

FORUM PHI | Zoning Analysis

501 W BLEEKER

ZONING

Municipality: City of Aspen
Subdivision: None
Zone District: R-6
Lot Size: 6,000 SF
Parcel ID: 2735-124-43-004

SETBACKS

Front Yard Setbacks: 10' | 15' (accessory)
Rear Yard Setback: 10' | 5' (garage)
Side Yard Setback: 5' | 15' (combine)
Height Limit: 25'

ALLOWABLE FAR

Allowable: 3,240 SF
Exempt Garage: 250 SF | 2nd 250 SF @ 50%
Exempt Basement: % Exposure
Deck @15%: 486 SF

Maximum Site Coverage: 50% or 3,000 SF

EXISTING AREA (Pitkin County Assessor)

Below Grade: 1,180 SF (Assumed 5% exposed)
Main Level: 1,612 SF

Total Gross Interior Area: 2,792 SF

Porch: 240 SF (FAR Exempt)
Deck: 260 SF (FAR Exempt)

Estimated Existing Gross Area: 2,792 SF

Estimated Countable Existing FAR: 1,671 SF
Estimated Countable FAR Remaining: 1,569 SF

Estimated Lot Coverage: 2,112 SF or 35.2%

DEVELOPMENT OPTIONS

Main Level Addition: Utilize Remaining 888 SF of lot coverage as FAR
Estimated Proposed FAR w/ Add.: 2,559 SF

Second Story Addition: Utilize Remaining 1,569 SF
Estimated Proposed FAR w/ Add.: 3,240 SF

Scrape and Replace:
Below Grade: 3,000 SF (Assume 4% Exposed)
Main Level: 2,000 SF
Upper Level: 1,000 SF

Garage: 500 SF (375 SF Exempt)
Deck: 486 SF

Proposed Lot Coverage: 2,986 SF (Main level + garage + deck)
Proposed Gross Floor Area: 6,500 SF (Includes Garage)
Proposed Countable FAR: 3,245 SF

ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to be a legally constructed conforming home located in the R-6 zone district in the City of Aspen. The home contains approximately 2,792 SF of gross interior area and approximately 1,671 SF of countable FAR. There is 1,569 SF of allowable FAR remaining on the property and a significant amount of development potential.

The 6,000 SF lot is in the R-6 zone district which has a 50% (or 3,000 SF) maximum site coverage limit. The current lot coverage is approximately 2,112 SF which includes the house, the deck, and the patio which leaves 888 SF of developable lot area.

An addition to the rear of existing structure could maintain it as a single-story residence and use the remaining 888 SF. 681 SF of allowable FAR would still remain on the property if a second story addition were desired. This lot area could also be space for a detached garage at the rear of the property using its access off of 4th Street.

A second development option is to add a full second story using the remaining 1,569 SF of allowable FAR.

A final option is to do a full scrape-and-replace of the existing structure and develop a new single-family residence with a garage. A 3,000 SF below grade area (assume 4% exposed), 2,000 SF of main level floor area, 1,000 SF of upper level floor area, a 500 SF garage and 486 SF of deck area could be constructed within the R-6 zone district's dimensional constraints. Note that this option would require a demolition permit which are approved on a first-come-first-serve basis for only 6 units a year making them difficult to obtain.

This analysis uses the measurement from the Pitkin County Assessor and the calculations are estimates. A Title, as-built drawings, and in-field measurements are required to verify the site's existing conditions and to provide more accurate development options.

