



5.D. - Sunny Remodel - Nonuse Variance

CITY PLANNING COMMISSION

FORMAL MEETING – November 12, 2025



Sunny Remodel - Nonuse Variance

QUICK FACTS

Address:

2202 W Kiowa Street

Location:

Northwest corner of West Kiowa Street &
North 22nd Street

Zoning and Overlays

R-2: Two-Family Residential

Site Area

3,600 Square Feet

Land Use

Single-Family Residential

APPLICATIONS

Nonuse Variance

VICINITY MAP



Sunny Remodel - Nonuse Variance

PROJECT SUMMARY

File #(s):

NVAR-25-0007

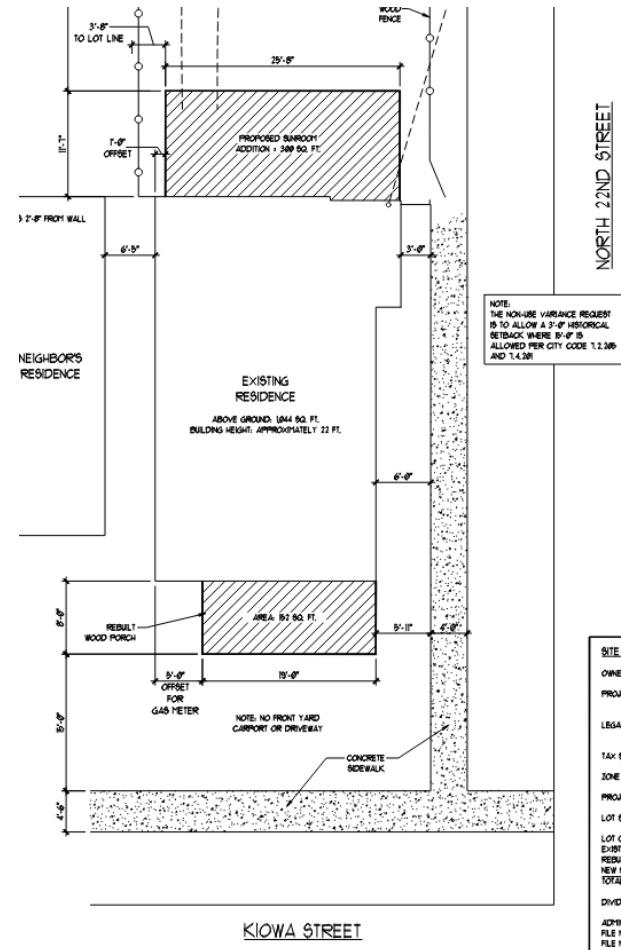
Project Proposal:

- 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)

