

1823 N. Wahsatch Ave. Integrated ADU and Addition

1823 N. Wahsatch Ave.
Colorado Springs, CO 80907

September 27, 2021

Nonuse Variance Project Statement

Project Description

The project at 1823 N. Wahsatch Ave. includes a second story addition to the principal residence and a 936 SF Integrated ADU addition over the existing detached garage. The project is within R1-6000 zoning with a 25' front setback, 5' side setback, and 25' rear setback.

Three nonuse variances are requested to build the second story addition and the Integrated ADU over the first-floor footprints of the existing primary structure and detached garage. These existing structures are within the required setbacks on the front and sides of the property.

The following nonuse variances are requested:

1. Front (west) setback variance where the existing house is 15.5' from the property line.
2. Side (north) setback variance where the existing house is 4.1' from the property line.
3. Side (south) setback variance where the existing detached garage is 2.8' from property line.

Justification

A. Extraordinary or Exceptional Conditions:

The unique physical conditions of the property include the location of the existing house and the existing detached garage. The existing house is located 15.5' from the front (west) property line and 4.1' from the side (north) property line at its closest point. The detached garage is located 2.8' from the side (south) property line at its closest point.

B. No Reasonable Use:

Due to the unique physical conditions of the property, the proposed second story additions over the existing building footprints are within the required 5' setbacks on the north and south sides of the property. We are unable to use conventional construction techniques where exterior bearing walls align, if complying with the required 5' side setbacks.

The second story addition on the front (west) side of the property will be more than 25' from the property line, however the existing first floor will remain within the required 25' setback.

1823 N. Wasatch Ave. Integrated ADU and Addition
Nonuse Variance Project Statement
September 27, 2021

C. No Adverse Impact:

The granting of the three nonuse variances will not be detrimental to the public health, safety, and welfare or injurious to adjacent properties. A 1-hour exterior wall rating will be constructed at all new walls closer than 5' from the property line on both the second story addition and on the Integrated ADU.

Please let me know if you have any questions or concerns.

Thanks,



Robby Austin, AIA
President of R. Austin Architect, LLC