

Date: July 15, 2024  
Project: Caldwell-Loucks Residence  
Location: 2338 N. El Paso Street  
Colorado Springs, CO 80907  
LUR# TBD  
To: City of Colorado Springs  
Development Review Enterprise

# Caldwell-Loucks House – Project Statement

## DEVELOPMENT STANDARDS ADJUSTMENT – FRONT SETBACK

### PROJECT DESCRIPTION:

The proposed project at 2338 North El Paso includes a small first floor addition and front porch along with a second story addition to an existing single family house.

### DEVELOPMENT STANDARDS ADJUSTMENT REQUEST:

#### DIMENSIONAL STANDARDS (7.4.2) FRONT SETBACK

We are requesting a development standards adjustment to allow for a 22'-6" front setback where 15' or the average of adjacent properties facing the same street frontage (whichever is greater) is required per 7.4.2-A. Per the pre-application meeting the average setback of the two adjacent properties is 28'-6" requiring a front setback of 28'-6" at this property.

### JUSTIFICATION / COMPENSATING BENEFIT:

- **When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested.**  
Part of the goal of the UDC is to “enhance the quality, diversity, and safety of neighborhoods”. By allowing the construction of a covered front porch to the street side of the existing house this family would better connect with the neighborhood and be able to keep a watchful eye out for safety. Without the development standards adjustment, this house will lack a connection to the neighborhood that the adjacent neighbors get to experience.
- **The alternative design imposes no greater impacts on the adjacent properties than would occur through compliance with the specific requirements of this UDC**  
Each of the existing adjacent houses are designed with inset front porches. Unlike its neighbors, this existing property did not have a porch set back from the face of the house. In order to have the same benefits of a porch as its neighbors have, this property needs to utilize space in the front setback. While the roof will project 6' into the setback, we believe that there is no impact on adjacent neighbors sight lines down the street and it has a similar impact as the existing front porch roof that is already on the site. In addition, the UDC allows a 15' front setback in this zone under most circumstances. This proposal exceeds that by 7'-6".
- **The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or state law. Compensating benefits may including one or a combination of the following:**
  - a) **benefits to the general public**
  - b) **benefits to the users, customers, or residents of the proposed development (upgrades in architectural design)**
  - c) **complies with the intent of the UDC**

# ECHO

Our project includes 140 S.F. of covered front porch. If this outdoor area was not covered, the project would meet the required front setback with administrative relief. However, the architectural quality and the contribution to the neighborhood character would be drastically reduced if we were to remove the front porch roof. We feel the patio roof adds value in terms of safety and quality to the surrounding properties and to the street on the whole.

Respectfully,

Echo Architecture, PLLC

by

A handwritten signature in black ink, appearing to read 'Scott Schuster', with a long horizontal flourish extending to the right.

Scott Schuster

Architect

Attachments: Development Standards Adjustment Site Plan