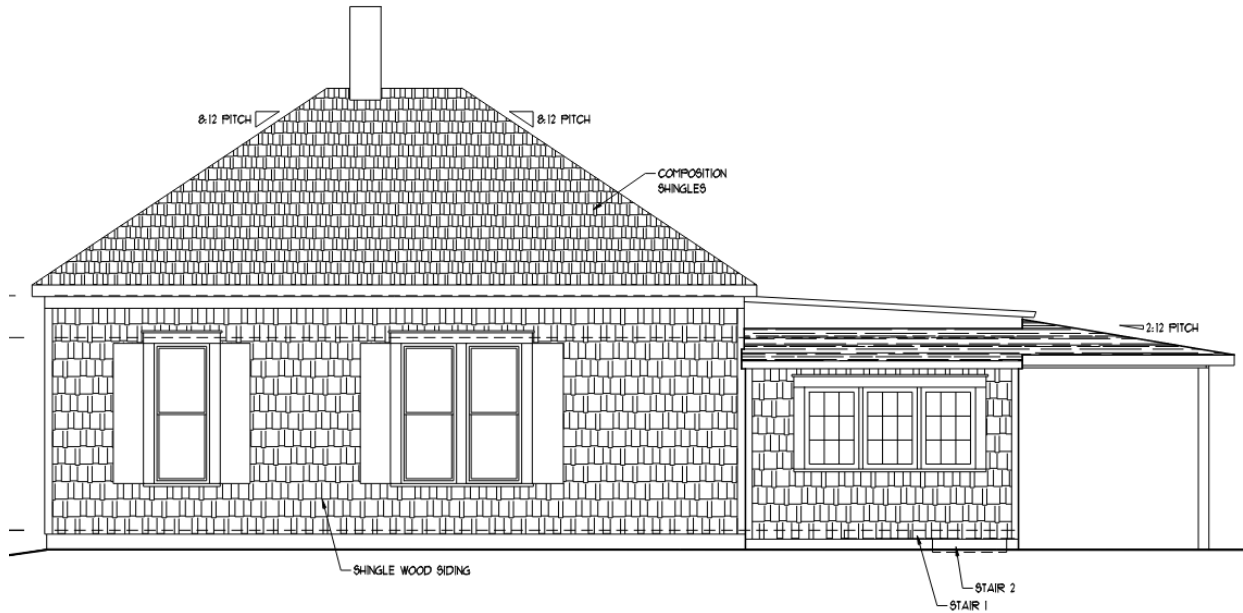
SITE PLAN



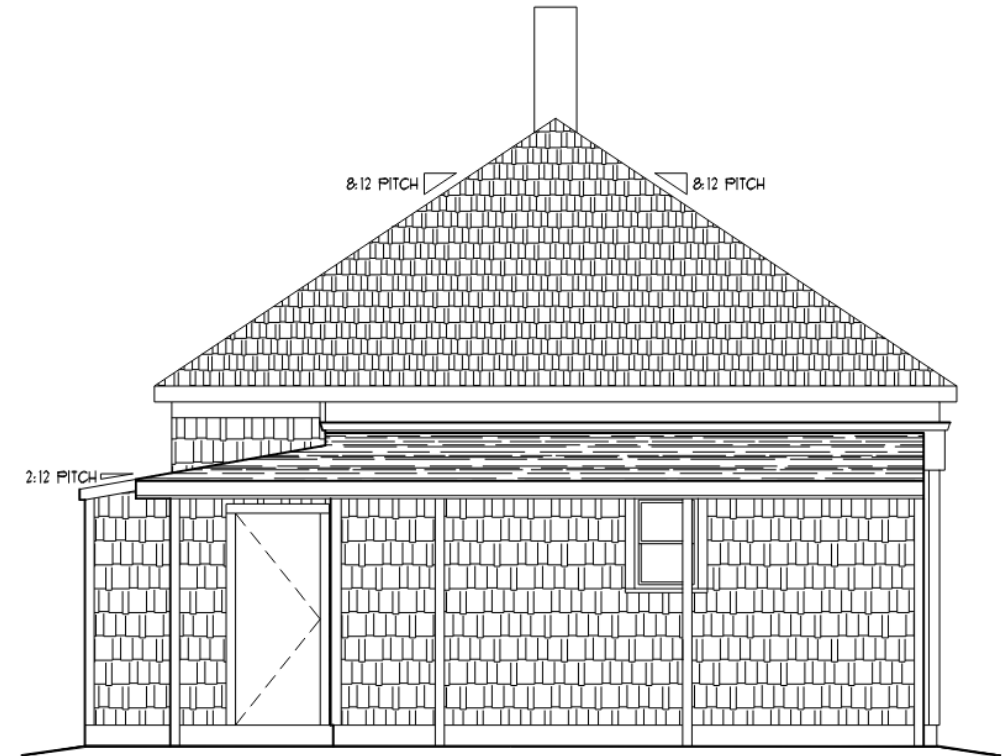
Sunny Remodel - Nonuse Variance

Existing Elevations

Elevation Along North 22nd Street:



