Staff Report

To: BOZAR
From: Jessie Earley, Town Planner III
Meeting Date: DRC, May 12, 2025
RE: 2 Teocalli Avenue (Felton), Final Review

PROJECT TITLE: Felton (2 Teocalli Avenue)

SUMMARY: Consideration of the application of **Edward L. Felton, Jr Trust Dated 12/28/1999** to site an addition to the primary building and to construct a cold accessory building to be located at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 zone.
-Architectural approval is required.
-A special development permit for excessive slope review per Sec. 16-10-20 is required.

LEGAL DESCRIPTION: Block 7, Lots 15 and 16
ADDRESS: 2 Teocalli Avenue
ZONE DISTRICT: R1
OWNER: Edward L. Felton, Jr. Trust Dated 12/28/1999
APPLICANT: Andrew Hadley and Jonathan Augello
DRC MEMBERS: Anderson and Schmidt (4/21/2025); Schmidt and Nauman (5/12/2025)
STAFF MEMBER: Jessie Earley, Planner III

ATTACHMENTS:
1. Plans
2. GIS Map
3. Photos
4. DRC Notes (4/21/2025 and 5/12/2025)
5. Section 16-10-20
6. Section 16-4-10 through 16-4-70 (R1 zone)
7. Excessive slope review letter (05.07.25)
8. Excessive slope review narrative
9. Avalanche report

These packet materials are available at this link. Staff can provide paper copies of the packet upon request.

PROJECT DESCRIPTION
1. Construct additions to the existing single-family residence.
2. Construct a cold accessory building.

PROJECT LOCATION:

PUBLIC NOTICE

This item was properly noticed per Section 16-22-110 (c). The affidavit of posting is on file in the Community Development Department.

I. **Background/Overview**: Andrew Hadley and Jonathan Augello submitted an application on behalf of Edward L. Felton Jr., Trust Dated 12/28/1999 for additions to the existing single-family residence and a new cold accessory building.

1 Driveway Perspective
12" = 1'-0"

II. **Status:** The applicants met with the DRC on April 21st. Notes from this meeting are attached for more detailed information. The following revisions to the plans have been made:

- Reduced the size of the west-facing dormer to be less than 30% of roof area.
- Changed the east dormer to a shed dormer to match the west dormer.
- Reduced the size of the chimney. Brought chimney in below roof to avoid odd roof extension. Moved stack slightly to north to provide code clearance.
- Changed railing to wood.
- Moved parking and snow storage onto property.

The applicants met with the DRC on May 15th. Notes from this meeting are attached for more detailed information. The following updates have been included:

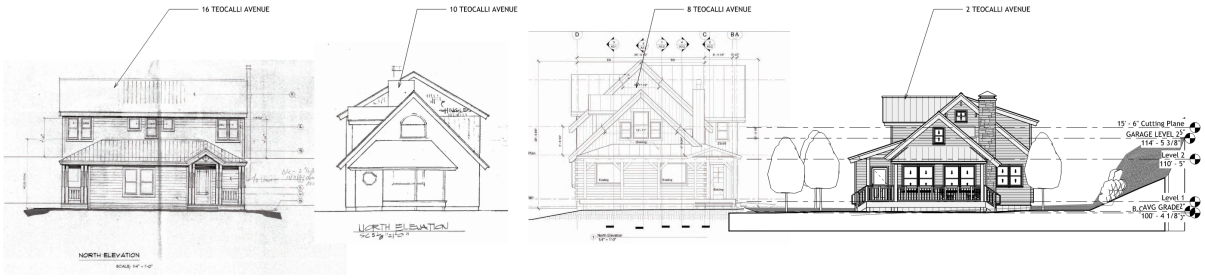
- Excessive slope review letter (05.07.25)
- Excessive slope review analysis provided
- Avalanche report provided

III. **Context:** Refer to guidelines 4.25-4.26. The neighborhood contains a mix of small 1 ½ story and two-story homes. The roof forms are relatively simple. Consider whether the forms and style of the additions will relate with the existing forms found within context and style of the neighborhood or if they will appear excessively dissimilar.

The Board should determine whether the overall scale and forms of the residence comply with the intents 4.25 and 4.26 (excessively similar or dissimilar) in relation to the neighborhood context.

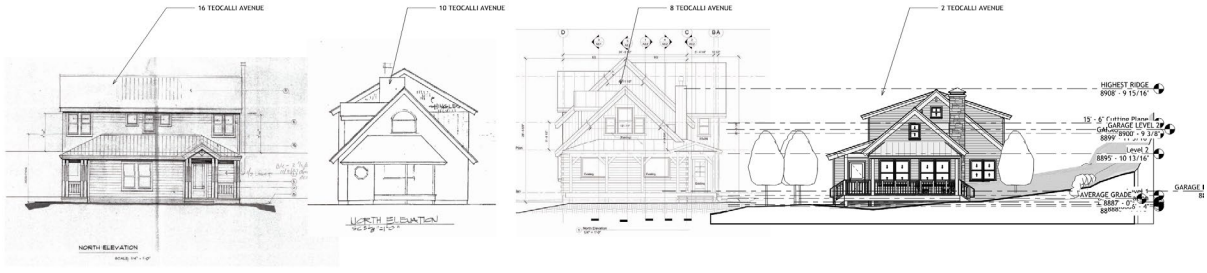
GL	Staff Analysis	DRC Recommendation

4.25 Excessive similarity	The forms differentiate from the newer residences located in the 0 block of Teocalli Avenue per context GL 4.25.	Support
4.26 Excessive dissimilarity	Discussion is encouraged to determine if the additions, as proposed, are contemporary interpretations and variety or if the proposal is excessively dissimilar.	4/21 DRC: Members asked for revisions to the dormers based upon GL 4.46-4.47. The applicant has provided revisions. Members asked for revisions to the chimney based upon GL 4.71. The applicant has provided revisions. 5/12 DRC: members again expressed concern for the chimney as proposed.



1 North - Streetscape Proposed
1/8" = 1'-0"

4/21/2025 DRC Streetscape (mixed dormers)



1 North - Streetscape Proposed
1/8" = 1'-0"

5/12/2025 DRC/5/27/2025 BOZAR Revised Streetscape (shed dormers)

IV. Land Use Code Review:

West End Business/Residential Zone District (Sec. 16-5-410 – 16-5-460)

Dimensional Limitations	Required by Chapter 16	Proposed	Compliant
Minimum Lot Width:	50’	50’	Yes
Maximum Lot Area:	9375 sf	6,250 sf	Yes
Minimum Lot Area:	5000 sf	6,250 sf	Yes
# Dwellings:		1	Yes
Minimum Setbacks:			
Principal: Front (North):	20’	25’7”	Yes
Principal: Side Yard (West):	7’6”-11’6”	5’7’ (existing) 11’9” (proposed addition)	Yes
Principal: Side Yard (East):	7’6”-11’6”	10’8” (existing) 7’6” (proposed additions)	Yes
Principal: Rear Yard (South)	10’ principal 5’ accessory	17’9” (existing)	Yes
Accessory: Rear Yard (South)	10’ principal	5’ (proposed)	Yes
Accessory: Side Yard (West)	7’6”-11’6”	8’ (proposed)	Yes
Accessory: Side Yard (East)	7’6”-11’6”	16’ (proposed)	Yes
Between buildings	10’	**10’**	Yes
Max FAR – Principal	0.3-0.4	0.26 (1651/6250 sf) existing 0.40 (2497.5/6250) proposed	Yes
Max FAR – All Buildings:	0.5	0.463 (2890.7/6250 sf)	Yes
Height:	30’ /20’/ 24’	23’5” (primary building, existing) 20’5” (new accessory building)	Yes (primary) No (accessory building)
Roof Pitch	Minimum 4:12	10:12 (principal, primary roofs) 4:12 (secondary roofs, porches and dormers) 10:12 (accessory building)	Yes
Width	35’	33’7” (primary building) 13’ (accessory building)	Yes
Snow Storage	>33%	**48%**	**Yes**
Open Space	-	88.9%	Yes
Parking	2 spaces	2 spaces (1 interior/1 exterior)	**Yes**

b. Special Development Permit – Excessive Slope Review (16-10-20): The excessive slope review line does cross through this lot from the southwest corner down to the middle of the lot on the south. The applicants have provided an excessive slope letter, excessive slope review narrative, avalanche study for the development proposed for this parcel.

Code Section	Staff Analysis	Status
Sec. 16-10-20 Excessive Slope Review	The property falls within the Town's designated excessive slope review area, which requires a permit to ensure that the analysis provided will address any potential hazards.	A narrative of the excessive slope review criteria has been provided, which is stamped by a geotechnical engineer.
Sec. 16-10-20 (b) (1) Whether there exists sufficient water pressure and other utilities to service the intended developments;	The applicants have reviewed the criteria within the attached document. Utilities are existing and accessible for this lot. Water Manager was consulted and confirmed approximately 100 psi for water.	Met with additional information is required prior to permitting.
Sec. 16-10-20 (b) (2) The existence of adequate roads to ensure fire protection, snow removal and road maintenance;	The proposed fire access would be from the north on Teocalli Avenue. Staff also supports the access of the site for the purposes of parking from Teocalli Avenue and the alley. The adjacent lot across the alley to the south at 1 Gothic Avenue has had plans reviewed and approved for the work done within the alley. The proposal for this lot will gain access through the area on the southeast corner of the lot. Snow storage is provided for the site and meets requirements. The owner will be required to removed snow from areas to ensure that they are accessible on a year-round basis. Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west.	Met.
Sec. 16-10-20 (b) (3) The suitability of the site for development, considering the slope, ground instability and	The site currently has an existing home. The western part of the property the ground slopes to the southwest at	Met with information required prior to permitting.

possibility of mud flow, rock falls and avalanche dangers;	approximately 20-25 degrees and is approximately 45' in height. The lower portion of the slope is supported with a rock retaining wall, which is up to 9' in height in areas. Bedrock outcrops approximately halfway up the slope, which consists of sandstone also visible on 15 Elk Avenue. This dips into the hillside and below this is colluvium. This lot and the lot to the south's colluvium consists of silty, clayey sand with angular to subangular gravel, cobbles and boulders. There is an avalanche report attached to the application. Mr. Mears explains that that this project is located directly below a 30 degree east facing slope. This slope can produce small slab or loose snow avalanches. The existing home and proposed addition are not exposed to avalanches and do not require mitigation. The existing wall serves as a break between the house and any snow falling. The proposed garage was noted to be exposed to and would have required mitigation. The applicants have reinforced this building to help mitigate this exposure. The engineer has assured that subsurface conditions consist of rock and soil suitable for traditional foundation construction for the addition and the new accessory building.	
Sec. 16-10-20 (b) (4) The effects of the development on the natural watershed, runoff, drainage, soil erosion and consequent effects on water pollution;	Drainage information has been provided on the site plan. It shows drainage to the north and northeast corner of the lot. The drainage will need to be finalized with the Building Official and Public Works department to ensure that it does not negatively impact the neighbors to the east. Soil erosion and water pollution must be mitigated using best management practices during and after construction. This will be evaluated by the Public Works Department. A Stormwater Management Plan (SWMP) is needed to address construction during summer months. The following will be added: -A permanent SWMP that references the approved dewatering plan for the site	Met with additional information required prior to permitting.

	must be provided prior to permitting and will remain in effect.	
Sec. 16-10-20 (b) (5) The design and location of any proposed structure, roads, driveways or trails and their compatibility with the terrain;	The existing home and the proposed addition is proposed well away from the terrain and is therefore compatible with the terrain. The engineer also confirms this in their letter. The applicant has proposed parking off the alley and one space off Teocalli Avenue, as encouraged by the Design Standards and Guidelines (2.28). The distance from the primary to the accessory building meets the 10' minimum. Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west.	Met
Sec. 16-10-20 (b) (6) Whether proposed grading will result in least disturbance to the terrain, vegetation and natural land features;	There are not significant changes to topography proposed for the application. The proposed addition to the primary and accessory building will sit within the slope rather than cutting into it. Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west.	Met with additional information required prior to permitting.

