

NON-USE VARIANCE – PROJECT STATEMENT - 9.25.2025

2202 W KIOWA ST, COLORADO SPRINGS, 80904

Parcel # 74111-24-015

Owner: Anita and Paul Conkling

2334 Stepping Stones Way, Colorado Springs, CO 80904

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Legal Description: LOT 17 BLK 124 COLORADO CITY COLO SPGS; COLORADO EL PASO COUNTY RECORD SYSTEMS 599723/604766. Known as 2202 W Kiowa St, Colorado Springs COLORADO 80904

- Tax Schedule Number: 74114-03-001
- Zoning: R-2
- Lot Size is 3,600 sq ft or 0.083 acres. It is on a corner lot at West Kiowa Street on the South, and 22nd Street along the East. There are sidewalks along both streets and an alley to the North. A survey filed in archives for the property is dated 1893, and the original house was built in 1895.

This Non-Use Variance request is to allow:

- a historical setback of 3' where 15' is allowed per City Code sections 7.2.205 & 7.4.201 on the East, for an extension of the basement stairwell.

Public Notice was posted for the period of July 1 - 15, 2025.

1. The Non-Use Variance application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards): The existing house has been used as a single-family residence since 1895, with a 1,044 sq ft structure above ground and a 404 sq ft partial basement. There are no backyard structures, and no front yard driveway or carport.

2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district: Historical foundation is failing, causing severe structural cracking and displacement that is unsafe for continued use as a residence without foundation repair. An emergency permit was used to lift the front of the house and replace a portion of the foundation that is not over a basement or adequate crawl space. The staircase leading to the basement was apparently added on to the original house in the 1940's with a staircase addition that sits 3' from the back of the sidewalk on the East. The East wall has buckled, horizontally, causing an 8" shift (East-to-West) in the portion of the house over basement. The East wall, which includes the stairwell to the basement should be removed and reconstructed. The additional length and width of the basement staircase requires an addition to the back of the house. The entrance to the staircase (top landing) is included in the sunroom addition.

3. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief: The basement

stairwell was originally built too steep for safe access and landings. The remedy is to rebuild this portion, keeping historical setbacks on the East, and extending the length of the staircase to the North. The staircase to the basement needs to be approximately 12ft longer in order to reduce steepness, have appropriate sized landings, and have adequate head room clearance, thus extending the East wall 12ft to the North. New staircase and landings will meet requirements for height, spacing, and railings. Adjacent to the elongated staircase is currently a covered patio, which the homeowner wishes to enclose as a sunroom and bathroom over crawl space.

4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties: The addition for the extended stairwell / sunroom will create conditioned square footage which exceeds the 40% limitation, and an Administrative Adjustment application is being submitted to allow for relief. The additional square footage and percentage of lot coverage, as well as maintaining historical setback lines will not adversely impact surrounding properties.

Lot Coverage: The existing house is 1,044 sq ft, the front porch is 126 sq ft, the sunroom / bathroom / extended stairwell addition is 300 sq ft, totaling 1,470 sq ft divided by 3,600 sq ft lot size = 41% Lot Coverage. An Administrative Adjustment file number ADRF-25-0044 has been submitted

Height of the structure, existing and additional, is approximately 22 feet

SITE PLAN: A1.0 09.09.2025