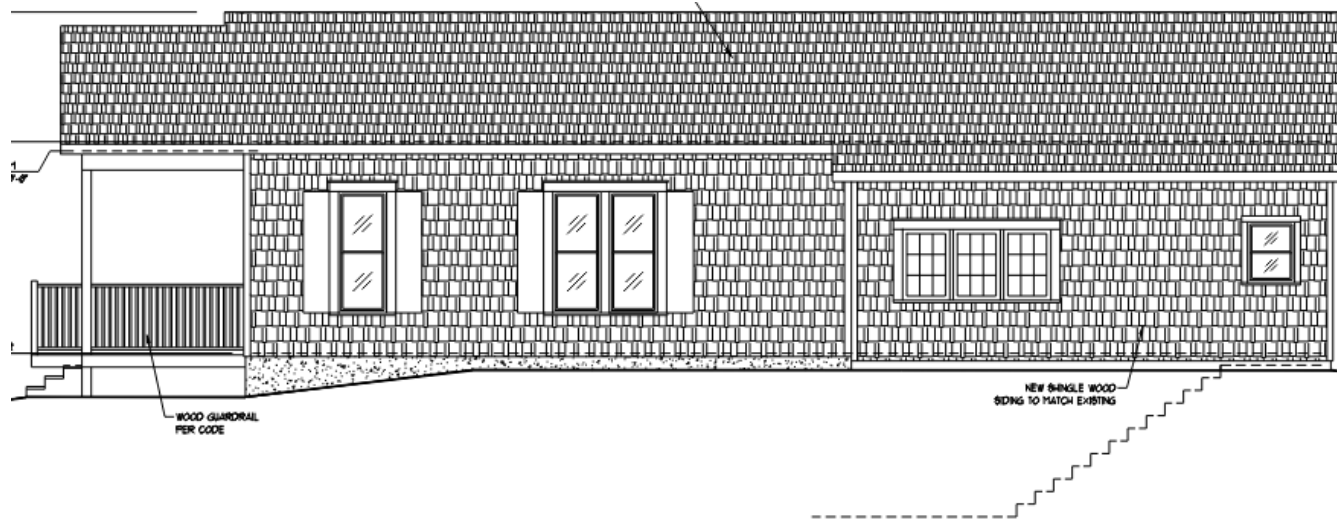
Rear Elevation (adjacent to alley):



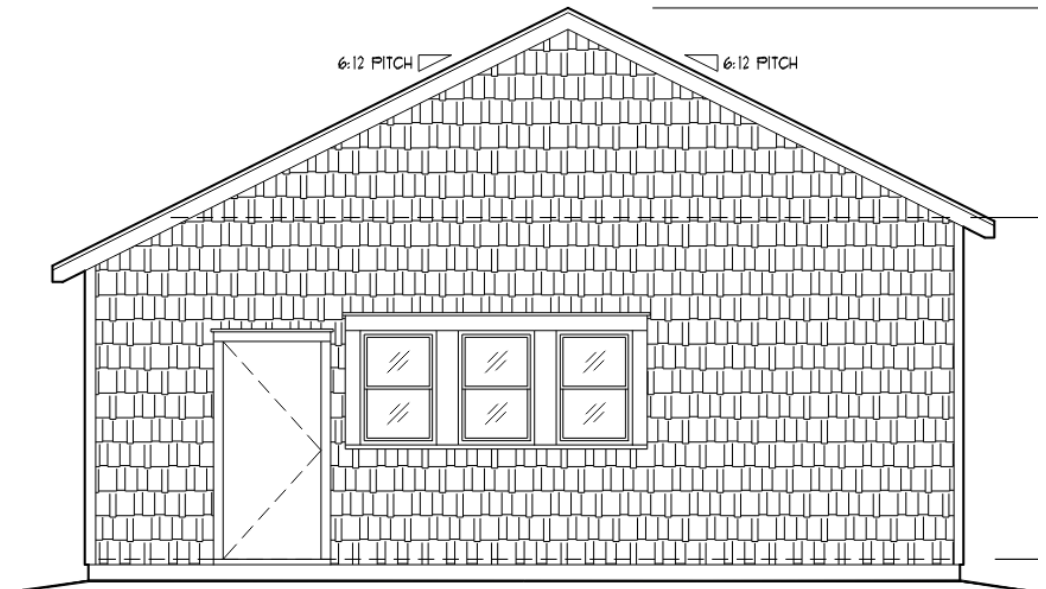
Sunny Remodel - Nonuse Variance

Proposed Elevations

Elevation Along North 22nd Street:



Rear Elevation (adjacent to alley):



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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 22nd Street.
- The proposed addition maintains the historic setback from North 22nd Street and the existing character of the home.

