# 2826 Beacon St Non-Use Variance Application Site Plan (Existing)

Property Address: 2826 Beacon St

Legal Description: LOTS 27, 28, N 12.5 FT OF LOT 26 BLK 12 ROSWELL ADD 1 COLO SPGS

Schedule Number: 6331311001

Owner: Caleb Kowalski, 2826 Beacon St, 80907,

858-243-0369

Applicant: StreamHome Construction, 3423 N

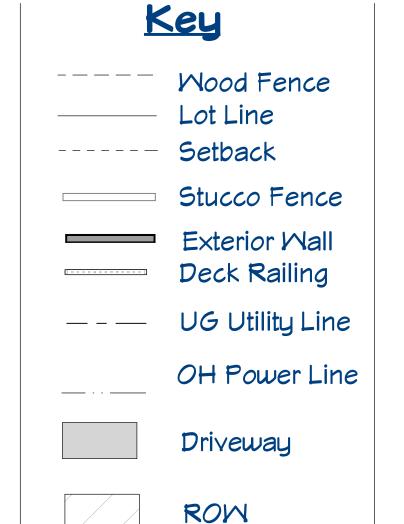
Prospect St, 80907, 719-644-6777

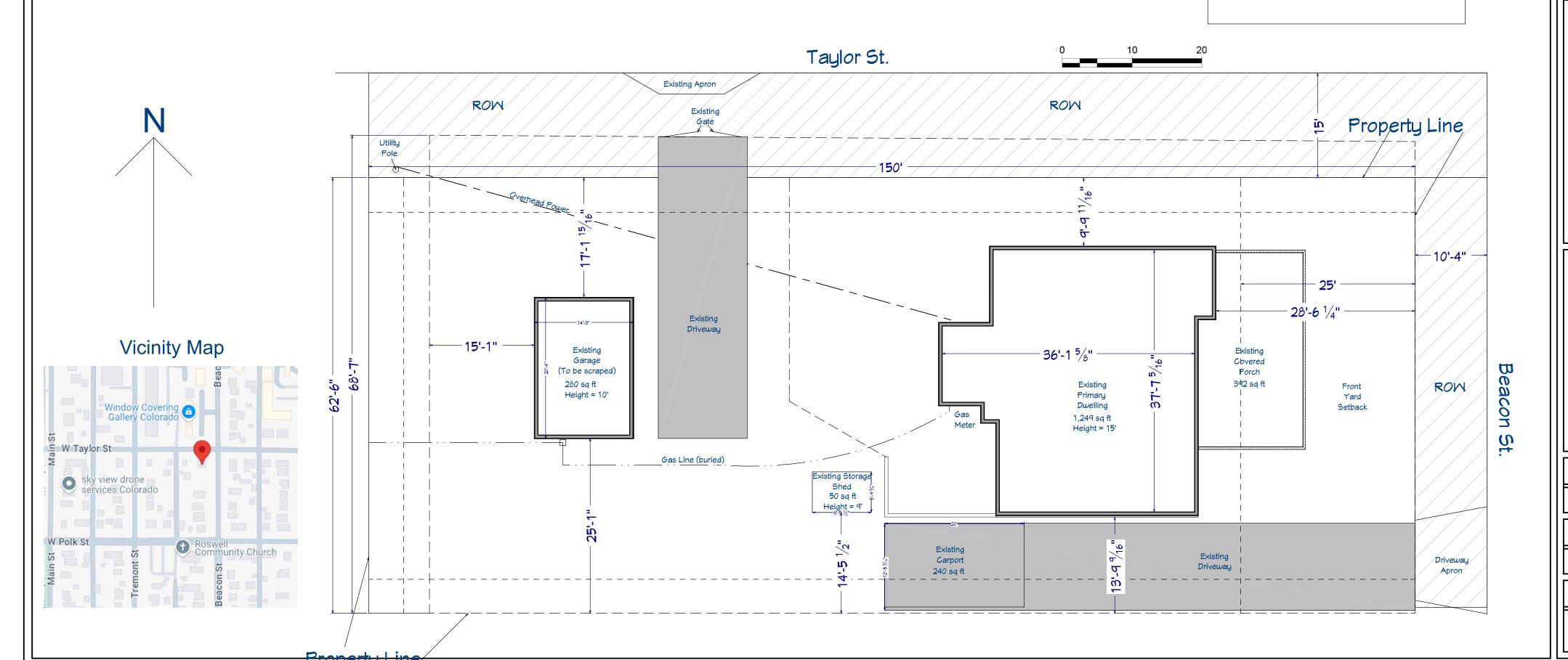
Zone District: R-2 Lot Size: 9,375 sq ft

