

Date: August 13, 2025
Project: Franklin Residence
Location: 1916 North Franklin Street
Colorado Springs, CO 80907
LUR# TBD
To: City of Colorado Springs
Urban Planning Division
Attn: Ethan Shafer
Urban Planning Division

Franklin Residence: Non-Use Variance

This application is a request for a setback variance to the property at 1916 North Franklin. We are proposing a second story addition to the existing single family home on the property. We will be maintaining the existing side setback to the south and the existing rear setback to the west. The front yard setback will remain the same as it is currently (5'-7"). The existing home has a covered front porch extending to 5'-7" from the front property line. We are proposing to remove the existing front porch and roof, and provide a new canopy that maintains that same 5'-7" distance. We are requesting a 10'-6" corner side setback along Paseo Road (where 15' is normally required). The addition to the house will sit directly on the existing footprint of the home, however the proposed canopy wraps the front and north side of the house and projects into the 15' corner side setback. This canopy is less than 12' above finished grade.

Review Criteria:

1. *The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards):*

This proposal complies with all Use Specific Standards. This is a small addition to an existing single family residential home which is permitted outright in this R1-6 zone.

2. *The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district;*

This property is quite unique in that it is a trapezoidal corner lot on a triangular block with a total of 4 lots all trapezoidal in layout. The block is bounded by a Minor Arterial (Paseo Road) and two Residential Streets (Franklin and Fontanero) one of which is a dead end street. The property referenced in this variance request meets Paseo Road and North Franklin Street at a tight acute corner. Enacting the required setbacks at this corner along with the side setbacks leaves a very small, abnormally shaped building footprint. The majority of this zone district, and this neighborhood consists of traditional, rectangular shaped lots that allow more conventional construction within the required setbacks. The property is also unique in that this 4 parcel block is zoned R1-6 (for two lots including 1916 North Franklin) and R-5 (for the other two lots) creating a very unique mix of allowable density, setbacks, heights, etc. on one small, oddly shaped block.

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 conditions described above create a very small buildable footprint within the required setbacks. That coupled with the placement of the existing home on the site (built in 1950, prior to this zoning code) does not leave any potential for expansion of the home to the northeast as the existing structure is tight to the setback line. The proposed addition has been confined to the existing footprint of the home. The only expansion beyond the existing footprint is the entry porch and a cover for the porch. These conditions make it a necessity to seek relief on the required setbacks.



4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties:

This variance will not have an adverse impact on the surrounding properties. The requested setback is along Paseo Road and will not impact any neighbors. The requested encroachment is for a canopy cover over the new patio/home entrance (no indoor habitable space) and does not face any neighboring structures, only Paseo Road. The neighbors to the west have recently rezoned to R-5 and constructed 3-story homes with minimal setbacks. The proposal for a two story home addition adjacent to these two lots will not affect their property in any noticeable way. The proposal does not reduce the front yard setback from what was built in 1950 which will help to maintain the character of Franklin Street. It is notable that this is the only home that fronts Franklin Road on this block.

Respectfully,
Echo Architecture, PLLC
Ryan Lloyd, Architect