

FORUM PHI | Zoning Analysis

517 W North St

ZONING

Municipality:	City of Aspen
Subdivision:	None
Zone District:	R-6
Lot Size:	9,000 SF
Parcel ID	273-512-404-002

SETBACKS

Front Yard Setbacks:	10'
Rear Yard Setback:	10' 5' (garage)
Side Yard Setback:	10' 30' (combine)
Height Limit:	25'
Maximum Site Coverage	40%

ALLOWABLE FAR

Allowable:	3,660 SF
Exempt Garage:	250 SF 2nd 250 SF @ 50%
Exempt Basement:	% Exposure
Deck @15%:	549 SF

EXISTING AREA (per Owner's Existing Drawings)

Main Level:	2,293 SF
Upper Level:	2,040 SF
Garage	564 SF
Estimated Exempt:	(375 SF)
Deck:	175 SF
Estimated Exempt:	(175 SF)
Gross Area:	4,897 SF

Estimated Existing
Countable Floor Area (FAR): 4,522 SF legally constructed non-conforming

DEVELOPMENT OPTIONS

Basement Addition +2,200 SF to existing gross floor area
By adding a new stair on the main level (not under the existing stair) to serve the new basement would free up approximately 55 SF of floor area. This floor area can then be used to allow for a mainly sub-grade basement with approximately two windows wells, which would then allow for two bedrooms.

Scrape and Replace - Single Residence 3,660 SF of FAR (new total)
Demolish existing dwelling and replace with new single residence. Must conform to present zoning requirements. Gross floor area can be more than countable floor area through the use of exemptions.

Scrape and Replace - Duplex 4,080 SF of FAR (new total)
Demolish existing dwelling and replace with new duplex. Must conform to present zoning requirements. Gross floor area can be more than countable floor area through the use of exemptions.

ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to be a legally constructed non-conforming home which contains approximately 862 SF more FAR than would be allowed under the current zoning. 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.

A substantial basement with up to two bedrooms can be added with the addition of a new stair well that will serve this new basement. By code, adding a new stairwell would free up enough FAR to allow for up to two window wells which are required for sub-grade bedrooms. Other living spaces can be utilized in the basement as well, such as a media room, wine room, or entertainment area.

Alternatively, there is the ability to "scrape and replace", which is to demolish the existing dwelling and rebuild a new dwelling. Yet this new dwelling would be need to conform to the existing zoning requirements, meaning it would have less FAR than what is currently constructed. That stated, it is still possible to build a new single family residence or duplex with more gross floor area than this existing dwelling currently has through the use of exemptions.

