



1916 North Franklin Street

Quick Facts

Project Summary

Applicant
Ryan Lloyd, Echo Architecture

Property Owner
Summer South

Address / Location
1916 North Franklin St

TSN(s)
6405227001

Zoning and Overlays
Current: R-1 6: Single-Family Medium

Site Area
4,165 Square Feet

Proposed Land Use
Single Family Residential

Applicable Code
Unified Development Code (UDC)

Council District
#5

The applicant, Ryan Lloyd of Echo Architecture, on behalf of property owner Summer South, is requesting approval of two (2) Nonuse Variances for the property at 1916 North Franklin Street. The variances are necessary to allow a reduced front yard setback of 5'-7" and a reduced corner side setback of 10'-6" to accommodate a second-story addition, a renovated front porch, and a new covered patio structure that wraps the front and north side of the home. The subject property is a 4,165-square-foot corner lot zoned R-1 6 (Single-Family Medium) and is developed with a single-family home originally constructed in 1950.

File Number	Application Type	Decision Type
NVAR-25-0009	Nonuse Variance for Corner Lot – Side Street Setback	Quasi-Judicial
NVAR-25-0017	Nonuse Variance for Front Yard Setback	Quasi-Judicial

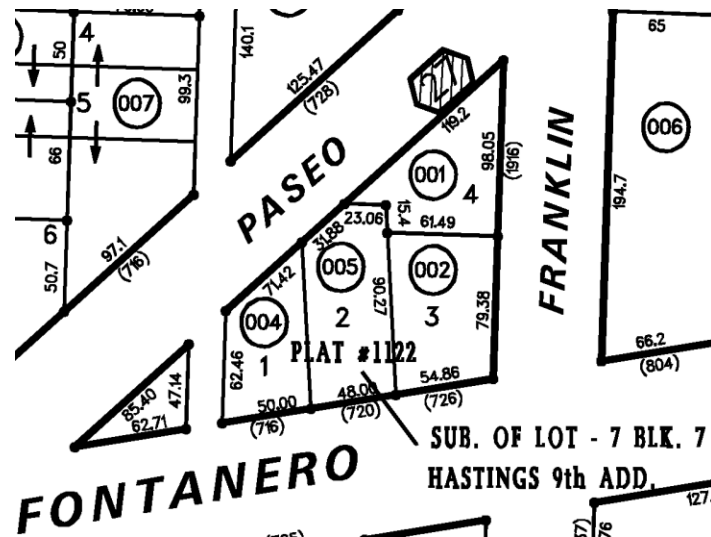
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Hasting's 9th	1910
Subdivision	Hastings 9 th Addition to the City of Colorado Springs	1951
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

The subject property, located at 1916 North Franklin Street, is a 4,165-square-foot corner lot that is part of Subdivision of Lot – 7 Block 7 Hastings 9th Addition. Hastings Ninth Addition was annexed into the City in 1910 and originally subdivided the same year. Lot 7, Block 7 was subdivided in 1951 into four (4) lots. The existing single-family home was constructed in 1950, prior to the adoption of the City's first zoning code in 1951 and has remained in continuous residential use since that time.



The lot is zoned R-1 6 (Single-Family Medium) and is situated on a triangular shaped lot. The subdivision that the lot is within was originally a triangle and as such all of the lots have a trapezoidal shape. The subdivision is bounded by Paseo Road, Franklin Street, and Fontanero Street. This configuration resulted in a highly irregular development pattern, with the subject property located at a tight corner where Franklin meets Paseo. The surrounding neighborhood includes a mix of R-1 6 and R-5 zoning, creating a unique blend of allowable densities, setbacks, and building forms within a compact area.

The existing home is built tight to the front and side setback lines, with a covered front porch that extends to 5'-7" from the front property line (Attachment 1 – Site Plan & Elevations). This condition reflects the pre-zoning development pattern typical of mid-century neighborhoods in Colorado Springs. The surrounding area is composed primarily of single-family homes, many of which were constructed with minimal setbacks and compact footprints. This contributes to the neighborhood's walkable character and architectural diversity. Notably, adjacent properties to the south have received

prior approvals for reduced setbacks and increased lot coverage, further reinforcing a precedent for context-sensitive flexibility in this area (Attachment 2 – Project Statement).

