

FORUM PHI | Zoning Analysis

Architecture | Interiors | Planning

253 LIBERTY

ZONING

Municipality:	Pitkin County
Caucus:	Woody Creek
Subdivision:	M/B Woody Creek
Zone District:	AR-2
Lot Size:	2 acres
Parcel ID:	2643-162-00-019

SETBACKS

Front Yard Setbacks:	30'
Rear Yard Setback:	30'
Side Yard Setback:	20'
Height Limit:	28' 20' (accessory)

ALLOWABLE FLOOR AREA

Allowable:	5,750 SF
+ 1 TDR:	8,250 SF

ENVIRONMENTAL HAZARDS

Wildfire:	Low
Wildlife:	Elk Winter
Floodplain:	Yes, though not in the building envelope
Scenic View Protection:	Yes

EXISTING AREA (Pitkin County Assessor)

Unfinished Basement Area:	234 SF
Garden Level:	845 SF
Main Level:	1,628 SF

Total Gross Interior Area: 2,473 SF

Balcony: 457 SF

Estimated Existing Gross Area: 2,473 SF (Does not include unfin. basement)

Estimated Floor Area Remaining: 3,277 SF

DEVELOPMENT OPTIONS

Addition to existing residence: Very limited developable area remains adjacent to the existing structure. Land use approval would be difficult given the existing structure's proximity to the 100' riparian setback and undevelopable steep slopes.

New Build Single Family Residence/CDU: New construction would need to establish a new activity and building envelope on the upper bench of the site. A single-family residence could be constructed up to the 5,750 SF floor area limit (up to 8,250 SF with 1 TDR and up to 9,250 SF with 2 TDRs). If the existing residence were to remain, a detached, 1,000 SF caretaker dwelling unit could be constructed on the upper level of the site.

ARCHITECT'S COMMENTS AND EXPLANATION

This property is a legally constructed single-family residence located in the AR-2 zone district of Pitkin County, within the Woody Creek Caucus. The existing structure offers approximately 2,473 square feet of usable interior space. Pitkin County permits up to 5,750 square feet of floor area, which means there is about 3,277 square feet of remaining development rights. This allows for either an addition to the existing structure or a new build up to the 5,750-square-foot limit.

Given the property's location near the Roaring Fork River, within a wildlife corridor, and in a designated scenic view area, any development that increases the building's floor area or footprint will require a full Site Plan and Activity Envelope Review. This process involves a lengthy review timeline and coordination with environmental consultants to create reports that support development in a chosen activity envelope.

Certain redevelopment projects may qualify for an exemption from the Site Plan and Activity Envelope Review if the proposed design minimizes site impact and maintains a similar visual massing when viewed from Highway 82. A site visit and basic modeling of the proposed structure are required to apply for this exemption.

To assess the property's current conditions and explore detailed development options, a title search, in-field measurements, and as-built drawings are necessary. With careful site and architectural planning, this property offers significant development potential.

