



Zachary Hendrix &lt;zachary.hendrix@pitkincounty.com&gt;

---

## Fwd: Opposition to Potential Land Use Code Changes

---

Charlotte Anderson &lt;charlotte.anderson@pitkincounty.com&gt;

Mon, Oct 5, 2020 at 4:25 PM

To: BOCC &lt;bocc@pitkincounty.com&gt;

Cc: Ellen Sassano &lt;ellen.sassano@pitkincounty.com&gt;, Zachary Hendrix &lt;zachary.hendrix@pitkincounty.com&gt;

FYI

----- Forwarded message -----

From: Tom Patricelli &lt;tpatricelli@me.com&gt;

Date: Mon, Oct 5, 2020 at 4:24 PM

Subject: Opposition to Potential Land Use Code Changes

To: &lt;charlotte.anderson@pitkincounty.com&gt;, &lt;cindy.houben@pitkincounty.com&gt;

Dear Pitkin County Commissioners and Planning and Zoning Commission members:

We are writing to you to express our concern over the proposed changes to the Pitkin County development regulations, which we read about in today's newspaper.

Our family purchased vacant land in Pitkin County two weeks ago. We closed on September 18, 2020. The address is [754 Eppley Drive, Aspen, CO 81611](#). It is lot R-79 in Starwood.

My wife and I have two young children, in preschool and elementary school. We are relocating to Aspen from Jackson Hole.

We bought this lot at significant personal expense, as you might imagine, after conducting much research and due diligence. It is our desire to build a home on this lot.

We bought this lot with the reasonable expectation that we would have the right to build a home of up to 5,750 sf without having to purchase a TDR. We do not wish to build a monster house or a McMansion.

This would not be a second home. This would be our full time home and a place where we hoped to build memories with our family in Aspen. We would not have caretakers, property managers, agents, or anyone else who some point to as additive to climate change as they service second homes; especially larger McMansions. We have planned things like solar panels within our design ideas.

The proposed reduction in allowable square footage from 5,750 sf to 3,250 sf is draconian and unjust. **Assuming that a garage takes up 750 sf, the proposal in front of you would reduce livable square footage by 50%, from 5,000 sf to 2,500 sf.**

We have also read about the desire to reduce and then sunset the TDR program. Regardless of those potential changes, we had no desire to buy an expensive "right to build more" in the form of a TDR, and still don't wish to do that.

Forgive our inexactness here, but as we understand it, the spectrum for guaranteed square footage that one is allowed to build right now ranges from 5,750 to 15,000 sf. Most people can get their minds around the argument that reducing maximum house size from 15,000 sf is ok. However, targeting people who wish to build on **lowest end of that spectrum** is throwing the baby out with the bath water. Why would you want to punish people who want to build a home on the lowest end of that spectrum and live in it full-time? And, yes, it is a punishment to those who bought a lot with the expectation of having the right to build a home of a certain size.

We have owned our lot in Pitkin County for exactly 17 days. Now you are telling us that you wish to cut our exempt square footage in half? That is a rude welcome to Pitkin County, and not what we expected.

Sincerely,

The Patricelli family  
(hopefully) Aspen, CO

--

*Charlotte Anderson*

Executive Assistant  
Pitkin County Government  
530 E. Main St., Suite 302  
Aspen, CO 81611  
Phone: 970-920-5210  
Fax: 970-920-5198  
[charlotte.anderson@pitkincounty.com](mailto:charlotte.anderson@pitkincounty.com)  
[www.pitkincounty.com](http://www.pitkincounty.com)

Thank you for your message. **The Pitkin County Sheriff's Office and Administration building located at 530 E. Main Street in Aspen remains closed to the public due to COVID.** However, services are being provided. Please visit [www.pitkincounty.com](http://www.pitkincounty.com) for a detailed list of department contacts. Most of our staff is working remotely and our main phone line (970-920-5200) is available for questions.

For the latest information about COVID-19 in our community: [Click here](#)