

FORUM PHI | Zoning Analysis

1160 BLACK BIRCH

ZONING

Municipality: City of Aspen
Subdivision: Black Birch Estates, Lot 16
Zone District: R-30
Lot Size: 19,084 SF | 18,319 SF (Net Lot Area)
Parcel ID: 273-501-307-001

SETBACKS

Front Yard Setbacks: 25' | 30' (Accessory)
Rear Yard Setback: 15' | 5' (Accessory)
Side Yard Setback: 10'
Height Limit: 25'

ALLOWABLE FAR

Allowable: 4,699 SF
Exempt Garage: 250 SF | 2nd 250 SF @ 50%
Exempt Basement: % Exposure
Deck @15%: 709 SF

EXISTING AREA (Pitkin County Assessor)

Main Level: 2,762 SF
Garage: 480 SF (115 SF Countable)
Porch: 32 SF (FAR Exempt)
Balcony: 609 SF
Estimated Existing Gross Area: 3,242 SF (Includes Garage)
Estimated Countable Existing FAR: 2,877 SF
Estimated Remaining Countable FAR: 1,822 SF

DEVELOPMENT OPTIONS

Addition:
Above Grade: 1,500 SF
Below Grade: 3,000 SF (Assume 10% exposed)

Addition Countable FAR: 1,800 SF
Addition Gross Area: 4,500 SF

Total Countable FAR: 4,677 SF
Total Gross Floor Area: 7,742 SF

Scrape and Replace:

Above Grade: 4,200 SF
Below Grade: 3,000 SF (Assume 10% exposed)

Garage: 500 SF (125 SF countable)
Deck: 709 SF

Total Countable FAR: 4,625 SF
Total Gross Floor Area: 7,700 SF

ARCHITECT'S COMMENTS AND EXPLANATION

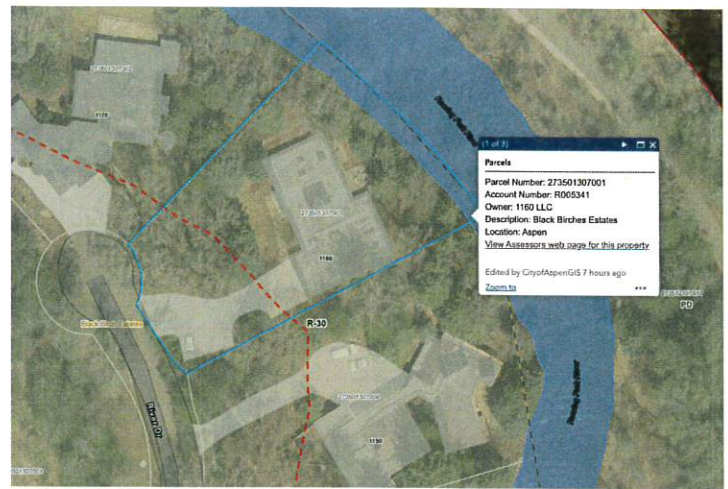
This property appears to be a legally constructed home which contains approximately 2,877 SF of FAR leaving approximately 1,856 SF remaining for additional development.

An addition to the existing structure may utilize the remaining 1,822 SF. An addition that maximized the remaining FAR by taking advantage of the City of Aspen's FAR exemptions could include 1,500 SF of additional above grade area, 3,000 SF of below grade area (assume 10% exposed) to bring the new total countable FAR to 4,677 SF and the total gross floor area to 7,742 SF.

If a scrape and replace development were desired, the new construction could include 4,200 SF of above grade area, 3,000 SF of below grade area (assume 10% exposed), a 500 SF garage and 709 SF of deck area for a total countable FAR of 4,625 SF and a total gross floor area of 7,700 SF.

Note that the City of Aspen has recently reduced the number of demolition permits allotted per year to 6 which makes them difficult to obtain.

A Title and in-field measurements would be required to verify the existing conditions of the site and to better inform potential development options.



FLOODPLAIN IMPLICATIONS

These properties are located in close proximity to the Roaring Fork River. FEMA designates certain areas around the river as flood zones which are categorized by the chance that a flood will happen to that designated extent. These properties are located well within the floodzone (no development allowed), the 100-year floodplain (Stream Margin Review required) and near the 500-year floodplain.

The City of Aspen uses FEMA's floodzones to manage development in those areas. In addition to a strict 15' high water mark setback from the edge of a river, the City requires all development in the 100-year floodplain to complete a Stream Margin Review.

The purpose of the Stream Margin Review is to ensure that the proposed development does not impact the natural areas near the river and that the proposed development is designed safely in regard to potential floods. For example, all development outside of the 15' high waterline setback cannot exceed a height delineated by a line drawn at a 45 degree angle from the ground level at the setback line.

In the case of redevelopment, FEMA would require adjustments to the Base Flood Elevation (BFE) to ensure the elevation of the proposed structure is sufficient in the event of a flood. Raising the BFE essentially pushes the floodzone (no development allowed) extents in favor of more developable area. However, due to the low elevation of these properties and the amount of floodzone coverage they contain, we are uncertain that raising the BFE will create the desired developable area closer to the river.

A survey and discussions with FEMA and the City of Aspen will be required to fully understand exact elevations and modifications to the BFE for future development that is situated closer to the Roaring Fork River than the previously established residences.