Applicable Code

All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	R-1 6: Single-Family Medium	Single Family Residential	N/A
West	R-1 6: Single-Family Medium	Single Family Residential	N/A
South	R-1 6: Single-Family Medium	Single Family Residential	Reduced Front & Rear Setbacks for 716 and 720 East Fontanero Street (AR NV 18-00251).
	R-5: Multi-Family High		Increased Lot Coverage for 716 East Fontanero Street (AR R 18-00252)
East	R-1 6: Single-Family Medium	Single Family Residential	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Administrative Review / prior to City Planning Commission Hearing
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	245 – sent for each public notice occurrence
Number of Comments Received	None

Public Engagement

No public comments were received.

Timeline of Review

Initial Submittal Date	6/20/2025
Number of Review Cycles	Three (3)
Item(s) Ready for Agenda	10/9/2025

Agency Review

Traffic Engineering

No comments received.

Engineering Development Review

No comments received.

SWENT

No comments received.

Colorado Springs Utilities

No comments received.

Nonuse Variance

Summary of Application

The subject property is a trapezoidal 4,165-square-foot corner lot located at the acute intersection of Franklin Street and Paseo Road. The existing single-family home was constructed in 1950, prior to the adoption of zoning regulations, and is built tight to the front and side setback lines. The applicant proposes a second-story addition that will sit entirely on the existing footprint, along with a renovated front porch and a new covered patio structure that wraps the front and north side of the home (Attachment 1 – Site Plan & Elevations; Attachment 3 – Renderings).

The proposed covered patio structure maintains the existing 5'-7" front setback and introduces a 10'-6" corner lot - side setback along Paseo Road, where 15 feet is required by the Unified Development Code. The structure is less than 12 feet

in height and does not create habitable space. It is designed to provide architectural definition and weather protection at the entry, while reinforcing the home's mid-century character and enhancing its street presence (Attachment 3 – Renderings).

The lot's irregular geometry, combined with the acute angle formed at the intersection and the pre-zoning placement of the home, significantly limits the buildable area. The acute corner orientation and trapezoidal shape create a constrained development envelope that is not typical of other lots in the R-1 6 zone. These physical conditions, combined with the compact lot size, make it infeasible to expand or improve the home without encroaching into required setbacks.

Despite these constraints, the home has remained in continuous residential use and retains its original orientation and architectural form. The surrounding neighborhood is composed primarily of mid-century single-family homes, many of which were constructed with minimal setbacks and compact footprints. This contributes to the neighborhood's walkable character and architectural diversity. Notably, adjacent properties to the south have received prior approvals for reduced setbacks and increased lot coverage, further reinforcing a precedent for context-sensitive flexibility in this area (Attachment 2 – Project Statement).

The project received no public opposition during the notice period and has been reviewed without objection by all applicable City departments.

Application Review Criteria

UDC Code Section 7.5.526.E

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

- There are no use-specific standards in UDC §7.3.3 applicable to single-family residential uses. The proposed second-story addition, renovated front porch, and covered patio structure are accessory to a permitted single-family use in the R-1 6 zone district and do not alter the use of the property. The project remains consistent with the general intent of the zone and the Unified Development Code.

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

- The subject property is uniquely constrained by its trapezoidal shape and location on a triangular block bounded by Paseo Road, Franklin Street, and Fontanero Street. The lot is situated at a tight, acute corner where Franklin meets Paseo, resulting in a highly irregular buildable envelope. This condition is not typical of other lots in the R-1 6 zone, which are generally rectangular and allow for more conventional development patterns. Additionally, the existing home was constructed in 1950—prior to the adoption of zoning regulations—and is already built tight to the front and side setback lines. These physical and contextual constraints significantly limit the ability to expand or improve the home without encroaching into required setbacks.

