



2202 West Kiowa Street

Quick Facts

Applicant

Anita & Paul Conkling

Property Owner

Anita & Paul Conkling

Address / Location

2202 West Kiowa Street

TSN(s)

7411403001

Zoning and Overlays

Current: R-2 (Two-Family Residential)

Site Area

3,600 square feet

Proposed Land Use

Single Family Residential

Applicable Code

Unified Development Code

Project Summary

The applicants, Anita and Paul Conkling, are requesting approval of a Non-Use Variance to allow a 3-foot Corner Lot - Side Yard setback on the east side of their property at 2202 W Kiowa Street, where 15 feet is required by the Unified Development Code (UDC). The variance is necessary to accommodate the reconstruction of a structurally compromised basement stairwell and the enclosure of an adjacent covered patio into a 300-square-foot sunroom and bathroom addition.

File Number

NVAR-25-0007

Application Type

Non-Use Variance

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Colorado City & Vicinity	1917
Subdivision	Ash Subdivision	1901
Master Plan	Westside Master Plan	1980
Prior Enforcement Action	N/A	N/A

Site History

The subject property, located at 2202 W Kiowa Street, is a 3,600-square-foot corner lot situated at the northwest corner of West Kiowa Street and North 22nd Street in the Old Colorado City neighborhood. The property is zoned R-2 (Two-Family Residential) and is developed with a single-family residence originally constructed in 1895.

The existing structure includes a 1,044-square-foot main level and a 404-square-foot partial basement (Attachment 1 – As-Built Plans). The home has remained in continuous residential use since its construction and retains much of its original orientation and architectural character. The existing exterior elevations (Attachment 2 – Existing Exterior Elevations) illustrate the structure’s historic form, including a covered patio and a stairwell on the east side of the home.

The basement stairwell, added in the 1940s, predates the adoption of the City’s first zoning code in February 1951, which established minimum setback requirements. Its placement, approximately 3 feet from the eastern property line, reflects the pre-zoning development pattern typical of Old Colorado City, where homes were often built close to the street and side lot lines to maximize interior space on compact lots. This historic development pattern contributes to the neighborhood’s distinctive character.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2: Two-Family	Single-Family Residential	N/A
West	R-2: Two-Family	Single-Family Residential	N/A
South	R-2: Two-Family	Single-Family Residential Religious Institution	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	382 – sent for each public notice occurrence
Number of Comments Received	No public comment was received.

Public Engagement

No public comment was received.

Timeline of Review

Initial Submittal Date	6/20/2025
Number of Review Cycles	Five (5)
Item(s) Ready for Agenda	10/9/2025

Agency Review

Traffic Engineering

No comments received.

SWENT

No comments received.

Colorado Springs Utilities

No comments received.

City Engineering

No comments received.

Fire

No comments received.

Nonuse Variance

Summary of Application

The applicant is requesting approval of a Non-Use Variance to allow a 3-foot Corner-Lot Side Yard setback along the east property line of 2202 West Kiowa Street, where 15 feet is required by the Unified Development Code (UDC). The variance is necessary to facilitate the reconstruction of a structurally compromised basement stairwell and the enclosure of an adjacent covered patio into a 300-square-foot sunroom and bathroom addition.

The existing stairwell, located on the east side of the home, was constructed in the 1940s, prior to the adoption of the City's first zoning code in 1951, and currently sits approximately 3 feet from the property line. The proposed reconstruction will extend the stairwell approximately 12 feet to the north to meet modern building code requirements for slope, landings, and headroom clearance. The addition will maintain the existing 3-foot setback along North 22nd Street, which is a public right-of-way.

The total proposed structure will result in 42% lot coverage, exceeding the 40% maximum allowed in the R-2 zone district. An Administrative Adjustment (ADRF-25-0044) has been submitted separately to address this overage. The applicant has also received approval from Colorado Springs Utilities and the Stormwater Enterprise for a 3-foot side yard setback along the western property line, as permitted under UDC §7.4.201 (Attachment 6 – Approval for Western Side Setback Reduction).

The proposed improvements are modest in scale, context-sensitive, and designed to preserve the architectural character of the home while addressing structural and safety concerns. The project is located within the Established Historic Neighborhood typology under PlanCOS and supports reinvestment in a walkable, architecturally rich area. No additional structures are proposed in the rear yard, and no changes are proposed to the existing driveway or parking configuration. The project received no public opposition during the notice period.

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);
 - The subject property is zoned R-2 (Two-Family Residential) and developed with a single-family home. The proposed addition does not alter the use of the property and remains compliant with all applicable 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;
 - The subject property contains a residence constructed in 1895, with a basement stairwell addition built in the 1940s, prior to the adoption of the City's first zoning code in February 1951. As a result, the stairwell was constructed approximately 3 feet from the eastern property line, a condition that reflects the historic development pattern of the Old Colorado City neighborhood, where many homes were built close to the street and side property lines to maximize usable interior space on compact lots.

