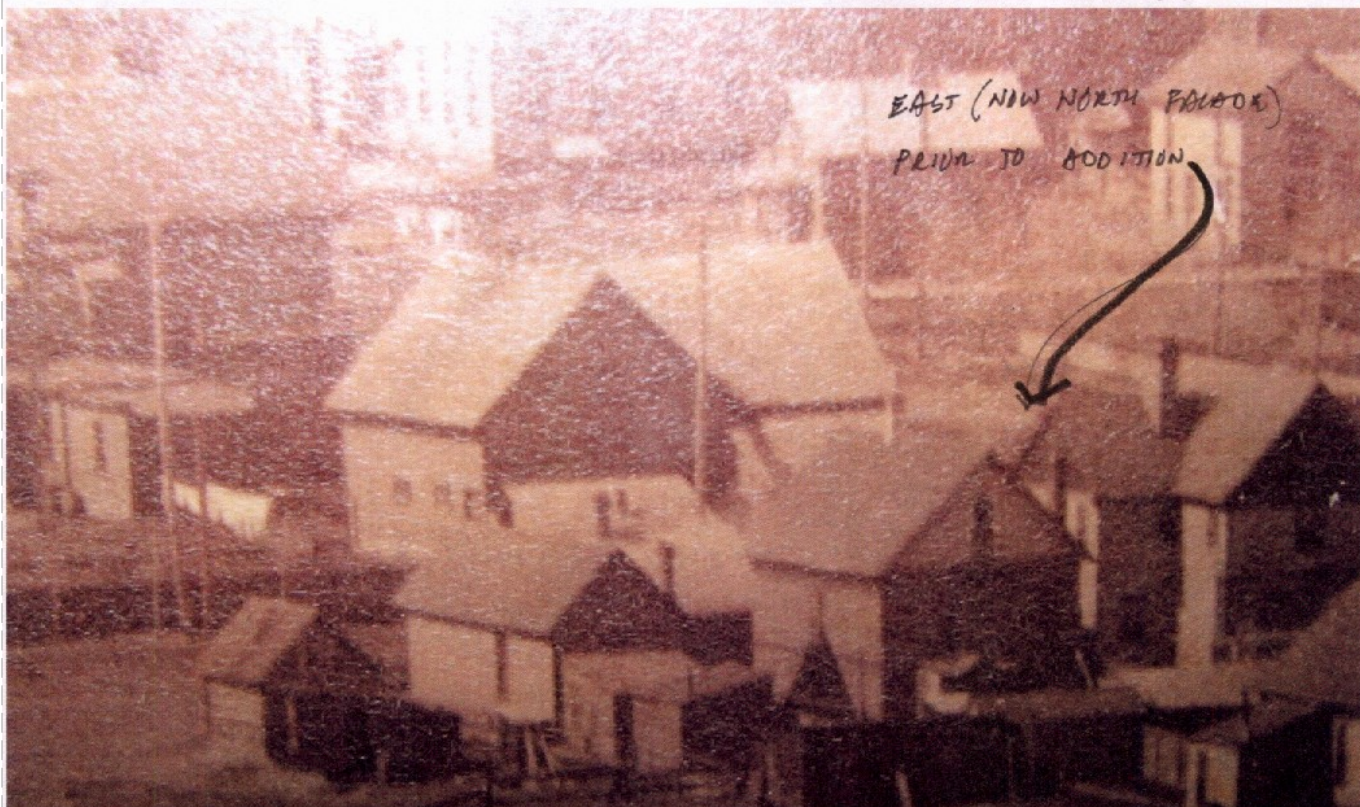
RESIDENCE  
Circa 1890  
NO ADDITION TO "EAST"