	This lot will utilize the work done to the alley for the lot to the south and access their lot from the southeast corner rather than proposing additional alley work and grading. Soil erosion and water pollution must be mitigated using best management practices during and after construction. This will be evaluated by the Public Works Department. A Stormwater Management Plan (SWMP) must be provided to address construction during summer months. The following will be added: -A permanent SWMP that references the approved dewatering plan for the site must be provided prior to permitting and will remain in effect.	
Sec. 16-10-20 (b) (7) The placement of structures so as to minimize roads, cutting and grading, increase open space and preserve the hill as a scenic resource;	There are not significant changes to topography proposed for the application. The proposed addition to the primary and accessory building will sit within the slope rather than cutting into it. Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west. This lot will utilize the work done to the alley for the lot to the south and access their lot from the southeast corner rather than proposing additional alley work and grading.	Met with additional information provided prior to permitting.
Sec. 16-10-20 (b) (8) The reduction of building height and bulk to maintain the open character of the hillside.	The ridge of the existing primary building is below the 30' maximum for the R1 zone district, as measured from natural grade at 23'5". It must be confirmed from the applicant that the proposed accessory building will not exceed the 20' height requirement.	Met.

V. Design GL Analysis

R-1 Zone: The purpose for which this District is created is the provision of areas for low-density residential development along with customary accessory uses. Recreational and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.
Today this area is a mix of occasional historic structures and newer buildings. The district is primarily composed of more recent buildings. During the 1980's and early 1990's much of the new residential construction was in scale with buildings seen traditionally in the area. The scale of residences increased as the Kapushion and Verzuh subdivisions were annexed into Town in the mid-1990's and 2000's. Many of the historic structures have additions and other alterations. Coal Creek flows through this area, breaking the pattern of lots between Third and Fourth Streets. This provides a distinct identity to the development in this area.

The Town's design goals for this district are:

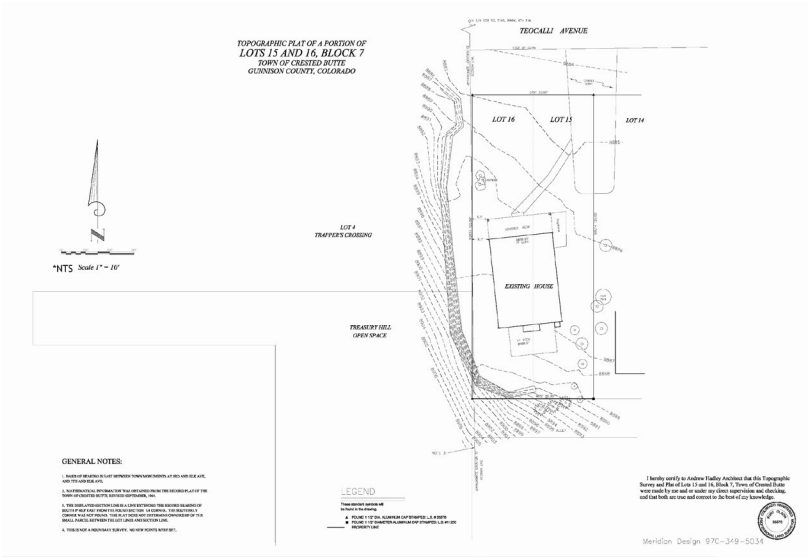
- To encourage appropriate infill and changes to existing structures that complement the character of the historic residential core areas.
- To maintain the size and scale of the R1 neighborhoods so they complement, rather than overwhelm or detract from, historic structures.
- To maintain and encourage pedestrian size, scale, uses, and orientation.
  To allow for greater flexibility in design compared with what is allowed in historic areas.

a. **Site planning:** Refer to GL: 2.16-2.40, 5.90-5.94.

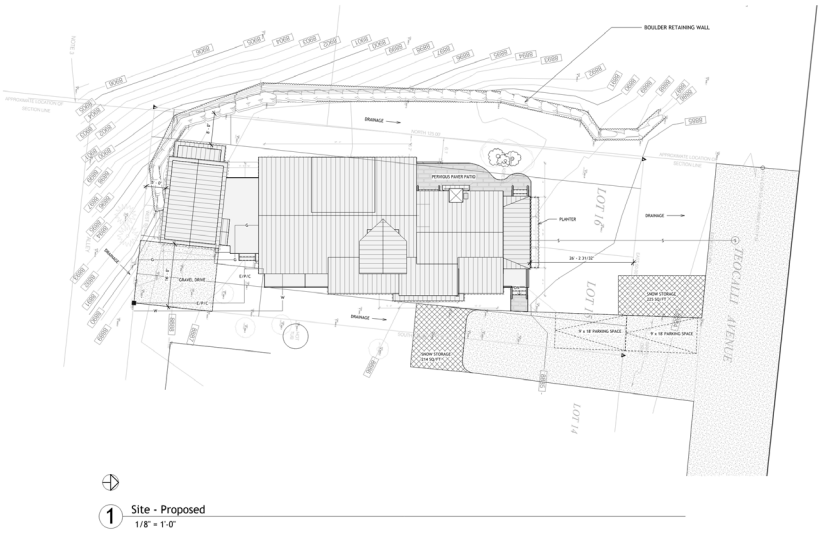
GL	Staff Analysis	DRC Recommendation
Topography	Topography has been provided. The lot is 8885' on the northeast corner stepping up in grade drastically to the west on the lot adjacent. Then the lot steps up from 8885' to 8901' on the southwest corner of the lot. The average grade for the purpose of measuring FAR will be 8887' for the primary building and 8889' for the accessory building. The applicant has put existing grade lines on the elevations, which is helpful.	4/21 DRC: Add information to the plans. Applicant has added natural grade lines to elevations to help confirm height and FAR.
2.8 Drainage	Drainage information has been provided on the site plan. It shows drainage to the north and northeast corner of the lot. The drainage will need to be finalized with the Building Official and Public Works department to ensure that it does not negatively impact the neighbors to the east.	Support
Easements	None shown.	NA
2.16 Substantial landscaping	The plan is fairly minimal. Provision of a final landscape plan will be required for review and approval prior after permitting prior to a CO, if changes are proposed.	Support

	There is an existing retaining wall on the west and south. This is to remain, portions of this wall on the west are on the neighboring property.	
2.18 Mature trees	**The applicant has confirmed that five trees will need to be moved/replaced, dependent upon condition. They will replace any trees proposed for removal.** There is a cluster of 3 aspen trees on the west side of the lot. There is one tree on the southeast corner of the lot. Then, there are two trees in the alley to the south.	The applicant has provided this information.
2.19 New trees	There are no new trees noted on the site plan. This appears to conflict with GL 2.19. Two street trees are encouraged, potentially on the northwest corner.	Provide street trees to meet requirements.
2.16 a./ 2.20 Native plantings	Disturbed areas have not been called out for what will be planted but must be. Native plantings are encouraged by the GL.	Provide information
2.16 e Pervious materials 2.28 e &f Parking substrate	Parking and driveway on the south is noted as gravel (317.5 sf). All gravel must be class 6 road base, crushed granite will not be supported. **There is another shared drive on the northeast corner of the lot. The parking space was shifted slightly to the south and the second space was removed. This area is shown as gravel (345 sf).** There is a small pervious paver patio noted on the northwest side of the home (176.64 sf) and a small area on the east (17.1 sf). Staff finds support in relation to other applications.	Support
(2.37-2.40)/ 16-17-40 Exterior Lighting	Lighting has been identified on the exterior for both buildings and appears to comply with GL and code for night sky, as recessed cans.	Support
Solar	NA	NA
Utilities	Utility lines have been shown for wet and dry utilities. The water line is shown through the neighboring property to the east. Public Works may require that an easement is provided for this existing condition. The existing water and wastewater lines condition will need to be evaluated to determine if they are adequate or need to be replaced.	

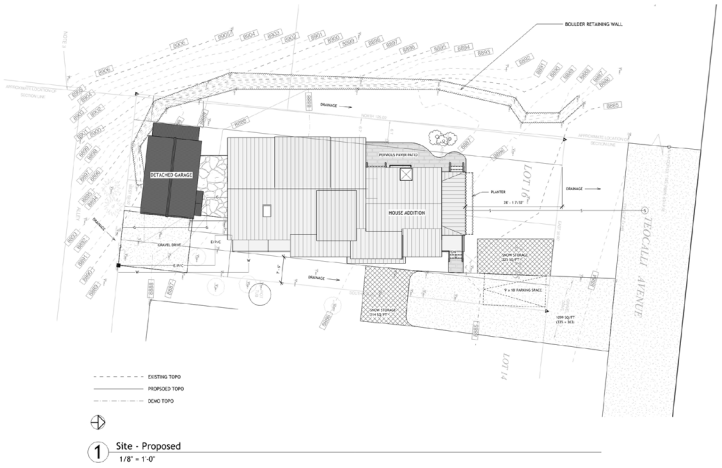
	Adjacent rights of way have been included to-scale.	
2.7 Snow Storage	**Snow storage is provided onsite and now meets the 33% requirement of the areas to be plowed. However, it is not adjacent to these areas for the area in the rear (south).**	Provide information. The applicant has shifted the areas.



