

**CITY OF COLORADO SPRINGS  
RECORD-OF-DECISION FOR A PROPERTY USE VARIANCE**

FILE: HO UV 02-00039

HEARING DATE: MAY 1, 2002

**INFORMATION**

Name of Applicant: Robert A. Burry on behalf of Christine Amos  
Address of Premises Involved: 330 North Institute Street  
Zone District: R-2 (Two Family Residential)  
Tax Schedule Number: 6417203001

Request: Approval of a use variance to allow architectural and similar office uses where it is not allowed.

**STAFF ANALYSIS**

**CITY CODE CRITERIA TO GRANT A PROPERTY USE VARIANCE**

1. 7.5-803:B.1. Exceptional or Extraordinary Conditions
2. 7.5-803:B.2. Preservation of a Property Right
3. 7.5-803:B.3. No Detriment

CRITERIA MET	CRITERIA NOT MET
X	
X	
X	

Staff Recommendation: Otero (Approval w/conditions)

**PUBLIC HEARING**

Applicant Present: Yes  
Property Posted: Yes  
Present in Support: Yes  
Present in Opposition: Yes

**DECISION OF HEARING OFFICER**

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CRITERIA MET	CRITERIA NOT MET
X	
X	
X	

**The Hearing Officer cites the following findings of fact:** Based upon the evidence and testimony presented, the Hearing Officer finds that the three criteria are met; therefore, the request is approved with the following condition(s):

1. No freestanding or low-profile signage is permitted.
2. No internally illuminated wall signage shall be permitted.
3. Signage shown on Figure 8 shall be allowed.
4. Pedestrian ramps at the subject property or southwest corner of Institute and Boulder shall be installed with access to the north and east at such time the northwest corner is installed. If the northwest corner is not initiated within 3 years, this condition is no longer required.
5. Repair of the deteriorated sidewalk sections along Boulder Street will be completed within the next three (3) years.
6. Repair of the individual sidewalk slab at the far southeast corner of the site will be done within the next three (three) years.

