



Items 5.F. & 5.G. - Franklin Residence Addition

CITY PLANNING COMMISSION

FORMAL MEETING – November 12, 2025



Franklin Residence Addition

QUICK FACTS

Address:

1916 N Franklin Street

Location:

Southwest corner of Franklin Street &
Paseo Road

Zoning and Overlays

R-1 6: Single-Family Medium

Site Area

4,165 square feet

Land Use

Single-Family Residential

APPLICATIONS

Nonuse Variance for Front Yard Setback
(NVAR-25-0017)

Nonuse Variance for Corner Lot – Side Street
Setback (NVAR-25-0009)

VICINITY MAP



VICINITY MAP

PROJECT LOCATION



SITE PLAN

NVAR-25-0009

- Second-story addition (on existing footprint)
- Renovated front porch
- New covered patio wrapping east (front) and north side of home

- Front setback: 5'-7" (where 15' is required)
- Corner side setback: 10'-6" (where 15' is required)



Franklin Residence Addition

RENDERINGS



Franklin Residence Addition

ADDITIONAL INFO

- Existing home was built in 1950 and established its setbacks prior to implementation of a zoning code
- Lot is trapezoidal in shape and locate at an acute corner
- Proposed design enhances the mid-century character and street presence
- Adjacent properties have received similar variances:
 - 716 E Fontanero Street (AR NV 18-00251)
 - Rear Yard Setback of 6' where 25' is required
 - Front Yard setback of 10' where 20' is required
 - 720 E Fontanero Street (AR NV 18-00251)
 - Front Yard setback of 11'6" where 20' is required

TIMELINE OF REVIEW

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

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	245 Postcards
Number of Comments Received	No Comments Received

PUBLIC ENGAGEMENT

- No public comments received.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

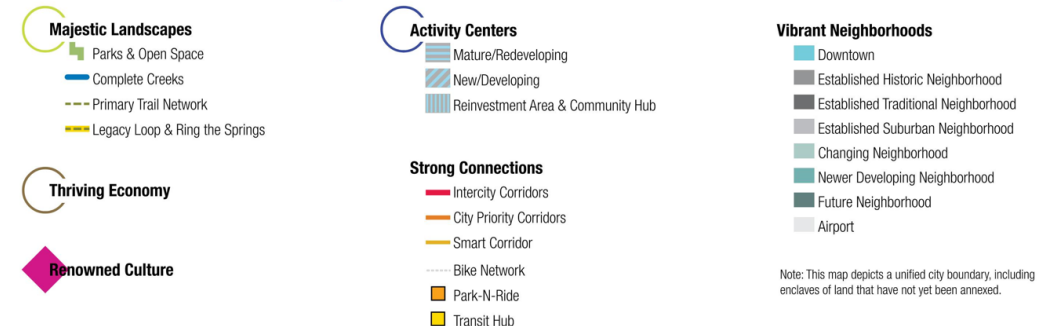


PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.526 Non-Use Variance

Criteria for Approval

1. The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards);
2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district;
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;
4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties;

Statement of Compliance

NVAR-25-0009 & NVAR-25-0017

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

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

NVAR-25-0009 – Franklin Residence Addition - Nonuse Variance for Corner Lot - Side Street Setback

Motion to Approve

Approve the Non-Use Variance to City Code Sections 7.2.204.B and 7.4.201.A allowing a 10 foot and 6 inch Corner Lot - Side Street setback where 15 feet is usually required based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.

Motion to Deny

Deny the Non-Use Variance to City Code Sections 7.2.204.B and 7.4.201.A allowing a 10 foot and 6 inch Corner Lot - Side Street setback where 15 feet is usually required based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.526.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

NVAR-25-0017 – Franklin Residence Addition - Nonuse Variance for Front Yard Setback

Motion to Approve

Approve the Non-Use Variance to City Code Sections 7.2.204.B and 7.4.201.A allowing a 5 foot and 7 inch Front Yard setback where 15 feet is usually required based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.

Motion to Deny

Deny the Non-Use Variance to City Code Sections 7.2.204.B and 7.4.201.A allowing a 5 foot and 7 inch Front Yard setback where 15 feet is usually required based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.526.

