

1823 N. Wahsatch Ave. Integrated ADU and Addition

1823 N. Wahsatch Ave.
Colorado Springs, CO 80907

June 21, 2021

Project Statement

Project Description

The project at 1823 N. Wahsatch Ave. includes a second story addition to the principal residence and a 936 SF Integrated ADU addition over the existing detached garage. The project is within R1-6000 zoning, and a Conditional Use approval is requested per the Integrated ADU requirements.

Additionally, a variance is requested to build the second story addition and the Integrated ADU directly over the footprints of the existing first floor and detached garage. These existing structures are within the required setbacks on the north and south sides of the property.

Justification

- A. *Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.*

The scale and materials of the proposed second-story addition and Integrated ADU are sensitive to the surrounding historical context of Old North End. The design reduces the visual scale of the residence from Wahsatch Ave. by retaining the existing single-story roofline on the west side. The design is also consistent with the existing craftsman-style residence, and existing materials, including the horizontal and shingle siding, will be replicated on the addition and on the ADU.

- B. *Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.*

The size of the project maintains the appearance of a single-family residence within a single-family zone. The project is within the overall lot coverage and height requirements for R1-6000 zoning. Access and entry to the Integrated ADU is from the alley on the east side of the site, distributing the traffic flow from Wahsatch Ave.

- C. *Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.*

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By adding an additional dwelling unit in Old North End, the project increases density in an established neighborhood near the city center while maintaining the scale and character of the historic district.

Issues

It was noted during the preapplication meeting that detached ADUs are not permitted in the R1-6000 zone and that the second unit would be required to be integrated into the existing home. This has been accomplished by connecting the existing detached garage and ADU to the existing residence with a 6' wide connector containing a mudroom and back entry.

Please let me know if you have any questions or concerns.

Thanks,



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