



William Guman & Associates, Ltd.

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Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
Pikes Peak Regional Building Commissioner 1997-2001

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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
ENTITLEMENT COORDINATION | CONTRACT ADMINISTRATION

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)

SCAN FOR WEBSITE



Response to Mariah O, regarding DVSA-25-0003, 501 N. Wahsatch Avenue, Development Standards Adjustment:

Dear Ms. Mariah O,

While the property has been used in the past as a commercial enterprise, most recently, as you stated, as a laundromat, the site is zoned as a residential property. The City designation for the site is "R-4", multi-family low. Its use as a business would not be allowed by the City without a zone change. The owner of the property doesn't wish to go through the zone change to provide for a business. It's my understanding that the owner's expertise is in residential work.

Regarding the possibility of the property's use as an Airbnb, the owner has told us that the use of the property will be for long-term rental only.

Per anxieties about ongoing nuisance and neglect, I believe the solution is to proceed through the process, and having residents in the property. An empty building may become an attractive nuisance, while an occupied home is less likely to provide opportunity for the concerns you've stated.

On parking and infrastructure, the requirement for single-family detached dwellings is two (2) per dwelling unit. For the three (3) units, this is a total of six (6) spaces. There are seven (7) spaces provided on-site, exceeding the requirement. There is also an on-site garage which may be used for additional parking.

Ed Morgan, PLA, ASLA
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