



Board of Adjustment Agenda

TUESDAY, MARCH 26, 2024, 5:30 PM

BOCC Meeting Room, 1st Floor

530 E Main St, Aspen, CO 81611

MEETINGS ARE VIRTUAL AND IN PERSON

You can view the livestream on our website (pitkincounty.com/374/County-Webcasts)

Participate in meeting via Zoom:

<https://us06web.zoom.us/j/84314634515?pwd=Vx6Bw-t3gOmnLWz2Ud9nb5y9SSNe0Q.Tpb1TGgWsq1WyzDA>

Passcode: 534916

Webinar ID: 843 1463 4515

Phone: 1 720 707 2699

NEW BUSINESS

1.

Case 11-2023 Emma Fields, LLC
50 Distillers Way, Snowmass

The Applicant requests variances from Arterial Highway and Front Yard Setback requirements, and multiple height variances all as specified below due to peculiar and practical difficulties. This lot contains 8.001 acres and is located in the U zone district.

1. A 52-foot Arterial Highway setback variance to allow subgrade fire suppression water tank structures, and associated vents, lids, and soil cover, to be placed 48 feet from State Highway 82, where 100 feet is required, representing a 52-foot horizontal variance.
2. A 12-foot Front Yard setback variance to allow subgrade fire suppression water tank structures, and associated vents, lids, and soil cover, to be placed 38 feet from Hoaglund Ranch Road, where 50 feet is required, representing a 12-foot horizontal variance.
3. A 48-inch Height variance where a maximum height of 30" is allowed for site grading within the setback to accommodate four subgrade fire suppression water tank structures and soil cover to be placed at a Height of 6,771.5 feet above mean sea level, approximately 78 inches above the preconstruction grade of 6,765 feet above mean sea level. This results in grade changes up to 78" (6'6") in height.
4. A 30-inch Height variance where a maximum height of 48" is allowed for a berm within the setback to accommodate four subgrade fire suppression water tank structures and soil cover to be placed at a Height of 6,771.5 feet above mean sea level, approximately 78 inches above the preconstruction grade of 6,765 feet above mean sea level. This results in grade changes up to 78" (6'6") in height.
5. An 84-inch Height variance to allow four tank collars and four tank lids associated with subgrade fire suppression water tank structures to be placed at a Height of 6,772 feet above mean sea level, approximately 84 inches above the preconstruction grade of 6,765 feet above mean sea level. This vertical variance will allow the tank collars and tank lids to sit 6 to 12 inches above finished grade.
6. A 135-inch Height variance to allow four tank vents associated with subgrade fire suppression water tank structures to be placed at a Height of 6,776.25 feet above mean sea level, approximately 135 inches above the preconstruction grade of 6,765 feet above mean sea level. This vertical variance will allow the tank vents to have minimum 48 inches of clear space above finished grade.

MINUTES

Reminder: Minutes are no longer transcribed and reviewed by the Board of Adjustment. Let me know if you are interested in reviewing the Minutes of a particular meeting. Audio tapes are available.

**Reach me at 920-5105 or at
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