



Does it ever stop?

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Today's rant is sponsored by Morris & Fyrwald, host of a Realtor Open House luncheon (the food was excellent) in the Riverside subdivision east of town. This used to be a "real" neighborhood, much the way Cemetery Lane and the surrounding streets were places where locals brought up children (e.g. Tony Hershey). Now it is full of construction and over-sized homes poorly situated on small lots. Today's "architectural masterpiece" (a mere \$7,295,000) was created by an architect who attended the "let's provide the minimum amount of usable space within the 5700 square feet" school of design and graduated with honors. My favorite thing about the place - and there were many - the "unrestricted ADU" as advertised in their flyer, and as mentioned by the host Realtor as each broker entered the house. The ADU is one of the nicer ones I've seen - a separate one-bedroom unit above the garage, with its own entrance. Too bad it is so unlikely to be used by a resident worker.

Rant, Part Two.

L. J. Erspamer was at the lunch, so we had a little chat about P&Z - where he has become the only potential "no" vote on any application. Brian Speck, Dylan Johns, and John Rowland never voted to deny any project during my lengthy tenure on P&Z. Dylan and John believe that any project designed by an architect is, by definition, acceptable. I would have thought that since Brian is no longer affiliated with Stewart Title, he could stop toadying to sources of potential business - but he is still a Realtor in a tiny two-person office, and unlikely to want to offend any potential client; therefore, there is no need for him to actually reading the applications. David Guthrie is in the construction business, and he and his wife are two of the most corrupt individuals in this city (which is saying something). So - don't be surprised at the number of approvals coming your way.

This is so sickening that I am seriously considering re-upping for P&Z this fall. Aaaargh. a

LJ also mentioned that HPC's design guideline book seems to be very rigid. The new owner of the Cantina (or whatever the hell it's called now), wanted a larger setback from the sidewalk to allow for outdoor dining, but was told by HPC that it had to come to the front of the property line (even though this is a restaurant in a "transition" zone, and outdoor dining has been shown to be a major contributor to street vitality). Apparently, Cooper Street wanted something similar and was also told by HPC to "toe the line" - I guess they don't believe in site-specific evaluations of projects. Jaz

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