This historic placement, combined with the home's structural deterioration, including an 8-inch horizontal shift in the east wall due to foundation failure creates a unique physical condition that directly impacts the safety and functionality of the structure. The existing stairwell is too steep and lacks adequate landings and headroom, making it non-compliant with the building code. The proposed reconstruction, which maintains the historical setback, is necessary to ensure safe access to the basement while preserving the architectural integrity of the home (Attachment 4 – Site Plan; Attachment 5 – Proposed Elevations).

The close proximity to the property line is not the result of recent construction decisions but rather a reflection of the pre-zoning era urban form that characterizes this part of Colorado Springs. The requested variance supports the continued use and preservation of the structure in a manner that is consistent with the established character of the neighborhood.

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;
 - The existing basement stairwell, constructed in the 1940s, is structurally compromised and does not meet building code requirements for slope, landings, or headroom clearance. The east wall of the home has shifted approximately 8 inches due to foundation failure, further exacerbating the unsafe conditions. Without the ability to reconstruct the stairwell within the existing 3-foot setback, the applicant would be unable to provide safe and code-compliant access to the basement level in a reasonable way.

In addition to addressing safety concerns, the proposed improvements are intended to support the long-term functionality and livability of the home. The basement provides space for mechanical systems and storage, and the addition of a modest sunroom and bathroom would enhance the usability of the home without expanding

beyond the existing development pattern. Without the variance, the applicant would face significant limitations in making these necessary and context-sensitive upgrades

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

The requested variance to allow a 3-foot setback along the eastern property line does not pose an adverse impact to adjacent properties. This side of the property fronts North 22nd Street, a public right-of-way. The proposed addition will maintain the existing building line and will not encroach into any rear yard setback or alter the existing driveway or parking configuration (Attachment 4 – Site Plan).

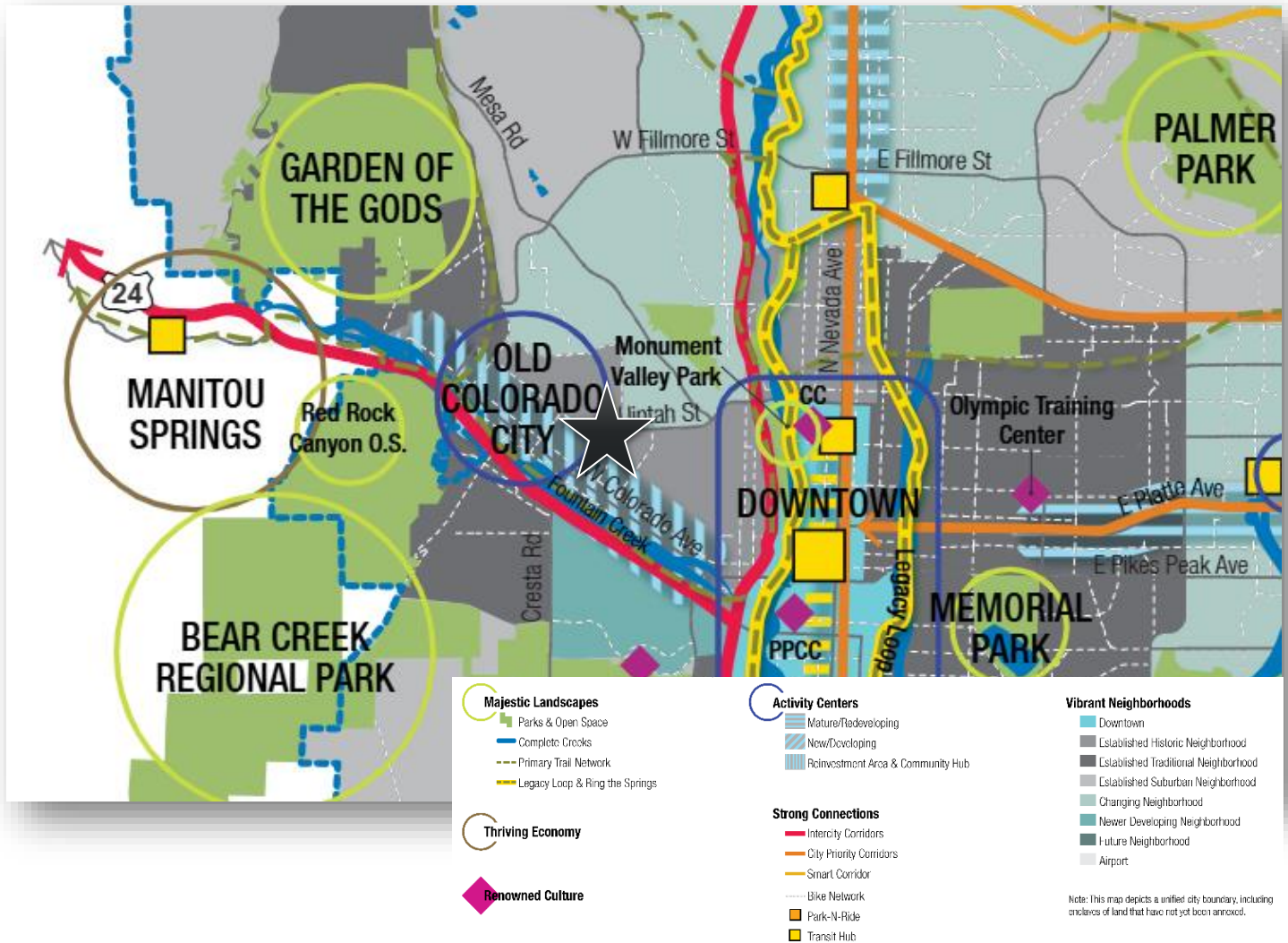
The Old Colorado City neighborhood is characterized by narrow, walkable streets, compact lots, and historic homes built close to the street and side property lines. The requested setback is consistent with this historic urban form, which predates the City's zoning code adopted in February 1951. The proposed addition respects the scale and character of the neighborhood and is designed to match the existing architectural style and materials (Attachment 5 – Proposed Elevations).

