



# ZONING ANALYSIS

639 N. Fourth Street  
Aspen, CO 81611

02.10.2023

## PROPERTY

Parcel # / Size	273512111001 / 7,078 SF
Legal Description	Subd: Gillespie Hist. Part. LLC Lot Line Adj., et al.
Municipality	City of Aspen
Neighborhood	North West End Aspen
Super Neighborhood	City of Aspen
Type	Single Family Residence
Year Built	1987 – Remodel/Addition 2017
Stories	2
Beds/Baths	5/6

## ZONING

Zone District	R-6 Medium Density Residential
Setbacks	Front: 10 Feet. Acc.: 5 Feet Rear: 10 Feet. Acc./Garage: 5 Feet Side: 5 Feet Min., Combined 20.39 Feet
Max. Building Height	25 Feet
Allowable FAR	<b>3,390 SF</b>

### General Exemptions

Deck	3,390 x 15% = 508.5 SF Exempt
Basement	Estimated 90% of Basement SF Exempt
Garage	0-250 SF Exempt, next 251-500 50% Exempt
Stair/Elev.	Uppermost Floor Exempt
Front Porch	Exempt if within 30" of Grade

*There are additional criteria for attics, crawlspaces, patios, overhangs, etc.*

## ASSESSOR AREAS

Basement (unfinished)	336 SF	Garage (2-Car)	536 SF
First Floor	1,722 SF	Second Floor	1,648 SF
Roof Deck	249 SF	Open Porch	370 SF
Wood Deck	101 SF	Brick Patio	250 SF

## EXISTING FLOOR AREA per FAR

Deck	0 SF (351 SF is Exempt)
Basement	0 SF (336 SF, assumed Exempt)
Garage	157 SF (532 total. 32 + 250/2)
First Floor	1,692 SF
Second Floor	1,734 SF
<b>Total Existing Area</b>	<b>3,583 SF</b>

## COMMENTS

This property appears to exceed the Allowable FAR by 193 SF. However, there are strategies that could be considered to increase interior & exterior areas. Basements are largely Exempt; an estimate of Exempt Basement is about 90% of the total Basement area. By decommissioning approximately **421 SF** of above grade areas, a basement under the footprint of the First Floor and Garages could be constructed at approximately **2,278 SF**. (An estimate of 228 SF [10%] of the Basement would count, plus the 193 SF overage = **421 SF** to decommission.) For exterior areas there is 157.5 SF of Exempt Deck that could be constructed, part of which could be any decommissioned areas if a basement were to be added.

*This analysis has been performed in good faith with limited private and public data and has been calculated with criteria per the City of Aspen Municipal Code, version 01.17.2023. To ensure accurate calculations, interpretations, and future potential; As-Built Drawings of all the Existing Conditions should be performed; as well as the procurement of an updated Survey, Title search, Plat search, PUD requirements, and consultation with an Attorney, Planner, or other applicable Consultant.*

