

CITY PLANNING COMMISSION FORMAL MEETING – November 12, 2025





### **QUICK FACTS**

### **VICINITY MAP**

#### Address:

2202 W Kiowa Street

#### Location:

Northwest corner of West Kiowa Street & North 22<sup>nd</sup> Street

### **Zoning and Overlays**

R-2: Two-Family Residential

#### Site Area

3,600 Square Feet

#### Land Use

Single-Family Residential

### **APPLICATIONS**

Nonuse Variance





### **PROJECT SUMMARY**

### **SITE PLAN**

### File #(s):

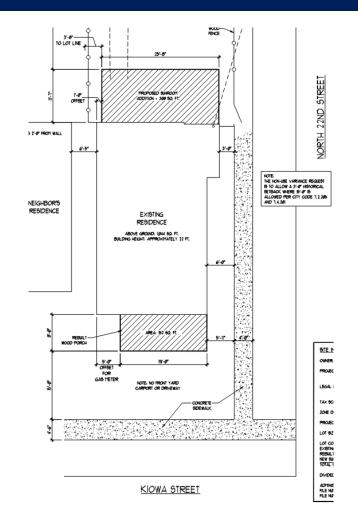
NVAR-25-0007

### Project Proposal:

- Reconstruct and extend the structurally compromised basement stairwell
- Enclose adjacent covered patio into a 300 square foot sunroom and bathroom

### Requested Variance:

 3-foot Corner Lot – Side Yard setback (where 15 feet is required)

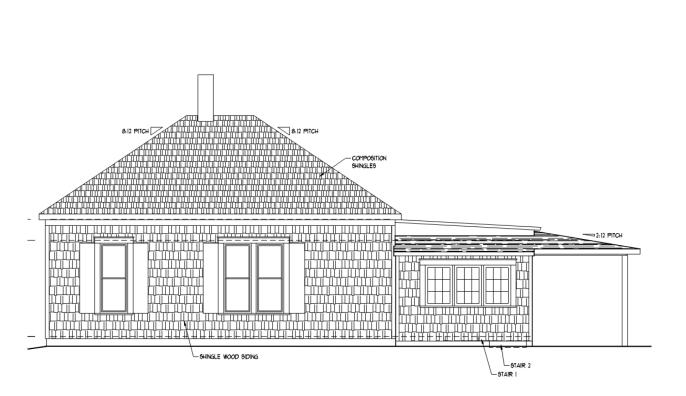


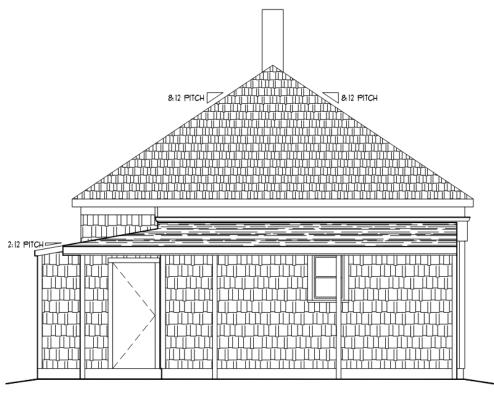


### **Existing Elevations**

Elevation Along North 22<sup>nd</sup> Street:

Rear Elevation (adjacent to alley):

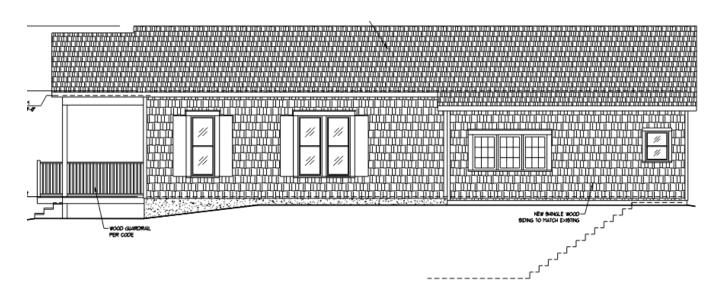




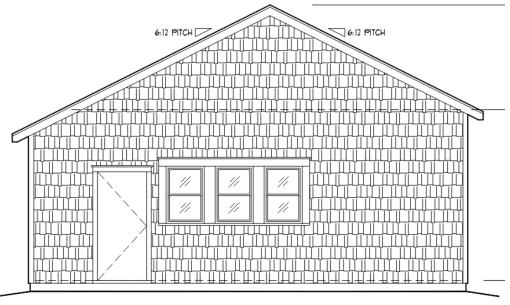


### **Proposed Elevations**

### Elevation Along North 22<sup>nd</sup> Street:



### Rear Elevation (adjacent to alley):





### **ADDITIONAL INFO**

- The home was built in 1895 and the stairwell addition was added in 1940s. All done prior to the implementation of a zoning code.
- The existing stairwell addition sits approximately 3 feet from east property line shared with North 22<sup>nd</sup>
  Street.
- The proposed addition maintains the historic setback from North 22<sup>nd</sup> Street and the existing character of the home.



# TIMELINE OF REVIEW

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



# 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	382 Postcards – sent for each public notice occurrence
Number of Comments Received	No Comments Received

### **PUBLIC ENGAGEMENT**

• No public comments were 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.

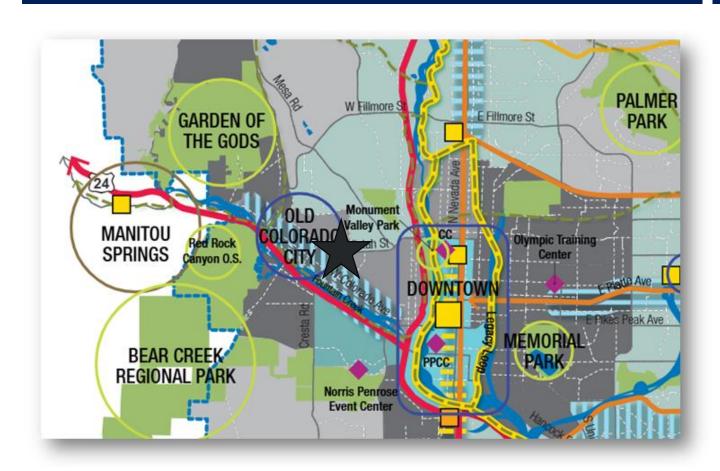
### **Fire**

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.





### **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-25-0007

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

# PLANNING COMMISSION OPTIONAL MOTIONS



### **Optional Motions**

NVAR-25-0007 – Sunny Remodel - Nonuse Variance

### **Motion to Approve**

Approve the Non-Use Variance to City Code Section 7.2.205.B & 7.4.201.A allowing a 3 foot 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 Section 7.2.205.B & 7.4.201.A allowing a 3 foot 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.