Existing Site Plan



4/21 DRC: Proposed Site Plan



5/12 DRC and 5/27 BOZAR: Proposed Site Plan

b. **Mass, scale and form:** Refer to GL 4.29-4.31, 5.82-5.85

The existing residence has a simple gable roof with a ridge (40'11") perpendicular to the street. The proposed revisions to the residence offers the existing ridge with a step down (3'5") to another gable module with a ridge (21'11") perpendicular to the street on the north. There is a shed appendage on the east elevation. The covered deck area wraps from the east to the north. There is a chimney which is located on the west elevation of the home. There is a shed dormer proposed on the west elevation and a shed dormer proposed on the east elevation. Determination of whether the height of the 23'5" primary ridge and 33'7" overall width is effective in minimizing the mass and scale of the building.

GL	Staff Analysis	DRC Recommendation
4.33-4.34	Consideration of whether the forms achieve relationships with historic buildings are in GL 4.33 and 4.34. 3D drawings are helpful in determining this. This building is very small in comparison to the neighboring buildings on the street. Even with the additions, the building remains small with the 23'5" height. **The dormers were revised, which helps to make the proposal simpler.**	4/21 DRC: Members supported the overall mass/scale/form. They didn't support the dormers as proposed. The applicant revised these dormers. 5/12 DRC: Support

	The 3D perspectives are very helpful to understand how the adjacent buildings, the proposed building's setback and the hillside all will affect how the home will affect how you see this home.	
4.34 Discernable primary module	The front module is lower than the existing gable module, which would be considered the primary module. This appears as though it may conflict with this GL as it asks for this to be the closest module to the street.	Support

4/21 DRC: Southeast perspective

5/12 DRC: Southeast perspective

4/21 DRC: Northeast perspective

5/12 DRC: Northeast perspective

c. **Design and Style:** Refer to GL 4.35-4.40

GL	Staff Analysis	DRC Recommendation
4.35 Interpretation of historic styles	Discussion of whether overall building forms appear as a product of their own time while relating with historic forms seen in town is encouraged. Staff finds support.	Support
4.36-4.37 Contemporary interpretations	Discussion is encouraged as to whether the design of the home relates with the overall styles within the neighborhood	Support

	or appears incongruent. Staff finds support.	
4.38 Mixing styles	The existing style of the building is evident of the 1970's construction. The additions to the building will take the building away from that time period to meet the current GL relating to the current POS (1880-1952). This doesn't appear to inappropriately mix styles.	Support
4.39 Additions	This addition will add roughly 800 sf to the existing 1651 sf building. The roof pitches match with the existing pitch. **Discussion is encouraged to determine if the addition complements the existing scale and form of the addition. The revision of the dormers helps to simplify this.** Architectural details and materials are consistent throughout the home.	4/21 DRC: Members supported the overall design and style. They didn't support the dormers as proposed. The applicant revised these dormers. 5/12 DRC: Support

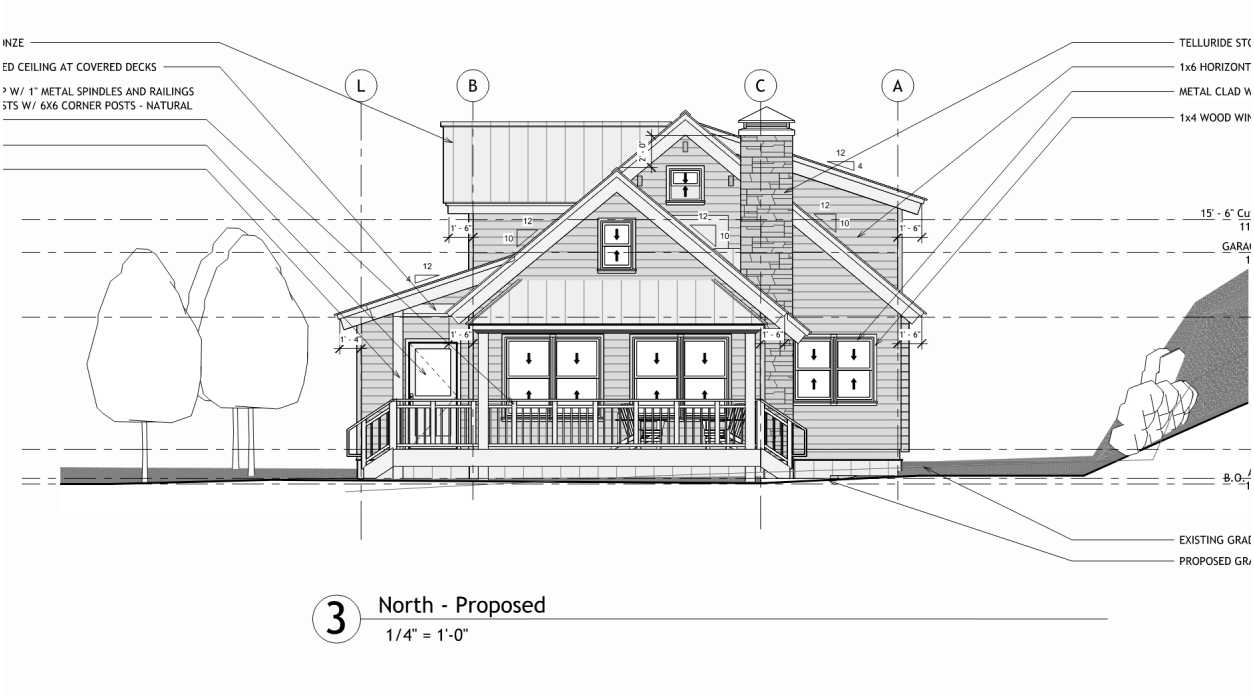
d. **Roof forms:** Refer to guidelines *4.41-4.45.

GL	Staff Analysis	DRC Recommendation
4.41	The gabled roof forms are symmetrical and appear consistent with the intents of 4.41.	Support
4.42 Shed roofs 4.43 Mixing roof styles	**The use of the shed roof on the east, west and north seem consistent with this GL. General support.**	Support
4.44 Ridge lines	The 40'11" ridge (including overhangs) perpendicular to the street/alley is existing. The new proposed ridge (21'11") meets the intent of GL 4.44 a.	Support
4.45 Roof pitches	Roof forms of the primary modules employs 10:12 pitches, as encouraged in 4.45. Consider whether the lower pitch of the porch modules and shed appendages (4:12) are effective in providing acceptable variations or if they add complexity. Consult GL 4.45 and 4.35 (contemporary interpretation). Staff finds support.	Support

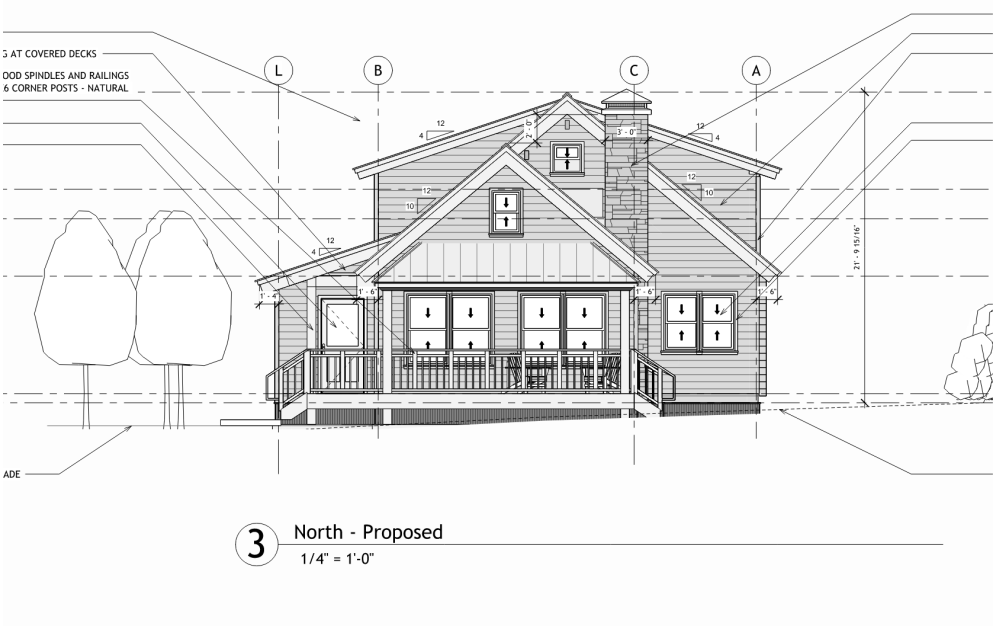
e. **Dormers:** Refer to guidelines *4.46-4.47

GL	Staff Analysis	DRC Recommendation
4.46 Dormers in new construction	**West shed:** There is a dormer proposed on the west elevation of the existing building module. It is a shed dormer. Shed dormers are not the dominant form in this neighborhood, as seen in the streetscape. Staff finds support.	4/21 DRC: Members did not support the mix of dormers. So, the applicant revised the proposal for two shed dormers. 5/12 DRC: Support