TIMELINE OF REVIEW

Initial Submittal Date	6/20/2025
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Number of Review Cycles	Five (5)
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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	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

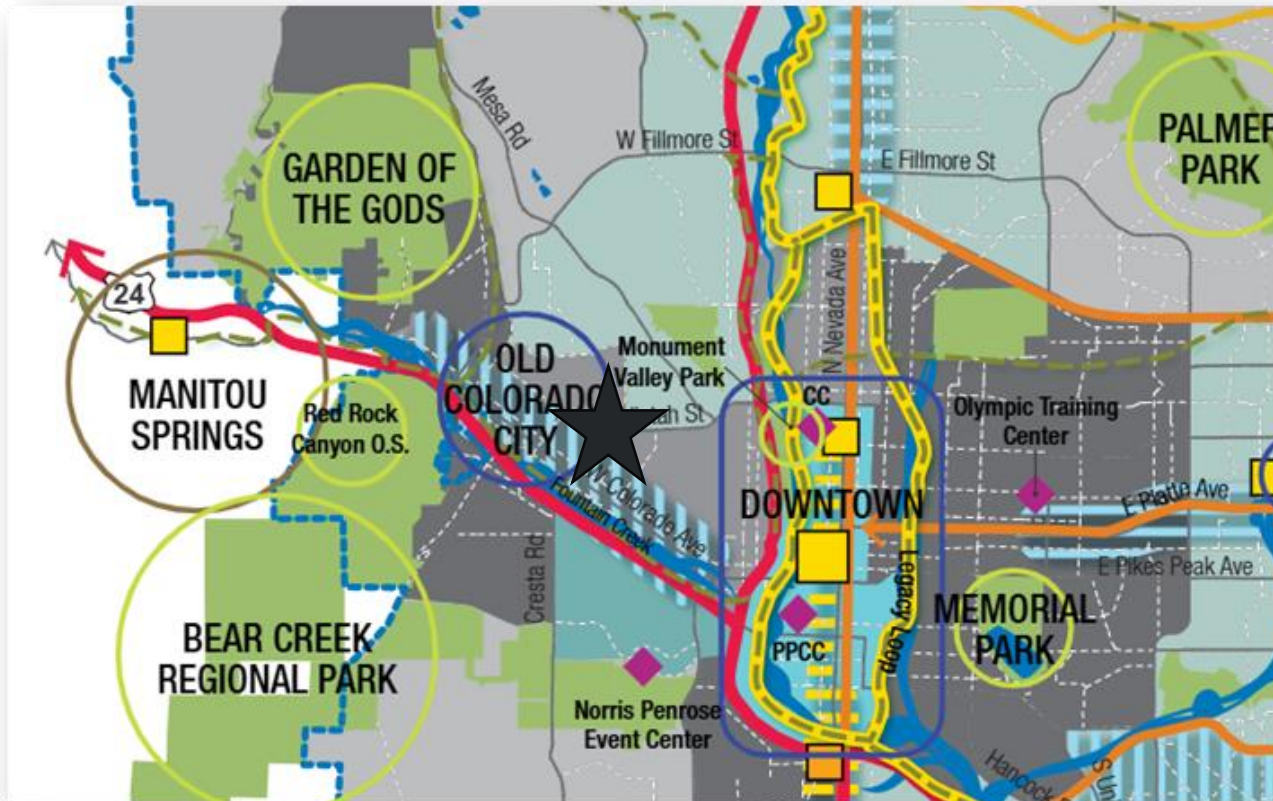
No comments received during review.

Fire

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

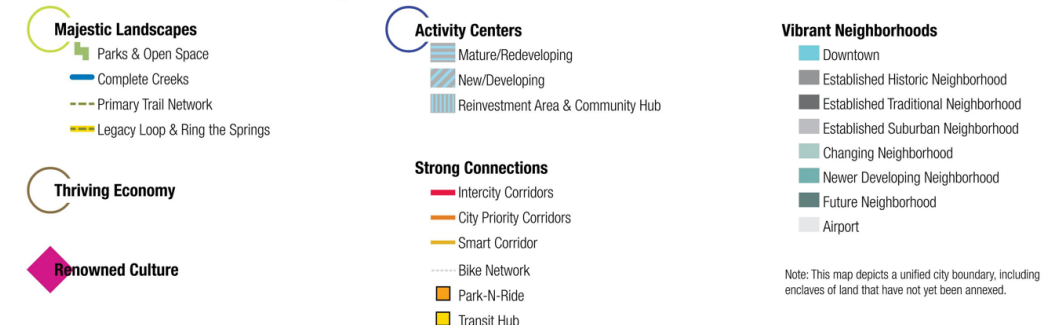


PlanCOS Compliance

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



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-25-0007

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.