4/1/02  
DATE OF DECISION

V. W. Gorman  
HEARING OFFICER

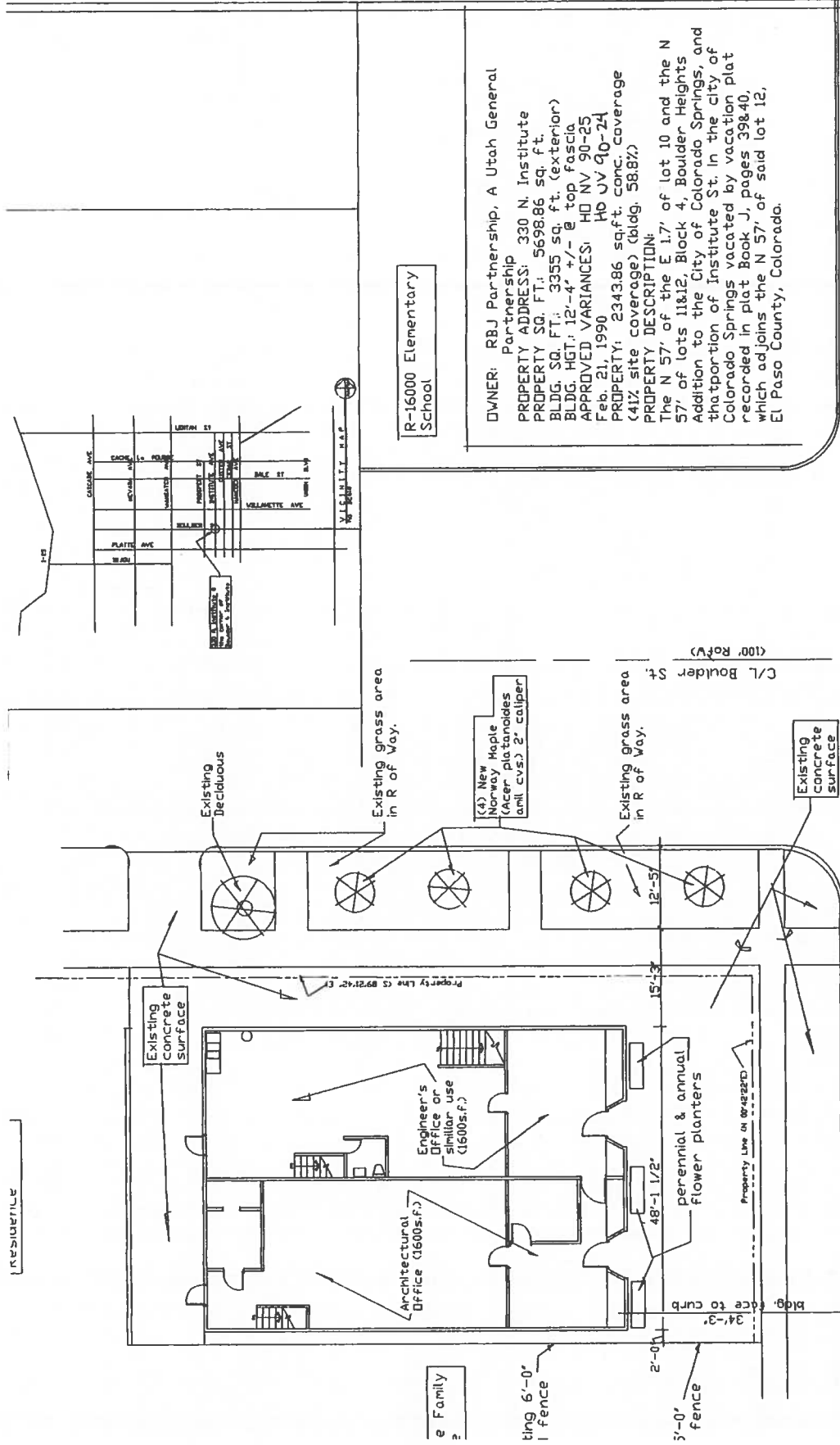
5/15/02  
FINAL AGENCY ACTION DATE

**APPLICANTS:** THE DECISION OF THE HEARING OFFICER PERTAINS ONLY TO THE APPLICATION YOU SUBMITTED. YOU MUST COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS AND THE REGIONAL BUILDING DEPARTMENT. A COPY OF THE RECORD-OF-DECISION AND APPROVED DEVELOPMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH A BUILDING PERMIT APPLICATION. THIS VARIANCE DOES NOT SUPERSEDE OR NULLIFY PRIVATE COVENANTS THAT MAY LAWFULLY IMPOSE OTHER RESTRICTIONS ON THE USE OF YOUR PROPERTY.

330 NORTH INSTI  
Colorado Springs,

ARCHITECTURE  
HISTORIC PRESERVATION  
CONSTRUCTION MANAGEMENT  
BURY & AMOS  
INCORPORATED  
ROBERT A. BURY AIA ARCHITECT (CO #205444)

Date: 04.26.02  
FLOOR/SITE PLAN  
HO UV 02-3  
A-1

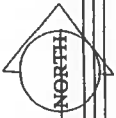


R-16000 Elementary School

OWNER: RBJ Partnership, A Utah General Partnership  
PROPERTY ADDRESS: 330 N. Institute  
PROPERTY SQ. FT.: 5698.86 sq. ft.  
BLDG. SQ. FT.: 3355 sq. ft. (exterior)  
BLDG. HGT: 12'-4" +/- @ top fascia  
APPROVED VARIANCES: HO NV 90-25  
Feb. 21, 1990 HO UV 00-24  
PROPERTY: 2343.86 sq.ft. conc. coverage  
(41% site coverage) (blg. 58.8%)  
PROPERTY DESCRIPTION:  
The N 57' of the E. 1.7' of lot 10 and the N 57' of lots 11&12, Block 4, Boulder Heights Addition to the City of Colorado Springs, and that portion of Institute St. in the City of Colorado Springs vacated by vacation plat recorded in plat Book J, pages 39&40, which adjoins the N 57' of said lot 12, El Paso County, Colorado.

FLOOD PLAN CERTIFICATION  
According to National Flood Insurance Program Flood Insurance Rate Map Panel #08041CD73 F (effective date March 16, 1997) the described area is in Zone X, an area determined to be outside the bounds of the 100 year flood plain.

APPROVED  
CITY OF COLO SPRINGS  
MAY 0 1 2002  
BY CITY PLANNING



C/L Institute St.  
(80' RofW)  
SITE / FLOOR / LANDSCAPE PLAN  
1 / 16" = 1' - 0"

FIGURE 7  
COLLEGE ARCHITECT  
464