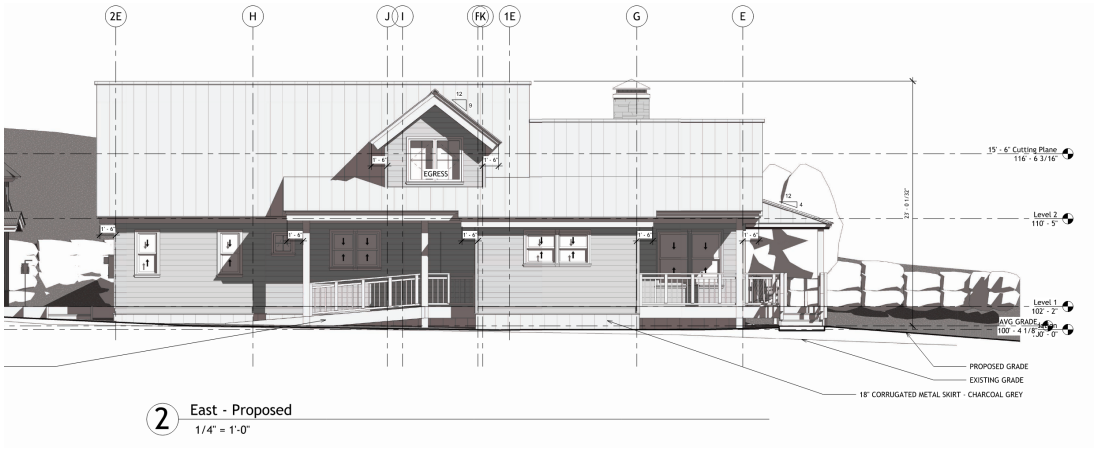
	<u>East shed</u>: There is a shed dormer proposed on the east elevation of the existing building module. Support **GL 4.46 c suggests that dormer types should not be mixed on a module when highly visible from the street. So, the gable dormer was changed to a shed dormer on the east.**	
4.47 Dormers	**<u>West shed</u>**: The dormer steps down 8" from the ridge of the module but appears large on this elevation. **<u>East shed</u>**: The dormer steps down 8" from the ridge of the module and achieves subordination. a. **<u>West shed</u>**: **The dormer, as proposed occupies 29.5% of the roof, which now supported by this GL that requires 30%.** **<u>East shed:</u> The dormer, as proposed occupies 20% of the roof, which is supported.** b. **<u>West shed</u>**: The dormer is lower than the ridge. There is a section of roof beneath, support. **<u>East shed:</u>** The dormer is lower than the ridge. There is a section of roof beneath, support. c. NA. d. **<u>West shed</u>**: The dormer as proposed is in the middle 70% of the roof form. **<u>East shed</u>**: **The dormer is proposed within the first 1/3 of the roof, not the middle 70% as the GL suggests.** **<u>e. West shed:</u> The vertical wall of the dormer is 5'4". This must be reduced to 4' to meet the intents of the GL**. **<u>East shed:</u> The vertical wall of the dormer is 4'4", which also must be reduced slightly to meet the intents of the GL.**	4/21 DRC: Members did not support the mix of dormers. So, the applicant revised the proposal for two shed dormers. 5/12 DRC: Support Members also asked for the dormers to be revised to ensure compliance with the 4' vertical wall requirement.



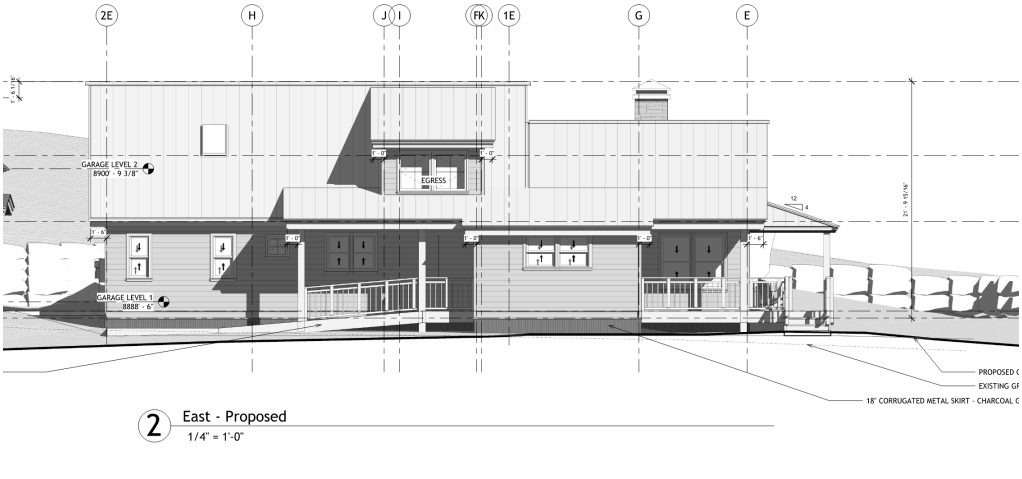
4/21 DRC: North Elevation



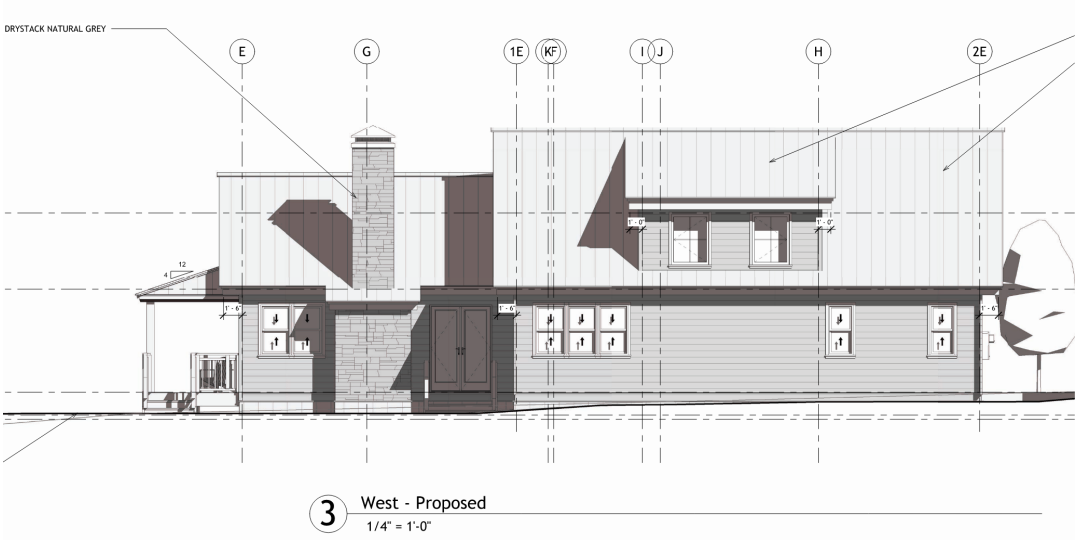
5/12 DRC: Revised North Elevation



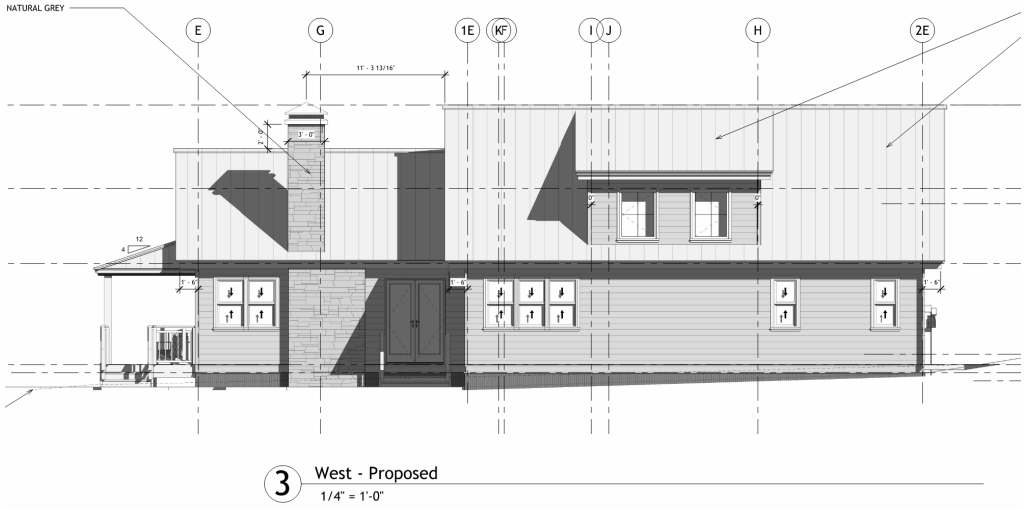
4/21 DRC: East Elevation



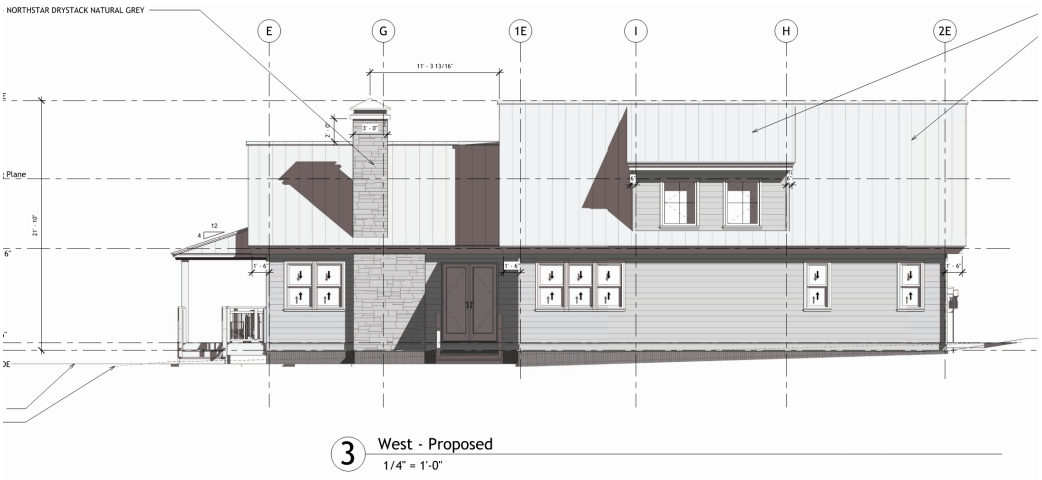
5/12 DRC: Revised East Elevation



4/21 DRC: West Elevation



5/12 DRC: Revised West Elevation



5/27 BOZAR: Revised West Elevation

f. **Porches/Balconies:** Refer to guidelines *4.49-4.52

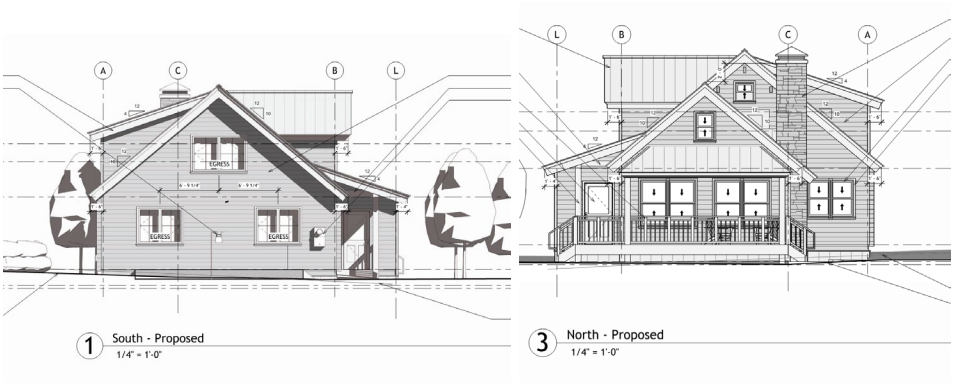
GL	Staff Analysis	DRC Recommendation
4.49 Covered porches	The entry porch on the North is a hipped covered area and East is a shed, which is a common entry porch detail. Support	Support
4.50 Mix of porch styles	The entry porch extends 7'x18' (north) and 5'x10' (east) and complies with the intents of GL 4.50 b encouraging a depth of four feet.	Support
4.51 Side and rear porches	The porch proposed on the southeast appears to comply with this GL.	Support
4.52 Second and third story decks	NA	NA

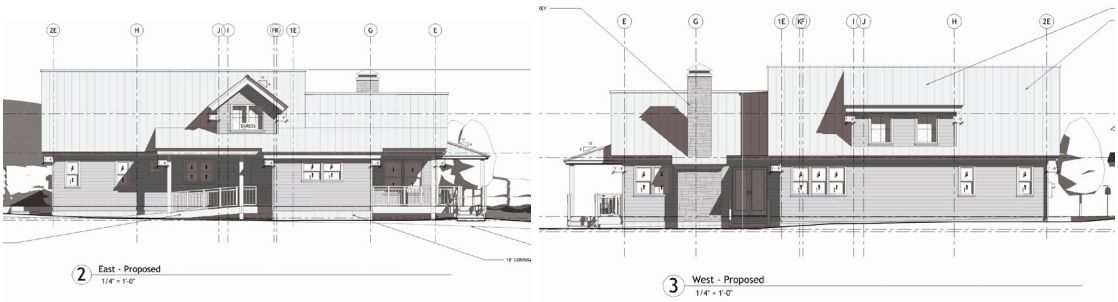
g. **Windows:** Refer to Guidelines 4.53-4.63.