Additionally, the City's development standards allow for flexibility in side setback requirements when supported by utility and infrastructure review. In this case, the applicant has received approval from Colorado Springs Utilities and the Stormwater Enterprise for a 3-foot setback along the western property line, demonstrating that such a configuration can be safely accommodated on the site (Attachment 6 – Approval for Western Side Setback Reduction).

No public comments were received during the notice period, and the proposed improvements are modest in scale, context-sensitive, and designed to preserve the character of the home while enhancing its safety and usability.

After evaluation of the Nonuse Variance, Staff find that the application meets the review criteria.

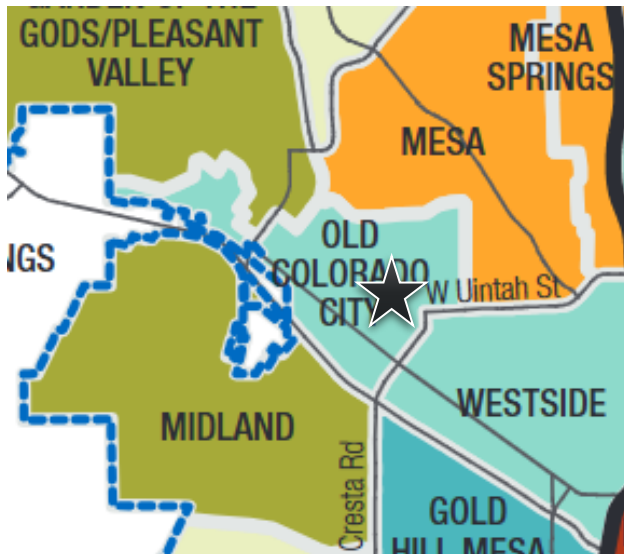
PlanCOS Vision



The subject site is located within the PlanCOS Vision Map's typology of "Established Historic Neighborhood" under the broader theme of Vibrant Neighborhoods. This typology includes areas with a strong sense of place, historic architecture, and long-standing development patterns that contribute to the city's cultural identity. These neighborhoods are typically compact, walkable, and characterized by narrow lots and early residential styles.

PlanCOS supports context-sensitive reinvestment in these areas to preserve historic character while enhancing livability and safety. Modest improvements that respect architectural integrity are encouraged to support long-term neighborhood vitality.

The subject site at 2202 W Kiowa Street aligns with this vision by proposing a modest, historically appropriate addition to a home built in 1895. The project addresses structural deficiencies while maintaining the home's original footprint and style, contributing to the ongoing preservation and functionality of one of Colorado Springs' most distinctive neighborhoods.



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 2202 W Kiowa Street is located within the “Established Historic Neighborhood” typology, which emphasizes preservation of architectural character while supporting reinvestment and adaptation. The proposed addition supports this vision by maintaining the home’s historic footprint and materials while addressing structural deficiencies and improving safety and livability. 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-25-0007 – Sunny Remodel – Non-Use Variance

After evaluation of the Non-Use Variance, Staff finds that the application meets the review criteria.