



Zachary Hendrix <zachary.hendrix@pitkincounty.com>

Fwd: Opposition to Potential Land Use Code Changes

Charlotte Anderson <charlotte.anderson@pitkincounty.com>

Tue, Oct 6, 2020 at 9:11 AM

To: BOCC <bocc@pitkincounty.com>

Cc: Cindy Houben <cindy.houben@pitkincounty.com>, Ellen Sassano <ellen.sassano@pitkincounty.com>, Zachary Hendrix <zachary.hendrix@pitkincounty.com>

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

From: William Dolan <wcdolan@gmail.com>

Date: Tue, Oct 6, 2020 at 9:06 AM

Subject: Opposition to Potential Land Use Code Changes

To: <charlotte.anderson@pitkincounty.com>

To the Members of the BOCC,

We are new property owners in the Mountain Valley neighborhood, and have just been made aware of some alarming proposed changes to the Land Use Code. I strongly oppose the proposal to reduce FAR limits by 2,250 sq ft. under the guise of climate change mitigation.

My wife and I bought our property over the summer with the express purpose of replacing the existing, inefficient 3100 sq ft structure circa 1968 with a far more efficient, but slightly larger, home. We did this with the understanding that we would be allowed to build up to the county FAR limit, although we have no intention of building anything near 5,750sq ft. We intend to live in the new house full time—my wife an emergency doctor and me a small business owner—and be active and engaged members of the community. The proposed changes penalize people like us who would seek a modest increase in building size but would be greatly increasing home efficiency with a new, slightly larger structure.

This proposed change is a misguided attempt at environmentalism and only serves to disincentivize new, “green” redevelopment—and in doing so also enriches and rewards the wealthiest of homeowners by ratcheting up the value of their grandfathered mega-mansions. It’s a regressive cross-subsidy from the community to the super rich and to those who have/would even consider using TDRs in the first place. If climate change mitigation is the goal, focus on the private jet set and their mega homes over 5,750 sq ft - which abound in Aspen and the surrounding area. Also, focus on changes to building code requiring higher levels of building efficiency.

When it comes to our environment, the carbon footprint of a home matters more than the physical footprint.

Respectfully,

William and Nathalia Dolan

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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.comwww.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

10/6/2020

Pitkin County Mail - Fwd: Opposition to Potential Land Use Code Changes

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](#)