GL	Staff Analysis	DRC Recommendation
4.53/5.43 Window to wall ratio	Window to wall ratios along the front elevation (north) proposes 108.6 sf of glazing/576.16 sf wall space, which is 18.8% window to wall. The building exists with two large picture windows and door glazing on the front elevation and two triangular windows and a rectangle within the gable. The first floor proposes three, two packs and door glazing (85.9 sf). There is a single window in each of the gables	Support

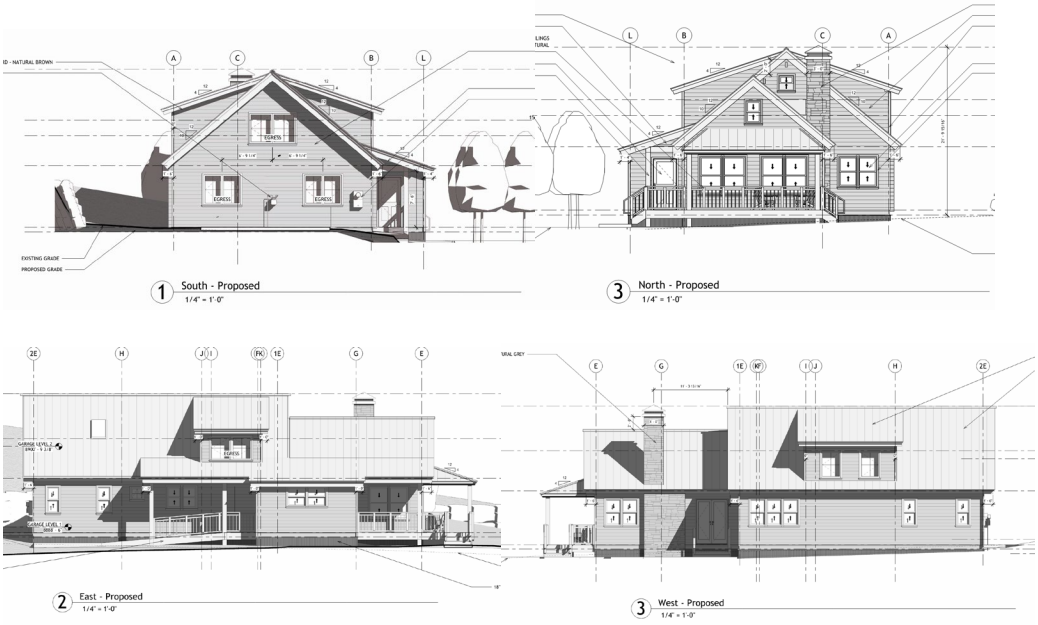
	(4.01 sf and 5.01 sf), which meets the intents of the GL. On the west elevation there are currently no windows. This proposal is for two single windows, a three pack, a two pack and door glazing on the first floor. Then, there are two single windows on the second floor. On the east elevation, there are two, two packs that are existing. The proposed elevation is for three, two packs of windows and three single windows on the first floor, and a two pack on the second floor. The south elevation proposes two, two packs on the first floor, and a two pack within the second floor gable.	
4.54 Vertical emphasis	Some windows are proposed as two over two, and others are proposed as a one over one. One style should be chosen Windows are double hung and double hung style casement windows, which is consistent with historic homes. A window schedule has not been included but should be. The windows are proposed as casement and double hung, which is supported by GL 4.54 a. Window operations have been noted on the plans. These windows must have simulated divided lights, which are noted on the plans and materials list. A limited number of small square windows are allowed per GL 4.54 c and there is one window on the east elevation. This meets the intents of this GL.	4/21 DRC: Choose one style of window one over one or two over two.
4.56 Window material	Aluminum clad (dark bronze) windows are noted. General support	Support
4.57 Fenestration pattern	It appears that there is 12" to corners, which was confirmed by the applicant at the DRC.	Support
4.58 Groupings of 2 or more windows	All three packs of windows must have 3.5" of dividing trim because this is a core zone. These windows cannot be mulled. This must be revised for the three pack on the west elevation. The two packs on all elevations appear to meet the intents of this GL.	4/21 DRC: Provide 3.5" of trim for west three pack of windows

4.58 c. Window sizes	The front elevation does not propose more than four window sizes, support. It appears that there are no more than six sizes on the north, east, and west.	Support
4.59 Window and door trim	Wood trim is noted (1"x4" wood). Trim surrounds appear consistent with the GL.	Support
4.60 Divided lights	Simulated divided light windows will be provided, as required. Some windows are proposed as two over two, and others are proposed as a one over one. One style should be chosen	4/21 DRC: Choose one style of window one over one or two over two.
4.61 Transom windows	NA	NA
4.63 Window wells	NA	NA





4/21 DRC: Elevations glazing



5/12 DRC and 5/27 BOZAR: Elevations glazing

h. **Doors:** Refer to GL 4.64-4.69.

GL	Staff Analysis	DRC Recommendation
4.64 Primary door	**The primary door is proposed as ½ light wood (natural).**	Support
4.66 Secondary doors	There are ½ light doors on the south (deck) wood (natural), which all appear to meet the intents of GL 4.66. There is a full light French door on the west elevation. Confirmation of material and color is needed, but this appears to meet the intents of the GL.	Support

i. **Lighting**: Refer to GL 2.37-2.40.

GL	Staff Analysis	DRC Recommendation
2.37 /4.74 Exterior lighting	Lighting has been noted by entries on the exterior and are consistent with the GL and code.	Support

j. **Materials:** Refer to GL 4.75-4.83.

1 Driveway Perspective
12" = 1'-0"

TELLURIDE STONE - NORTHSTAR - ROUGH CUT

STANDING SEAM METAL ROOF - DARK BRONZE

1x6 HORIZONTAL WOOD SIDING ON ADDITIONS - PAINTED FOREST GREEN

Siding is proposed as a horizontal 1”x6” wood siding on additions (forest green). Siding is 3”x8” horizontal wood siding (forest green) on the existing portions of the building. There will be an 18” corrugated metal foundation cover (charcoal gray). There is a chimney on the west elevation which is Telluride stone (NorthStar, natural gray rough cut).

Roofing is proposed as a standing seam (dark bronze) for the primary module.

Trim is noted as 1”x4” wood (green). There is a 2”x10” fascia (natural brown) and 2”x4” frieze board (natural brown) noted on the plans, but the materials list notes a 1”x12” (brown). Corner boards are noted as 1”x4” for the addition.

The primary door is noted as a ½ light wood (natural). There is another ½ light door on the south wood (natural). Then, there is a full light French door on the west, confirmation needed for material and color.

Windows are proposed as aluminum clad with casement and double hung with simulated divided lights (dark bronze).

The front elevation covered deck and side deck on the east proposes 2”x4” top cap with 2” wood spindles and railings. There are 4”x4” center posts with 6”x6” corner posts (natural brown).

GL	Staff Analysis	DRC Recommendation
4.71 Chimneys	The chimney does not exit from the ridge, as seen historically. **The chimney is 3’ x 3’ at the top as it exits the lower part of the eave on the west. Then, the base of the chimney is increased in size to 6’3” width as seen from the west. It does not appear as chimneys were seen historically. Discussion is encouraged if it can be supported due to the location on the side elevation.**	4/21 DRC: Members asked for revisions to the chimney, as it appeared to conflict with the GL. The applicant has provided revisions. 5/12 DRC: Members again voiced concern regarding the chimney as proposed.
4.72 Eaves and overhangs	The proposed appears to meet the intents of this GL.	Support
4.75/5.44 Exterior materials	Siding materials of the primary module appear to meet the intents of this GL.	Support
4.76 Siding materials	NA	NA
4.75 e /4.80 a foundation treatment	The metal is applied 18” or less and meets the intents of this GL specific to the foundation cover.	Support
4.81 Mix primary materials	There are two materials on the primary module, which was supported. The existing is 3”x8” horizontal and new is 1”x6” horizontal.	Support
4.82 Roofing	The standing seam roof is supported.	Support
4.83 Porch railing	**This GL does not support the use of metal on front porches. So, the metal material was revised to wood for the spindles.** The Board can discuss the materials for the porches as proposed on the east.	4/21 DRC: Members asked for the metal material of the railing to be revised. The applicant has provided these revisions. 5/12 DRC: Support

Accessory building mass/scale/form and placement (garage): Refer to GL 4.84-4.86, 4.89;
The proposed south accessory building is a simple 13'x29' gabled building. The accessory has a 10:12 pitch. This must be a cold building due to the size, as proposed.

