



May 1, 2017

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City of Colorado Springs
City Planning
30 S. Nevada Ave., Suite 105
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RE: 1907 W. Colorado Avenue
Colorado Springs, CO

Waiver Re-Plat & Non-Use Variance

PROJECT STATEMENT

Description:

The Waiver Re-Plat submittal is that of a 2 Lot plat as of 3 separate structures containing 0.22 acres. One duplex site along with two single family structures. The location of existing structures are as shown on the attached Nonuse Variance drawing. The dwelling located at 1905 & 1907 were built 1923. The dwelling located at 1905 ½ was remodeled August 26, 2002. Depending on date of record keeping all structures were constructed with permits through City Building Dept. The original subdivision of Rustic Home Add recorded 1901 and La Vergne Subdivision recorded 1888. This proposal will correct the location of improvements, Lot lines and additional structure located at 1905 ½ which crosses the Lot line between Lot 9 & 10. The property is located on Colorado Avenue an asphalt paved public maintained street. Existing curb and gutter exists along the frontage of Colorado Avenue. Also an asphalt surface alley across the rear of site.

Justification:

The proposal is allow the existing three structures to occupy the two platted Lots properties. This will allow existing structures on Lots 9, 10 and East half of Lot 8 to become in compliance with property lines, setbacks and three structures. The subject property has remained in its current Lot configuration for over 100 years. The property owners request approval of the existing structures and lot layout and variance on setbacks created over several years and use of three separate structures. This request will have no adverse impact and the process will allow the property to become compliant with the subdivision and zoning requirements along with a Rebuild Determination. The property is Zoned C5 – Intermediate Business. The proposed development is consistent with the characteristics allowed of the C5 Zone. This proposal will not affect the current zoning and typical of the current uses in the area.