

FORUM PHI | Zoning Analysis

59 HERRON HOLLOW

ZONING

Municipality:	Pitkin County (Inside UGB)
Subdivision:	Pitkin Green
Zone District:	R-30
Lot Size:	34,160 SF 0.78 acres
Public Road Easement:	7,935 SF
Net Lot Area:	26,225 SF
Parcel ID:	273-501-403-005

SETBACKS

Front Yard Setbacks:	30'
Rear Yard Setback:	30'
Side Yard Setback:	15'
Height Limit:	28' Principal 20' Accessory

ALLOWABLE FLOOR AREA

Allowable FAR:	3,409 SF	(13% Net Lot Area)
+ FAR Exempt Below Grade:	4,000 SF	
+ FAR Exempt Garage:	750 SF	
Allowable GMQS:	5,750 SF	
Total Developable Area (Max. TDRs):	8,143 SF	(Capped by FAR)

EXISTING AREA

Garden Level:	1,190 SF	(Not Exempt - Garden Level)
Main Level:	2,026 SF	
Gross Area:	3,216 SF	
Garage:	752 SF	(750 SF FAR Exempt)
Porch:	130 SF	
Balcony:	396 SF	
Patio:	180 SF	
Total Countable FAR:	3,218 SF	
Countable FAR Remaining:	191 SF	
Total Countable GMQS:	3,968 SF	
Countable GMQS Remaining:	1,782 SF	

DEVELOPMENT OPTIONS

1) Addition:	191 SF	
2) Addition w/ Exempt Below Grade:		
Countable FAR (Above Grade):	191 SF	
Exempt FAR (Below Grade):	1,591 SF	

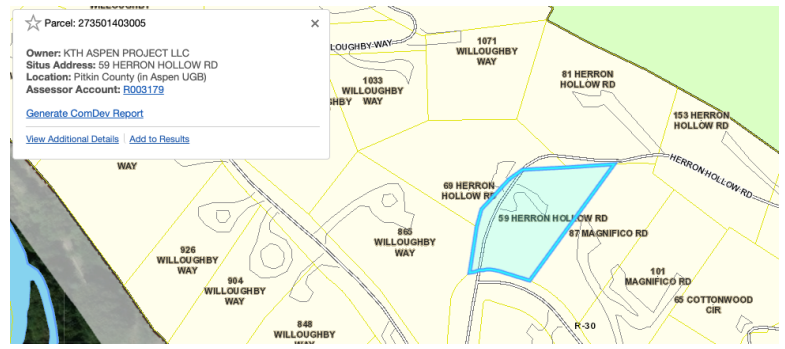
*This option maxes out allowable FAR (3,409 SF) and GMQS (5,750 SF)

3) New build (No TDRs):

Below Grade:	2,000 SF	(FAR Exempt)
Above Grade:	3,000 SF	
Garage:	750 SF	(FAR Exempt)
Deck:	862.50	(Exempt)
Total Countable FAR:	3,000 SF	
Total Countable GMQS:	5,750 SF	

4) New Build w/ 2 TDRs

Below Grade:	4,000 SF	(FAR Exempt)
Above Grade:	3,409 SF	
Garage:	750 SF	(FAR Exempt)
Deck Area:	1,223 SF	(Exempt)
Total Countable FAR:	3,409 SF	(Site final maximum)
Total Countable GMQS:	8,159 SF	(Site final maximum)



ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to contain a legally constructed home that was originally constructed in 1959 and remodeled in 2021. The lot is located in the Pitkin Green subdivision, in the R-30 zone district of Pitkin County which is inside the Aspen Urban Growth Boundary. According to the previous approvals, this 34,160 SF lot contains 7,935 SF of public road easement area which reduces the net lot area to 26,225 SF. The allowable FAR for the property is 13% of the net lot area which equals 3,409 SF of allowable FAR. In addition to the allowable FAR, there is a 4,000 SF below grade FAR exemption and a 750 SF garage exemption making the total developable floor area on the property 8,920 SF of FAR. However, development in the UGB is also restricted to 5,750 SF of GMQS.

Floor area in the UGB is restricted by FAR (floor area ratio) and GMQS (growth management quota system). FAR and GMQS are two different ways of measuring square footage, but both have to be taken into consideration when developing in the UGB. FAR is a restriction based on lot size and allows specific exemptions for ways to use square footage like a garage or below grade. But each property has to also follow the GMQS restrictions for how big the home can be too. GMQS is just a growth limitation and does not restrict how the square footage is used. It is the maximum total square footage the home can be.

The Aspen UGB offers FAR exemptions for 4,000 SF of below grade, 750 SF of garage and deck area, though these exemptions do count toward the GMQS allotment. In order to reach the full development potential that takes advantage of these FAR exemptions and allowable FAR, TDRs would be required.

The existing structure at 59 Herron Hollow contains approximately 3,218 SF of countable FAR and approximately 3,966 SF of GMQS leaving 191 SF of FAR remaining and 1,782 SF of GMQS remaining on the property.

A new build without TDRs may reach 5,750 SF of GMQS. For example, 2,000 SF of below-grade area, 3,000 SF of above-grade area, a 750 SF garage, and 862.5 SF of deck area could be constructed within the Pitkin County and City of Aspen floor area limitations.

A new build with 2 TDRs could maximize the site's final maximum allowable floor area at 9,190 SF. For example, 4,000 SF of below-grade area (FAR Exempt), 3,409 SF of above-grade area, a 750 SF garage, and 1,223 SF of deck area would total 8,920 SF of GMQS and only 4,170 SF of FAR. This is possible by utilizing the FAR exemptions outlined above in this analysis.

In-field measurements and as-built drawings still need to be obtained to determine exactly how much floor area is currently on-site. Forum Phi is confident that the 8,159 SF of floor area maximum is achievable.