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;

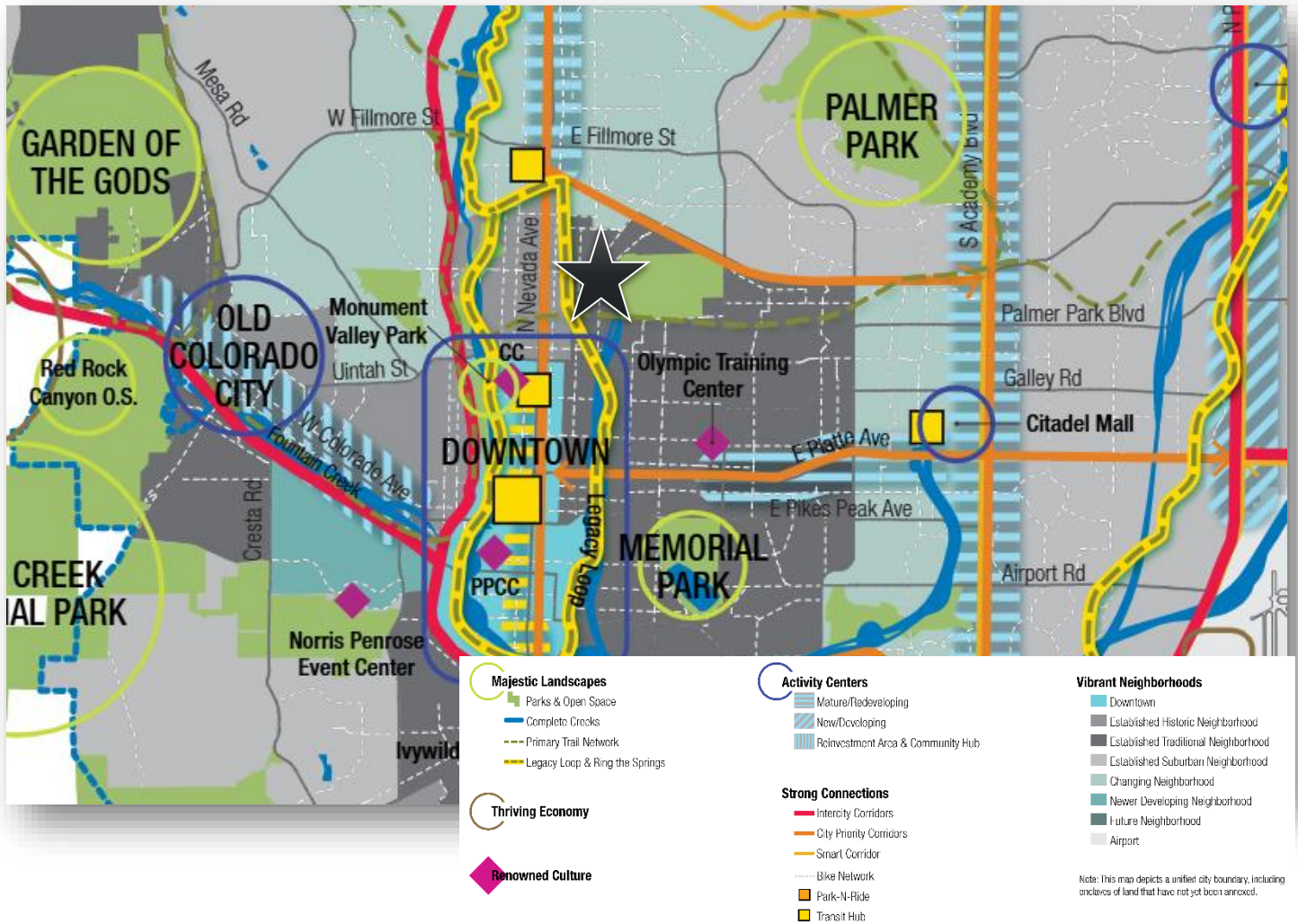
- Without the requested variances, the applicant would be unable to construct a second-story addition or provide a functional, code-compliant entry feature. The existing structure occupies nearly the full width of the buildable area under current setback requirements, leaving little room for vertical expansion or architectural enhancements. The proposed improvements are modest in scale and are designed to enhance the livability, safety, and curb appeal of the home. The second-story addition is confined to the existing footprint, and the covered patio structure provides weather protection and architectural definition without introducing habitable space. The proposed

improvements are necessary to allow for a reasonable and functional use of the property while meeting the evolving needs of the property owner and maintaining compatibility with the surrounding neighborhood.

