

979 QUEEN STREET

The subject property is located at the end Queen Street along the Roaring Fork River in the well-known “King and Queen” neighborhood. 979 Queen Street is within the City of Aspen limits and is provided access by way of Neale Avenue. The property is bound to the north and west by single family development, to the east by City Open Space, and to the south by the Roaring Fork River.



The neighborhood consists of moderately sized single family residences with R-15A zoning that permits customary single family residential uses such as garages, ADUs, and art studios. The property is provided water and sanitation service by the City of Aspen and Aspen Consolidated Sanitation District. Restrictive Aspen zoning limits further subdivision potential for this property and the neighborhood as a whole.

According to the County Assessor, the property contains the following floor area:

1 st Floor:	812 sf
2 nd Floor:	380 sf
Basement:	696 sf
Total Existing Floor Area	1,888 sf

The 2nd floor deck totals 673sf. Future development will need to consider the required City of Aspen Residential Design Review process called “RDS” and applicable affordable housing impacts fees. City Stream Margin Review codes will likely require development not encroach closer to the River and avoid the 100 year floodplain. Given its proximity to downtown Aspen and access to the Roaring Fork River, a well-crafted land use application will uncover creative and desirable development opportunities for this property.

Zoning: R-15A Minimum 15,000sf Lot Size

Approximate Lot Size: (Per 2024 Survey, legal lot of record)	14,937sf
Net Lot Area: (after slope, right of way, & water deductions)	6,845 sf
Maximum Above Grade Floor Area:	3,476 sf
Garage Exemption: <i>0 to 250 sf</i>	Exempt
<i>251 to 500 sf</i>	50% exempt
<i>500 and greater</i>	Not exempt
Basement Exemption:	Grade Dependent
Setbacks:	
<i>Front: Dwellings-</i>	25 feet
<i>Accessory buildings-</i>	30 feet
<i>Sides:</i>	10 feet
<i>Rear: Principal building-</i>	10 feet
<i>Accessory buildings-</i>	5 feet
Maximum Height:	25 feet
Possible TDR Receiver Site?	Possibly dependent on development location
(City TDRs have a 250 sf floor area value)	