GL	Staff Analysis	DRC Recommendation
4.84 Smaller in size	The proposed building is smaller in scale than the primary building, as requested by the GL.	Support
4.85/5.94 Rear of the site	The proposed building is located at the rear (south) of the lot. Support.	Support
4.86 Vary appearance	As seen in the 3D models, this building will vary in appearance from other buildings on this portion of the block.	Support
4.89 d. porches	There is a small cricket on the north to help protect the entry door.	Support

1 Garage Perspective
12" = 1'-0"

a. **Accessory building windows:** Refer to GL4.53-4.63, 4.89;

GL	Staff Analysis	DRC Recommendation

4.53; 4.89 AB fenestration	There is a single window in the gable on both the east and west. Then, there are two single windows proposed on the south and one window on the north.	Support
4.54 Vertical emphasis	Windows are proposed as one over one double hung windows.	Support
4.56 Window material	Windows are noted as aluminum clad (dark bronze) to match primary building. Support.	Support
4.59 Trim	Wood trim is noted. Size and color confirmation is needed. Support	Provide sizing for trim.

b. <u>Accessory building doors:</u> Refer to GL –4.64-4.66, 4.68-4.69 4.90;

GL	Staff Analysis	DRC Recommendation
4.66 Secondary Doors	**There is a ½ light person door on the north wood (natural).**	Support
4.69, 4.90 Garage doors	**There is a garage door proposed on the east. The door will have a wood veneer, as required. Support.**	Support

c. **<u>Accessory building materials</u>**: Refer to GL 4.82, 4.89

The building proposes 8" vertical boards with 2" batten siding (natural brown). **There will be an 18" corrugated metal foundation cover with a 1"x metal cap in galvanized (medium gray).**

Roofing is proposed as a corrugated metal, (medium gray).

Trim must be confirmed for size and color. Fascia is noted as a 1"x8" wood (natural brown) and corner boards are proposed as 1"x4" wood (natural brown).

There is a ½ light person door on the north, wood (natural brown). There is a garage door proposed on the east ¼ light with wood veneer (natural brown).

Windows are proposed as aluminum clad with double hung (dark bronze).

GL	Staff Analysis	DRC Recommendation
4.82 Roofing	Corrugated metal is supported.	Support
4.89 c Simple design and details	The siding, as proposed, is supported.	Support

II. Overview of DRC Findings:

- **Recommendation of support for revised site plan, (including snow storage, landscaping, parking, drainage) with required information provided.**

- **Recommendation of support regarding materials for both buildings, as proposed.**
- **Recommendation of support regarding the mass/scale and form of the accessory building.**
- **Recommendation of support regarding the architectural appropriateness of the accessory building.**
- **Recommendation of support regarding mass/scale and form of the additions to the primary building.**
- **Recommendation of support regarding architectural appropriateness for the additions to the primary building with discussion about:**
    i. **Chimney**

II. Proposed Findings and Motions

1. Finding (excessive slope review):

The development area at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 zone is located within the excessive slope review and the proposed structure can be **supported** or is opposed. The application **does** or does not comply with Municipal Code Sections; 16-10-20 b. (1 -8) pertaining to excessive slope review.

Provided that the following conditions are met:

- Final design of the onsite drainage plan must be reviewed and approved by the Building Official and Public Works Department prior to permitting.
- Soil erosion and water pollution must be mitigated using best management practices during and after construction. This will be evaluated by the Public Works Department.
- A Stormwater Management Plan (SWMP) must be provided to address construction during summer months. The following will be added:
    - A permanent SWMP that references the approved dewatering plan for the site must be provided prior to permitting and will remain in effect.
- Prior to permitting, engineered plans must be provided to show how the existing wall will tie into the new accessory building. Any modifications to the existing wall will necessitate drawing provided by a licensed engineer and will need to be reviewed and approved by staff. Any encroachments proposed for the alley would need to be evaluated to determine if they are supported or not. If so, a Revocable License Agreement would be required. Any modification would also need to contemplate how this will effect the wall as it extends to the Treasury Hill property to the west.

Motion (excessive slope review):
Motion to **approve** or deny a special development permit for excessive slope review for the development plan located at the aforementioned address in the R1 zone, based the finding and contingent upon architectural approval.

2. Finding (Architectural Appropriateness)

Finding

The Board finds that the application of **Edward L. Felton, Jr Trust Dated 12/28/1999** to site an addition to the primary building and to construct a cold accessory building to be located at 2 Teocalli Avenue, Lots 15 and 16, Block 7 in the R1 zone **will not appear** or <u>will appear</u> excessively dissimilar to structures of like use within the surrounding neighborhood.

The forms of the additions **are** or <u>are not</u> consistent with additions in the R1 zone neighborhood.

The application **can be supported** <u>or is opposed</u> by the application of Guidelines 4.25, 4.26 (context), 4.32-4.34 (massing/forms), 4.35-4.39 (design and style), 4.41-4.45 (roof forms), 4.46-4.47 (dormers) 4.49-4.50 (porches and decks), 4.53-4.60 (windows), 4.64-4.66 (doors), 4.74 (lighting), 4.75, 4.80-4.83 (materials) and ____, with the following conditions:

- Final landscape plan should be provided to the building department for Chair review and sign off if changes are proposed during the construction phase. If any trees need to be removed, this will come back to the BOZAR Chair and Town Staff and replacement trees will be required.
- The following information must be added to the site plan prior to permitting:
  - Two street trees
  - Ground cover for disturbed areas
  - Snow storage area adjacent to the parking area on the south
- The water line is shown through the neighboring property to the east. Public Works may require that an easement is provided for this existing condition. The existing water and wastewater lines condition will need to be evaluated to determine if they are adequate or need to be replaced.
- Parking will be maintained and accessible on a year-round basis.
- Snow must be stored on the site or removed from the site. Snow may not be placed on the Town rights of way.
- The improvements will be constructed as per the approved plan on file at the Town offices.
- All gravel must be class 6 road base, crushed granite will not be supported.

Chimney (support): The west chimney **can be supported**, as drawn per the application of GL 4.25-4.26, 4.71.

<u>Chimney (denial)</u>: The west chimney is seen as oversized and dominates the façade, as discouraged by GL 4.71 and therefore <u>does not comply</u> per the application of GL 4.26, and 4.71.

(Accessory Building)
The cold accessory building appears subordinate in scale to the residence by reducing the overall mass on the site and conveys relationships with historic styles. The architectural design of the building can be **supported** or <u>cannot be supported</u> based upon the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.84-4.86 (location and massing/forms, scale), 4.89 and 4.90 (materials) and _____.

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Motion (Architectural appropriateness)

Motion to **approve** or deny architectural appropriateness for the application of **Edward L. Felton, Jr Trust Dated 12/28/1999** to site an addition to the primary building and to construct a cold accessory building to be located at the aforementioned address in the R1 zone (with any changes specified _____) based upon the finding, and per the plans and materials list.

DRC Notes 5/12/2025 DRC
Members; Schmidt

1. Felton (2 Teocalli); Staff Overview: Nauman stepped out due to a conflict on the project. Earley explained that Jonathan Augello and Andrew Hadley submitted revised plans for an addition to the existing SFR and a new cold AB at 2 Teocalli Avenue within the R1 zone. This lot has the excessive slope review line which extends through it. So Section 16-10-20 applies. More information is required specific to this review and will come to the full Board meeting for discussion. A streetscape has been included for review of context and mass/scale/form for the additions. The addition to the existing SFR is subordinate and was supported. The buildings were separated by 10' wall to wall. Natural/existing grade have been noted on elevations and sections to ensure that average grade is correct and therefore FAR is correct. The same is true for the height it appears that the accessory building may exceed the requirement. Snow storage has been moved onto this site. The parking on the south must have snow storage adjacent. It does meet 33% of the areas to be plowed. The parking was shifted onto this private property. Only two spaces are required. Confirmation is required regarding the number of trees to be removed. The 3D perspectives are helpful in assessing the mass/scale/form for the building, which was supported overall. The dormer on the east was revised to be a shed dormer to better conform with the west dormer. The west dormer still exceeds 30% and must be reduced. The front module is lower than the existing 23'2" module, which was supported overall. Roof forms meet requirements. Porches are compliant. The three pack of windows on the west must be separated by 3.5" of trim. Doors appear compliant. Lighting is compliant. The chimney does not exit from the ridge as seen historically. It is also 3'3"x3'3" at the top and then steps to 6' in width at the base. It doesn't appear as chimneys would have historically per GL 4.71. Siding and foundation cover is consistent. Roofing is consistent. The porch railing was revised to be wood on the front (north) per GL 4.83. The placement and simplicity of the accessory building is supported. Roof forms are supported. Windows and doors are supported. Materials are supported.

Hadley and Augello confirmed that five trees on the southeast corner (2" caliper) each would need to be removed. Members encouraged showing replacements.

The chimney was not supported, as proposed.

The dormer was updated as a shed and was supported.

DRC Notes: 4/21/2025 DRC
Members; Anderson and Schmidt

Felton (2 Teocalli)

Staff: Early explained that Jonathan Augello and Andrew Hadley submitted plans for an addition to the existing SFR and a new cold AB at 2 Teocalli Avenue within the R1 zone. This lot has the excessive slope review line which extends through it. So Section 16-10-20 applies. More information is required specific to this review and will come prior to the next meeting. A streetscape has been included for review of context and mass/scale/form for the additions. The addition to the existing SFR is subordinate. The buildings must be separated by 10' wall to wall, right now it is 9'9". Natural/existing grade must be confirmed on elevations and sections to ensure that average grade is correct and therefore FAR is correct. The same is true for the height it appears that the accessory building may exceed the requirement, but natural grade will help to confirm this. Snow storage must be moved onto this site. It cannot be shown on the adjacent property or ROW. It must be 33% of the areas to be plowed. The parking also must be shifted onto this private property. Only two spaces are required. So, the third space must be removed. Confirmation is required regarding the number of trees to be removed. The 3D perspectives are helpful in assessing the mass/scale/form for the building. Discussion is encouraged regarding the varied dormers to determine if this adds mass/complexity to the building. The front module is lower than the existing 23'2" module. Discussion is encouraged to determine if this meets the intents of the GL. Roof forms meet requirements. GL 4.46 encouraged the dormers to not be varied when highly visible. It is staff's perspective that this is highly visible. The west shed dormer occupies 32.1% which exceeds the 30% allowed. The vertical wall of the dormer exceeds 4' required by the GL 4.47. Porches are compliant. The three pack of windows on the west must be separated by 3.5" of trim. It is required that it be confirmed that these windows will be simulated divided light. Doors appear compliant. Lighting is compliant. The chimney does not exit from the ridge as seen historically. It is also 3'3"x3'3" at the top and then steps to 6' in width at the base. It doesn't appear as chimneys would have historically per GL 4.71. Siding and foundation cover is consistent. Roofing is consistent. The porch railing is not consistent on the front (north) with metal per GL 4.83. This must be metal. The placement and simplicity of the accessory building is supported. Roof forms are supported. Windows and doors are supported. Materials are supported.

Applicant: Augello and Hadley mentioned that they will revise the railing material for the front. Gallen in Hadley's office made the revision to ensure that 10' wall to wall is met.

DRC discussion: There was support for the north addition pertaining to M/S/F.