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

- The proposed variances are not anticipated to result in any adverse impacts to adjacent properties. The covered patio structure faces Paseo Road, a minor arterial, and does not directly face any neighboring structures. The second-story addition does not expand the existing footprint and is designed to be architecturally compatible with the existing home and surrounding context. The neighborhood includes a mix of R-1 6 and R-5 zoning, and several nearby properties have received prior approvals for reduced setbacks and increased lot coverage. These approvals reflect a pattern of context-sensitive flexibility in the area. The proposed improvements are consistent with this pattern and are designed to preserve the character of the home while enhancing its functionality. No public comments were received during the notice period, and all reviewing agencies provided no objections

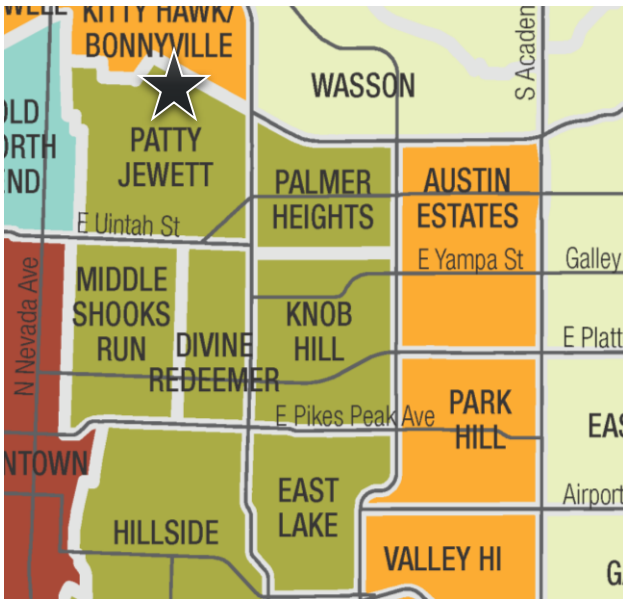
After evaluation of the Nonuse Variances, Staff finds that they meet the application review criteria.



The subject site is located within the PlanCOS Vision Map's typology of "Established Traditional Neighborhood" under the broader theme of Vibrant Neighborhoods. This typology includes areas developed prior to the mid-1950s and is characterized by a gridded street pattern, narrow lots, shallow setbacks, and a walkable urban form. These neighborhoods support a mix of housing types and architectural styles, and are valued for their connectivity, scale, and proximity to community amenities.

PlanCOS encourages context-sensitive reinvestment in these areas to support long-term livability, adaptability, and neighborhood vitality. Improvements that enhance functionality, modernize housing stock, and reinforce the pedestrian-oriented environment are consistent with the vision for these neighborhoods.

The subject site at 1916 North Franklin Street aligns with this vision by proposing a second-story addition and covered patio structure that modernize the home while maintaining its original footprint and scale. The project enhances the home's usability and street presence in a way that is compatible with the surrounding neighborhood and supports continued reinvestment in one of Colorado Springs' most walkable and connected residential areas.



Predominant Typology

■ Downtown	■ Established Traditional Neighborhood
■ Newer Developing Neighborhood	■ Established Suburban Neighborhood
■ Changing Neighborhood	■ Airport
■ Established Historic Neighborhood	■ Future Neighborhood

Vibrant Neighborhoods

PlanCOS identifies Vibrant Neighborhoods as the foundation of a great city—diverse, safe, and connected places with strong identity and a mix of housing types. The subject site at 1916 North Franklin Street is located within the “Established Traditional Neighborhood” typology, which emphasizes walkability, reinvestment, and compatibility with the surrounding built form. These neighborhoods are typically defined by narrow lots, shallow setbacks, and a gridded street network that supports a cohesive and adaptable residential environment.

The proposed addition supports this vision by introducing a modern, functional improvement that maintains the home’s original footprint and scale while enhancing its livability and street presence. The project aligns with:

Goal VN-3: “...empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”

Strategy VN-3.A-1: “Support a variety of approaches to encourage sustainable investment in and maintenance of established neighborhoods...”

Statement of Compliance

NVAR-25-0009 & NVAR-25-0017 – Franklin Residence Addition

After evaluation of the Nonuse Variance applications, Staff finds that both requests meet the review criteria.