



Preliminary Zoning Analysis for:
574 Johnson Drive
Aspen, Colorado

Existing Structure:

6,052 SF Livable | 781 SF Garage | 1,029 SF Carport | 432 SF Deck
Property Size (lot size):
3.830 Acres or 166,835 sq. ft. (Per Assessor)

Zoning:

Parcel ID # 264-335-203-003 CityofAspen| AR-10 Exempt From FAR:
Decks @15% of total FAR

Garage Exemption:

750 SF Front Yard Setbacks - 30'
Rear Yard Setbacks - 30'
Side Yard Set backs - 20'
Height Limit - 28'

Current FAR:

Lower Level: 3,850 SF
Upper Level: 2,202 SF
Garage: 1,060 SF ((781 + 1,029) - 750)
Deck: 0 SF ((5,750 * .15) - 432)

Total FAR: 7,112 SF

Based on the calculation of FAR in Pitkin County, the existing carport above the garage is included in the FAR number. The maximum exemption for this area is 750 SF, any area above the will contribute the grandfathered FAR value. An addition, which enclosed the area over the garage, would be working inside the existing building footprint and would-be considered a remodel by Pitkin County, increasing the total saleable area by 1,029 SF without the use of a TDR. This site is a TDR receiver site should an owner want to increase the size up to 15,000 SF.

This analysis was produced using publicly available information. A survey and title search is required to ensure accurate calculation of FAR. Additionally, County code is subject to change and change of interpretation at any time. FAR is not a right and may be removed by the County at any time and for any reason.