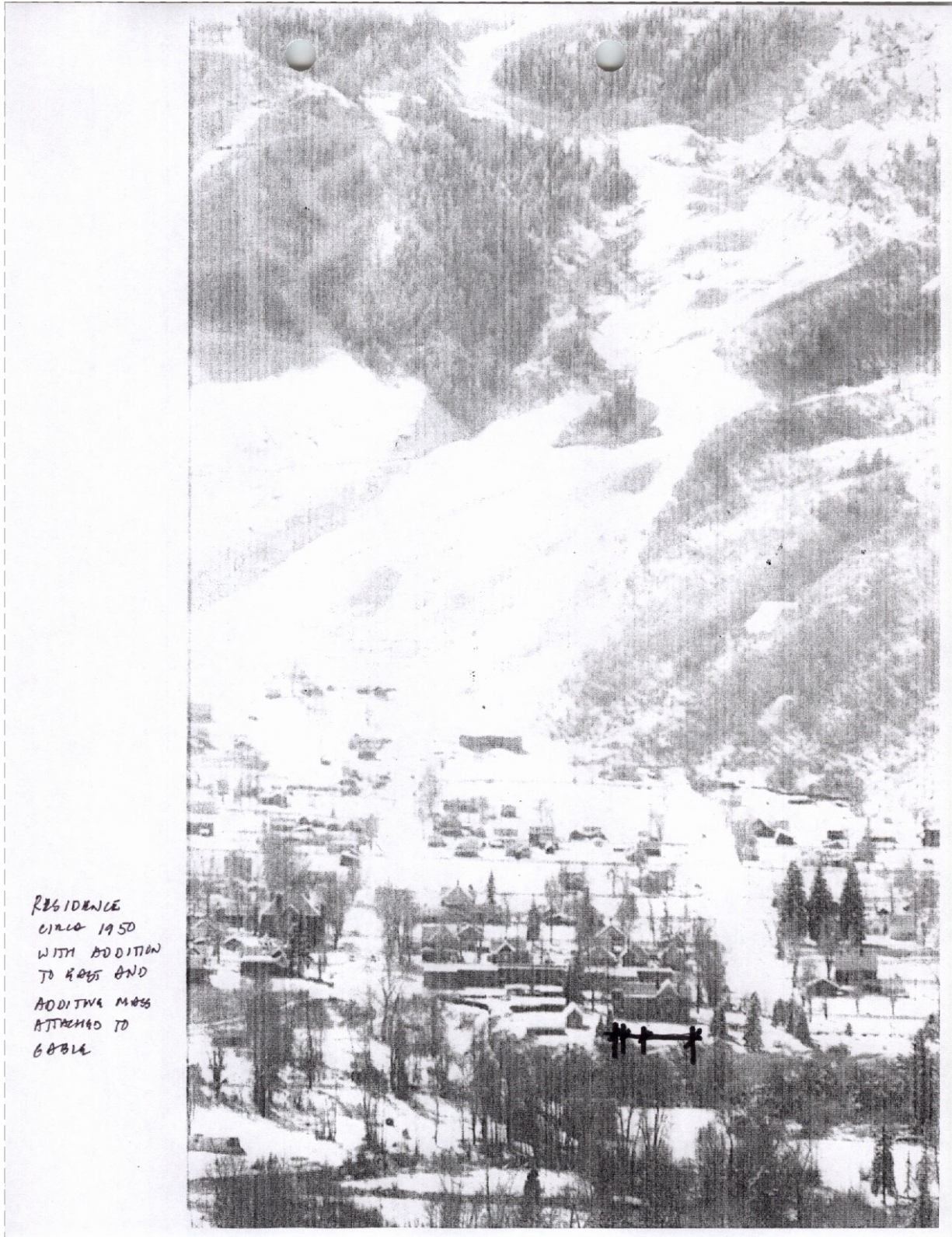




RESIDENCE UNCO 1891





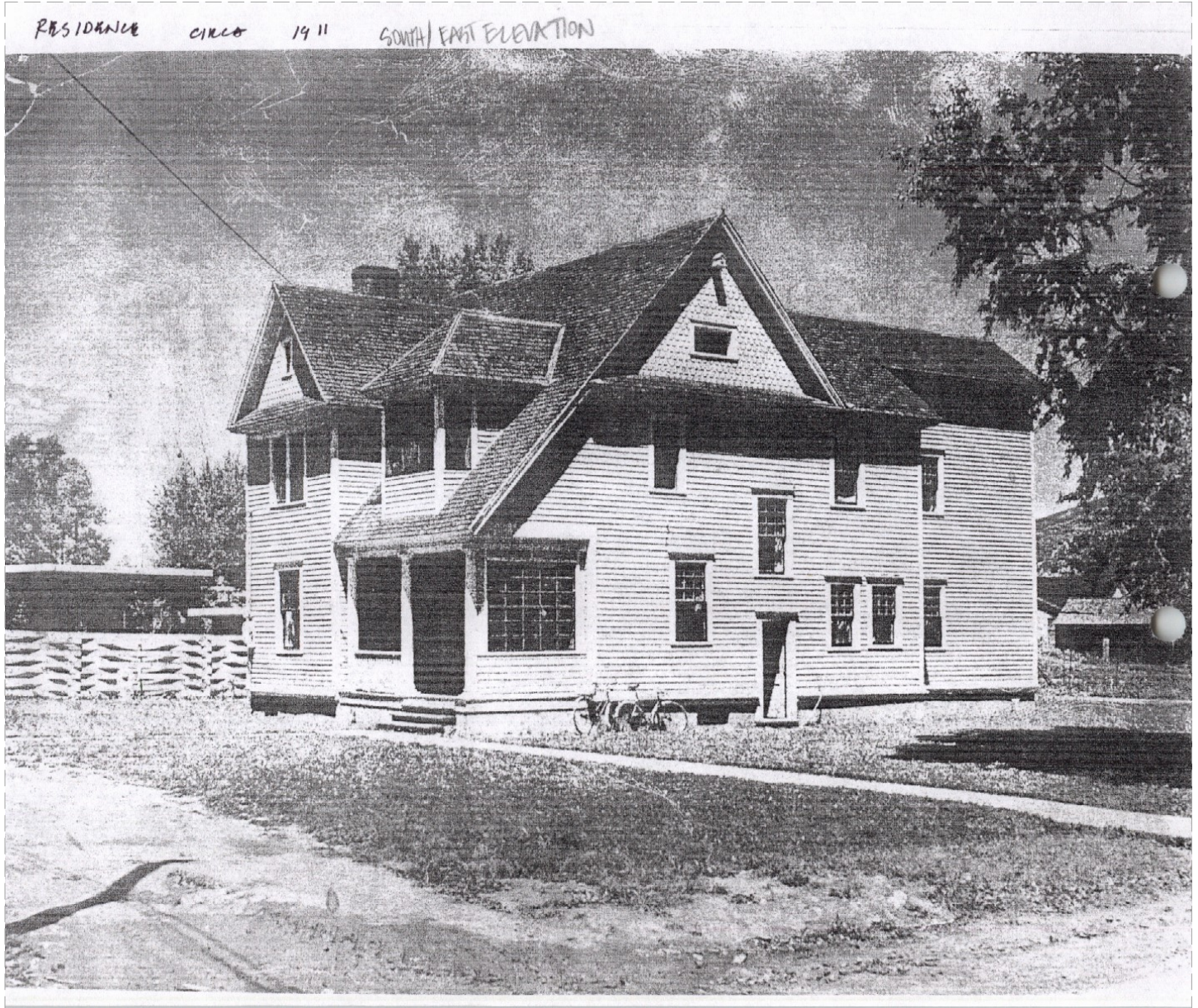








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