

1409 OLD TALE ROAD

CITY OF BOULDER ZONING

The property is located in the RR-1 zoning district, Rural Residential.

LOT SIZE

The lot is large, 43, 281 sf. It can not be subdivided by right.

EXISTING BUILDING INFORMATION

		EXISTING	ALLOWED
BUILDING AREA		4,566 SF	10,820 SF
		EXISTING	ALLOWED
BUILDING COVERAGE		4,566 SF	8,566 SF
SETBACKS		EXISTING	REQUIRED
	FRONT (EAST)	28 FT	25 FT
	SIDE (NORTH)	35.5 FT	15 FT, 40 FT COMBINED
	SIDE (SOUTH)	90 FT	15 FT, 40 FT COMBINED
	REAR (WEST)	18 FT*	25 FT

* SETBACK ENCROACHMENT

Due to City annexation, this portion of the building violates the required rear yard setback.

Changes are possible, but limited. See more below.

	EXISTING	MAX. ALLOWED
BUILDING HEIGHT	14.5 FT	35 FT

ADDITION/RENOVATION POTENTIAL

There is a lot of potential for a possible building addition. An additional 6,254 sf could be added with some portion of that as a new second story. A second story addition would best capture panoramic views of the Flatirons and foothills as well as the adjacent golf course.

The portion of the building in the rear yard setback can not be increased, but potential exists to raise the roof in this area to better take advantage of the western views. See diagram.

Other City of Boulder zoning restrictions will apply: Side Yard Bulkplane, Side Yard Wall Articulation

This property is located in Solar Area I, and the City of Boulder's Solar Access limitations will apply.

DEMOLITION AND NEW CONSTRUCTION POTENTIAL

The oldest part of the building was constructed in 1965, so full or partial demolitions may have to be reviewed by the City of Boulder's Preservation Planning staff. This type and style of building is very unlikely to be considered for preservation and a full demolition would be approved.

A new single-family house can be constructed up to 10,820 sf with at least 2,254 sf not contributing to building coverage (built on a second story or basement).

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