Members encouraged the applicant to revise to either both shed dormers or both gable dormers to better meet the GL.

The chimney was commented on regarding the large base, revisions were encouraged to reduce the visual impact.

AB – The garage door was discussed as tall, but it was determined that the narrowness of the structure created this and it could be supported, as proposed.

Overall support.

West – the gable cricket needs to be shown.

Augello and Hadley talked scheduling and will have updated drawings for the May 12th DRC to staff by May 2nd. The required information for the excessive slope review must be received by May 9th to be published on May 13th and then included for the May BOZAR.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME FELTON Remodel & Addition

LEGAL Lots 15 & 16, Block 7 ZONE R1

ADDRESS 2 Teocalli Ave, Crested Butte, Co. 81224

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi-Family
- [x] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [x] Standing Seam
- [ ] 5-V Crimp
- [ ] Other - DARK BRONZE

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x]	Horizontal	1x6" Horizontal wood	-	forest green ② Addition
[ ]	Vertical	3x8" Horizontal wood	-	brown ② Existing
[x]	Other	18" corrugated metal skirt	-	charcoal grey
[ ]	Stucco			
[ ]	Trim			

☑ Fascia 1x12" wood - painted Brown

☑ Corner Boards 1x4" corner boards at addition, N/A at existing

DOORS

	MATERIAL	STYLE	FINISH
✓ Primary door	WOOD	1/2 LITE	Natural Brown
✓ Secondary door	WOOD	1/2 LITE	Natural Brown

WINDOWS

Type:
- ☐ Casement
- ☑ Casement, egress
- ☑ Double hung
- ☐ Awning
- ☐ Fixed
- ☐ Slide-by

Style:
- ☑ Simulated, divided lite
- ☐ True, divided lite (historic)
- ☐ Decorative mullions
- ☐ Other _____

Material:
- ☐ Wood
- ☑ Aluminum clad, wood
- ☐ Other _____

Glazing:
- ☑ Low E
- ☐ Heat mirror
- ☐ Tempered
- ☐ Standard
- ☐ Other _____

Describe locations if a mix is used Double hung at Living Areas and Casement windows at Bedrooms for egress

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Chimney on West Elevation clad in Telluride stone - dry stack, natural grey

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 4/14/25

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Felton Remodel & Addition - Garage

LEGAL LOTS 15 & 16 Block 7 ZONE R1 C

ADDRESS 2 Teocalli Ave, Crested Butte, CO 81224

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [x] Accessory Building, cold - GARAGE
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other _____

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] Galvanized, Corrugated Metal - medium grey
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other _____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				
[x] Vertical	8" vertical Board with 2" Batten (wood)			- natural
[x] Other	16" corrugated metal skirt			- galvanized brown - med. grey
[ ] Stucco				
[ ] Trim				

☑ Fascia 1x6" fascia - natural brown

☑ Corner Boards 1x4" corner boards

DOORS

	MATERIAL	STYLE	FINISH
✓ Primary door	WOOD	1/2 LITE	Natural Brown
✓ Secondary door GARAGE	WOOD	1/4 LITE	

WINDOWS

Type:
- ☐ Casement
- ☐ Casement, egress
- ☑ Double hung
- ☐ Awning
- ☐ Fixed
- ☐ Slide-by

Style:
- ☑ Simulated, divided lite
- ☐ True, divided lite (historic)
- ☐ Decorative mullions
- ☐ Other

Material:
- ☐ Wood
- ☐ Aluminum clad, wood
- ☐ Other

Glazing:
- ☑ Low E
- ☐ Heat mirror
- ☐ Tempered
- ☐ Standard
- ☐ Other

Describe locations if a mix is used

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

GARAGE - South and West Elevations can not have window sills below 10' from slab elevation per Avalanche Study

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 4/14/25

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
2 Teocalli Ave. CB, CO. 81224	Lots 15+16, Block 7	R-1	

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT Andrew Hadley	Box 1294 CB, CO. 81224	970-349-0806	andrew@andrewhadleyarchitect.com
PROPERTY OWNER Kimber Felton	Box 651 S. Fremont, MA. 01258	513-376-0845	kimberfelton@me.com
CONTRACTOR TBD			
ARCHITECT Andrew Hadley	Box 1294 CB, CO. 81224	970-349-0806	andrew@andrewhadleyarchitect.com
ENGINEER Kramer & Braun	979 Cascadilla St. CB, CO 81224	406-396-2295	dylan@kandbstructural.com

BUILDING CLASSIFICATION:
SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☒ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☒ REMODEL ☒ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
Addition & remodel to existing home. New Garage Construction	MATERIALS $600,000 LABOR $400,000 TOTAL $1,000,000

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☐ _____
CONDITIONAL WAIVER ☐ _____
VARIANCE ☐ _____
PUD ☐ _____

SETBACKS

	FRONT	REAR	SIDE( )	SIDE( )
Existing				
Primary				
Accessory				
Proposed				
Primary				
Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Publication Fee Fee _____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent 2/11/25 Date

ARTICLE 10 - Special Development Permits

Sec. 16-10-10. - Purpose.

Certain areas located within the Town are deemed to be of such ecological, environmental and/or scenic significance that all development within these areas shall conform with the general requirements of this Chapter, as well as the additional review requirements set forth in this Article.

(Prior code 15-2-18)

Sec. 16-10-20. - Excessive slope review.

(a) Intent. It is the intent of this Article to provide for review of all development located above the "Excessive Slope Line" designated on the Official Zoning Map of the Town in order to ensure that all development is compatible with the prevailing slopes; to provide the least disturbance to the terrain and other natural land features of the area; to guarantee availability of utilities and adequate access; to reduce the impact of development on surface runoff, natural watershed and air pollution; and to avoid losses due to such development.

(b) Review criteria. Whenever reviewing the development plan, the Board shall consider all of the following:

(1) Whether there exists sufficient water pressure and other utilities to service the intended developments;

(2) The existence of adequate roads to ensure fire protection, snow removal and road maintenance;

(3) The suitability of the site for development, considering the slope, ground instability and possibility of mud flow, rock falls and avalanche dangers;

(4) The effects of the development on the natural watershed, runoff, drainage, soil erosion and consequent effects on water pollution;

(5) The design and location of any proposed structure, roads, driveways or trails and their compatibility with the terrain;

(6) Whether proposed grading will result in least disturbance to the terrain, vegetation and natural land features;

(7) The placement of structures so as to minimize roads, cutting and grading, increase open space and preserve the hill as a scenic resource; and

(8) The reduction of building height and bulk to maintain the open character of the hillside.

(c)

The Board shall be as flexible as possible in allowing innovative land uses above the "Excessive Slope Line" so as not to deprive landowners a reasonable use of their land, and at the same time to preserve the environmental and aesthetic values that this area represents.

(Prior code 15-2-18)

Division 1 - "R1" Residential District

Sec. 16-4-10. - Intent of district.

The purpose for which this District is created is the provision of areas for low-density residential development along with customary accessory uses. Recreational and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site.

(Prior code 15-2-6; Ord. 3 §9, 1994)

Sec. 16-4-20. - Permitted uses.

The following uses shall be permitted uses in the "R1" District:

(1) One-family dwelling units.

(2) Accessory buildings, nonresidential use, not heated or plumbed.

(3) Home occupations.

(4) Private garages as accessory buildings to the principal permitted uses.

(Prior code 15-2-6; Ord. 3 §3, 1994; Ord. 10, 2000; Ord. 4 §1, 2009)

Sec. 16-4-30. - Conditional uses.

The following uses shall be permitted as conditional uses in the "R1" District:

(1) Accessory dwellings.

(2) Two-family dwelling units.

(3) Public playgrounds and public recreation areas.

(4) Churches and church schools.

(5) Nonprofit libraries and museums.

(6) Farm and garden buildings.

(7) Public and private schools.

(8) Shop crafts.

(9) Bed and breakfast establishments, provided that the granting of such conditional use shall be subject to the requirements for short-term rentals in the "R1" District as set forth in Subsection 16-14-90(c) of this Chapter.

(10) Parking areas.

(11)

Accessory buildings, nonresidential use, heated.

(Prior code 15-2-6; Ord. 4 §3, 1990; Ord. 13 §6, 1991; Ord. 5 §2, 1993; Ord. 3 §3, 1994; Ord. 21 §1, 2004; Ord. 4 §1, 2009; Ord. No. 2, § 3(Exh. A), 3-6-2023)

Sec. 16-4-40. - Lot measurements.

The following shall be lot measurements for property located in the "R1" District:

(1) Minimum lot area: five thousand (5,000) square feet.

(2) Maximum lot area: nine thousand three hundred seventy-five (9,375) square feet.

(3) Minimum lot width: fifty (50) feet.

(4) Minimum front yard: twenty (20) feet.

(5) Minimum side yard: seven and one-half (7½) feet for single-story and flat-roofed buildings and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines.

(6) Minimum rear yard:

a. Principal building: ten (10) feet.

b. Accessory building: five (5) feet.

(Prior code 15-2-6; Ord. 3 §9, 1994; Ord. 4 §1, 2009)

Sec. 16-4-50. - Floor areas.

The following shall be measurements for floor areas for property located in the "R1" District:

(1) Minimum floor area: four hundred (400) square feet for each residential unit; provided, however, that the minimum floor area for an accessory structure built before July 1, 1942, which is being converted to a residential unit, historic accessory structure, shall be two hundred twenty (220) square feet, plus a closet, a bathroom and one hundred (100) additional square feet for each occupant in excess of two (2), only if the following conditions are met:

a. The residential unit must be an accessory dwelling used exclusively as a long-term rental unit;

b. The occupants of the dwelling must have been residents of the County for three (3) consecutive years of the preceding seven (7) years;

c. At least fifty-one percent (51%) of the occupants' income must be earned from work for an employer situated within the County or from work actually performed in the County; and

d. The above limitations for occupants and the limitation of the term of rental shall be recorded pursuant to Section 16-9-70 of this Chapter.

(2) Maximum floor area:

a. Accessory building, including an accessory dwelling, if any: one thousand (1,000) square feet or two-thirds (⅔) of the floor area of the principal building, whichever is smaller.

b. Accessory dwelling: one thousand (1,000) square feet of floor area or two-thirds (⅔) of the floor area of the principal building, whichever is smaller.

(3) Maximum floor area ratio:

a. Principal building: 0.3 as a matter of right, up to 0.4, depending on neighborhood context and lot size; provided that no principal building shall exceed two thousand eight hundred (2,800) square feet.

b. All buildings: 0.5, provided that all buildings shall not be larger than three thousand eight hundred (3,800) square feet in the aggregate.

