



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

4/19/2018

Alfred Juvera  
2708 Beacon Street  
Colorado Springs, CO 80907

RE: Nonuse Variance for 2708 Beacon Street – AR NV 18-00243

Mr. Juvera,

City Land Use Review administratively approved the aforementioned nonuse variance at 2708 Beacon Street to allow the gross floor area of an accessory structure to exceed the footprint of the principal structure. This request will accommodate a detached garage with an Accessory Dwelling Unit on the second story.

STAFF ANALYSIS

CITY CODE CRITERIA TO GRANT A NON-USE VARIANCE

CRITERIA MET OR NOT MET

**7.5.802 (B.1) Exceptional or Extraordinary Conditions**

MET

The home was constructed in 1908 and the footprint of the home is only 1,178 square feet in size. The footprint of the house is smaller than most in the immediate neighborhood. The approval of this nonuse variance will help reduce the parking on the street; the structure will provide two additional on-site parking spaces.

**7.5.802 (B.2) No Reasonable Use of Property**

MET

The property in question is zoned R2 (Two-Family Residential) and an Accessory Dwelling Unit is a use by right in the R2 zone. Condensing the garage and the Accessory Dwelling Unit into one structure will also reduce the bulk and scale on the lot.

**7.5.802 (B.3) No Adverse Impact to Surrounding Property**

MET

The granting of this variance will help reduce on street parking in the immediate neighborhood. The proposed Accessory Dwelling Unit will have two off street parking spaces, where there were none before. At least one of the parking spaces shall be used for the occupant of the Accessory Dwelling Unit. The granting of this variance is not inconsistent with any plans adopted by the City. A postcard was mailed to property owners within a 150-foot radius from the property in question and a poster was posted on the property for duration of 10 days. During this time, one formal complaint was made. Please see the attached document that outlines the complaints.

STAFF DECISION

APPROVED: Staff moves to approve the Nonuse Variance(s) requested based on all three (3) criteria being met and to further the intent of the 2001 City of Colorado Springs Comprehensive Plan:

Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community

Objective LU 4: Infill and Redevelopment

Objective LU 5: Develop Cohesive Residential Area

30 S. Nevada Ave., Suite 105 • Tel: 719-385-5905 • Fax: 719-385-5167 • [www.coloradosprings.gov](http://www.coloradosprings.gov)  
Mailing Address: P.O. Box 1575, Mail Code 155 • Colorado Springs, CO 80901-1575

APPLICANTS: THE DECISION 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 SITE 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.

**\*\*\*\*\*IMPORTANT\*\*\*\*\***

**THE VARIANCE SHALL BE VOID IF ALL REQUIRED PERMITS ARE NOT OBTAINED WITHIN TWELVE (12) MONTHS OF THE FINAL APPROVAL DATE. PRIOR TO THE EXPIRATION OF A NONUSE VARIANCE, A TWELVE (12) MONTH EXTENSION OF APPROVAL MAY BE GRANTED BY THE MANAGER.**

The City of Colorado Springs is committed to excellent customer service. We would like to hear your comments about the service you received during the review of this application and your interaction with our department. Please consider completing the survey through Speak UP COS located at <https://coloradosprings.granicusideas.com/surveys/planning-department-customer-service-survey>. Your response is completely confidential.

If you have any questions please contact me at 385-5080 or [sdalsing@springsgov.com](mailto:sdalsing@springsgov.com).

Sincerely,



Susanna Dalsing  
Planner I

C: City Planning File Nos. AR NV 18-00243  
Sue Matz - approval letter via e-mail

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