(Prior code 15-2-6; Ord. 4 §§4, 5, 1990; Ord. 4 §12, 1991; Ord. 16 §1, 1992; Ord. 11 §7, 1993; Ord. 3 §3, 1994; Ord. 4 §1, 2009)

Sec. 16-4-60. - Building measurements.

The following shall regulate measurements for buildings located in the "R1" District:

(1) Maximum building height:

a. Principal building: thirty (30) feet.

b. Accessory building: twenty (20) feet or the height of the principal building, whichever is less.

c. Accessory dwelling: twenty-four (24) feet or the height of the principal building, whichever is less.

(2) Maximum building width: thirty-five (35) feet as a matter of right, up to fifty (50) feet, depending upon the location and proximity of adjacent structures, subject to minimum side yard requirements.

(Prior code 15-2-6; Ord. 4 §5, 1990; Ord. 4 §16, 1991; Ord. 3 §32, 1994; Ord. 4 §1, 2009)

Sec. 16-4-70. - Additional provisions.

(a) Open space required: Fifty percent (50%) of the lot area shall be open, unencumbered and free of any building or structure.

(b) Minimum exterior wall height: seven (7) feet.

(c) Minimum vertical distance from eave line of roof to the finished grade level: six (6) feet.

(d) Slope of roof: a minimum of 4:12. A flat roof must contain a parapet on the side facing a street, and as otherwise required by the Board.

(e)

Stream margin review: all uses within twenty (20) feet of a designated water course shall meet the requirements of Section 16-11-10 of this Chapter.

(Prior code 15-2-6; Ord. 4 §5, 1990; Ord. 4 §16, 1991; Ord. 3 §§10, 32, 1994; Ord. 4 §1, 2009)

ANDREW HADLEY ARCHITECT

May 9, 2025

Town of Crested Butte

Board of Zoning and Architectural Review

507 Maroon Avenue

Crested Butte, CO 81224

RE: Block 7, Lot 15-16, Proposed Residence for 2 Teocalli Avenue Excessive Slope Review Criteria

Dear BOZAR members:

This letter is intended to address specific criteria for an Excessive Slope Review for a proposed residence on Block 7, Lots 15-16. The project consists of a single-family residence with a detached garage. From the Town of Crested Butte Zoning map, the Excessive Slope Review line sits outside the building footprint and the property line to the west.

Team:

- Andrew Hadley Architect, PC
- Darin Duran – Soils Engineer – CMT Technical Service

1) **Utility Availability and Pressure**
   a) Sewer and water services exist within Teocalli Avenue.
   b) David Jelinek, Water System Manager, confirmed approximately 100 PSI water pressure. This is sufficient water pressure for the proposed residence.
   c) Electrical and telephone services exist in the alley.

2) **Roads for Fire Protection, Snow removal, and Maintenance**
   a) Teocalli Avenue provides access to the lot from the north.
   b) The alley to the south will provide access to the garage.
   c) The parking area will be in the front of the house to the north.
   d) Snow storage of (min) 30% for the front parking area is shown on the site plan.

3) **Slope Stability, Ground Stability, Mud Flors, Rock Falls, and Snow Slide Dangers**
   a) The Slope Stability Study reports no signs of instability on the slope to the west of the property.
   b) The report noted stable conditions of the bedrock.
   c) The professional opinion of the Engineers is that the existing slope is stable and the proposed construction will not create unstable conditions in the slope.

4) **Effects on Natural Watershed, Drainage, Soil Erosion, and Water Pollution**
   a) Drainage noted on the site plan and natural drainage has not been an issue for proposed development.

5) **Location of Structures, Roads, Driveways, Trails, and Compatibility with Terrain**
   a) The entire structure has been designed to sit outside the boundary of the excessive slope review area.
   b) The proposed structures are arranged in a manner consistent with the Town Design Guidelines.
   c) The front of the house faces Teocalli Avenue.
   d) The detached garage is accessed from the alley.
   e) Two spaces have been provided for parking. One in the garage and one in the front yard.

6) **Proposed Grading Least Disturbance to Terrain, Vegetation, and Land Features**
   a) The project has been designed so that no grading or disturbance is within the excessive slope boundary.
   b) A retaining wall exists on the west property line.

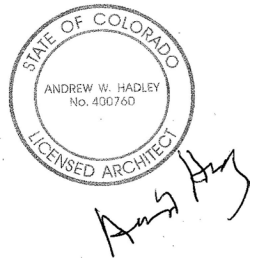
7) **Placement to Minimize Road, Cuts, Grading, Increase Open Space, and Preserve Hill as a Scenic Resource**
   a) Minimizing activity along the rock face, such as climbing and hiking by humans, will reduce rockfall potential.
   b) The proposed structure has been designed on a relatively flat portion of the site and minimal adjustments are proposed for finish grade.
   c) All disturbed areas will be stabilized and replanted with native vegetation.

8) <u>Reduction of Building Height and Bulk to Maintain Open Character of Hillside</u>

a) No portion of the proposed structure sits within the Excessive Slope Review area, so the character of the hillside will not be affected.
b) The ridge of the proposed house will be below 30' measured from the existing grade per R1 zoning.
c) The existing house, including addition, has a maximum height of 22' – 5 3/4" from existing grade 8887' – 0". The proposed Garage has been designed with a maximum height of 20' – 0" from existing grade 8889' – 0".
d) The top of the house ridge sits at an elevation of 8908' – 10" and the garage is 8906' – 10". The top of the hillside to the west is approximately 45' tall. And approximately 22' above the highest ridge of the home.

Please let me know if you have any questions or comments. Sincerely,

Andrew Hadley
Andrew Hadley Architect, PC



Darin Duran, PE
CMT Technical Services

Arthur I. Mears, P.E., Inc.
Natural Hazards Consultants
555 County Road 16
Gunnison, CO 81230
Cell: (970) 275-1548

3 April 2025

Mr. Mike Ukropina and Kimber Felton
2 Teocalli Ave.
Crested Butte, CO 81224

Re: Snow/avalanche loading/hazard analysis

Dear Ms. Felton and Mr. Ukropina:

The following letter report satisfies the objectives of our agreement of March 19, 2025. To summarize, the objectives of this agreement and study are:

1. Determination if the house and garage of your project are within range of design-magnitude (long return-period) avalanches;
2. Recommendation of mitigation if any is needed. Performance specifications[i] would also be provided if needed;
3. Evaluation of the risk to property and people.

Summary of Conclusions

As a result of my site visit on March 25 and evaluation of Andrew Hadley Architect (AHA) drawings dated 2025.2.25, I determined that this project is located directly below a 30 degree east-facing slope (Figure 1). This slope can produce small slab or loose-snow avalanches. The existing and proposed house, however, are not exposed to avalanches and do not require mitigation. The proposed garage is exposed to and will require mitigation. Furthermore, because the flat area directly east of a boulder retaining wall and west of the house and proposed house is exposed to avalanches people within this area may be exposed to risk during periods when avalanches are possible.

Details of my conclusions are provided below.

History of Avalanches

I spoke with Mr. Mike Ukropina who has lived in the existing house part time for the past 25 years. He does not know of avalanches impacting the house during this time. Furthermore, there is no evidence of avalanches impacting the existing house previously. It was built

Figure 1. Avalanche slope west of present building

approximately 40 years ago. The lack of historical evidence suggests an avalanche return period at the building site in excess of 30 years. This satisfies the frequency or return period criteria usually used to define a “blue” or Moderate-hazard zone in avalanche zoning definitions used throughout Gunnison County, Colorado and at other locations in the United States and Europe.

Avalanche exposure of Structures

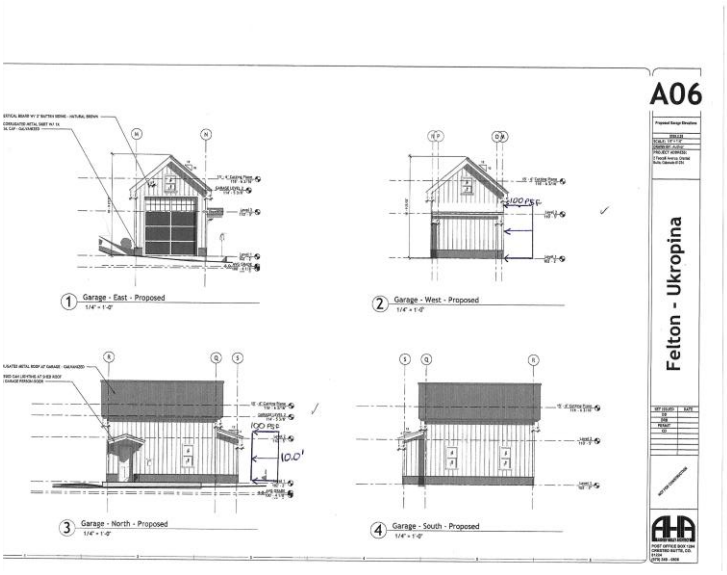
Figure 2. View from south showing boulder wall and area west of house.

As stated in the summary above, neither the existing or proposed houses are exposed to avalanches and do not require mitigation. The flat area the flat area between the building and a boulder retaining wall to its west serves as a stopping area for the impact of the small avalanches that are possible. This area absorbs impact and provides storage for the compressed avalanche debris. Because the proposed building is not exposed to hazard it will not require mitigation.

The proposed garage will not have a similar flat area to the west or south that could absorb avalanche energy and store debris. Therefore, the garage should be reinforced to safely resist the impact of the small avalanches. Details of the loads are provided in the subsequent section under mitigation.

Mitigation of avalanche hazard

Figure 3. Heights and magnitudes in psf (pounds per square foot) are shown on sheet A06 of the AHA drawings. 100psf loads appear on north views and west views.



The proposed garage will require mitigation from a uniform avalanche impact load of 100 psf over the 10-foot height starting at the finished ground surface. The 10-foot height assumes varying snowpack heights on the ground when the avalanche occurs. This 100psf should be treated as an impact load that rises from zero to 100psf in 0.3 seconds. An impact factor depends on structure response to the load and must be determined by the structural engineer.

Avalanche Hazard and Risk

Although people inside the house or garage will be protected, hazard and risk may exist outside, particularly on the flat area immediately west of the house. Use of this area should be avoided during times of increased local avalanche hazard. A good source for local avalanche-hazard evaluation are the forecasts of the Crested Butte Avalanche Center.

Report submitted by

Arthur I. Mears, P.E.
Avalanche-control engineer

[i] Performance specifications refer to standards to which final design must be based on. Structural details are not provided.