Area of Existing Structures: 2,211 sq ft (E) Lot Coverage (one lot): 23.58%

### NOTES:

- -This nonuse variance request is to allow the subdivision of the subject property into 2 lots, one of which would be 4,375 sq ft, where a minimum R-2 lot size of 5,000 sq ft is allowed per City Code 7.2.205: R-2 Two-Family.
- -The existing fence line on North side of property, beyond property line (in ROW) has established since at least 2003.







NO. DESCRIPTION BY DATE

XISTING SITE PLA

2826 Beacon St Non-Us Variance Application

WINGS PROVIDED BY:
STREAMHOME
CONSTRUCTION

DATE: 5/9/2025

SCALE:

1" = 10'

SHEET:

A-1

## 2826 Beacon St Non-Use Variance Application Site Plan (Proposed)

Property Address: 2826 Beacon St

Legal Description: LOTS 27, 28, N 12.5 FT OF LOT 26 BLK 12 ROSWELL ADD 1 COLO SPGS

**Schedule Number:** 6331311001

Owner: Caleb Kowalski, 2826 Beacon St, 80907,

858-243-0369

NOTES:

Applicant: StreamHome Construction, 3423 N

Prospect St, 80907, 719-644-6777

Zone District: R-2 Lot Size: 9,375 sq ft

(P) Area of Structures (2826 Beacon): 1,931 sq ft

(P) Lot Coverage (2826 Beacon): 38.62% (1931/5000)

(P) Lot Coverage (TBD Taylor St): 13.7% (600/4375)

### Key

Mood Fence

Lot Line
Setback

——— Stucco Fence

Exterior Mall

Deck Railing

— – UG Utility Line

OH Power Line

ROW

Driveway

Property Line

Driveway

Existing

Driveway

918 Isq ft

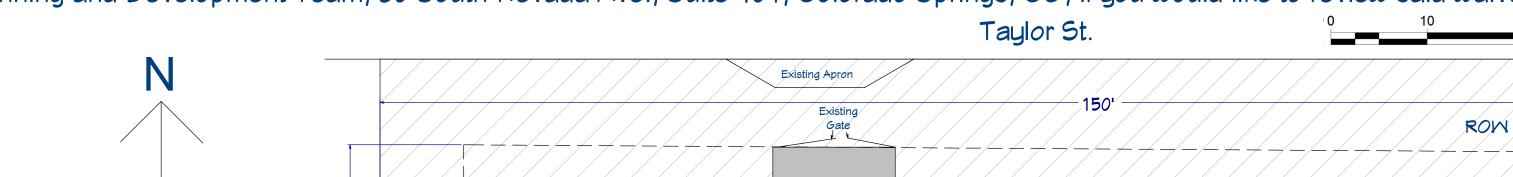
-The existing fence line on North side of property, beyond property line (in ROW) has established since at least 2003.

- This property is subject to the findings, summary and conclusions of a geologic hazard waiver prepared by J&K Geo

where a minimum R-2 lot size of 5,000 sq ft is allowed per City Code 7.2.205: R-2 Two-Family.

- This property is subject to the findings, summary and conclusions of a geologic hazard waiver prepared by J&K Geological Services, dated 9/25/2025, which identified specific hazards as cited in the report. A copy of said report has been placed within file NVAR-25-0004, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO, if you would like to review said waiver.

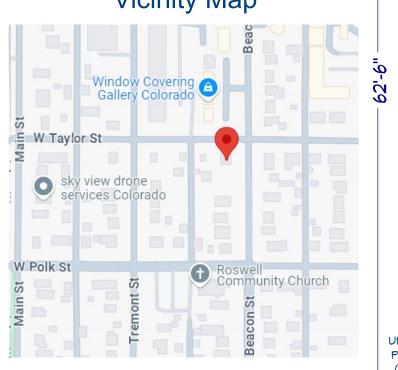
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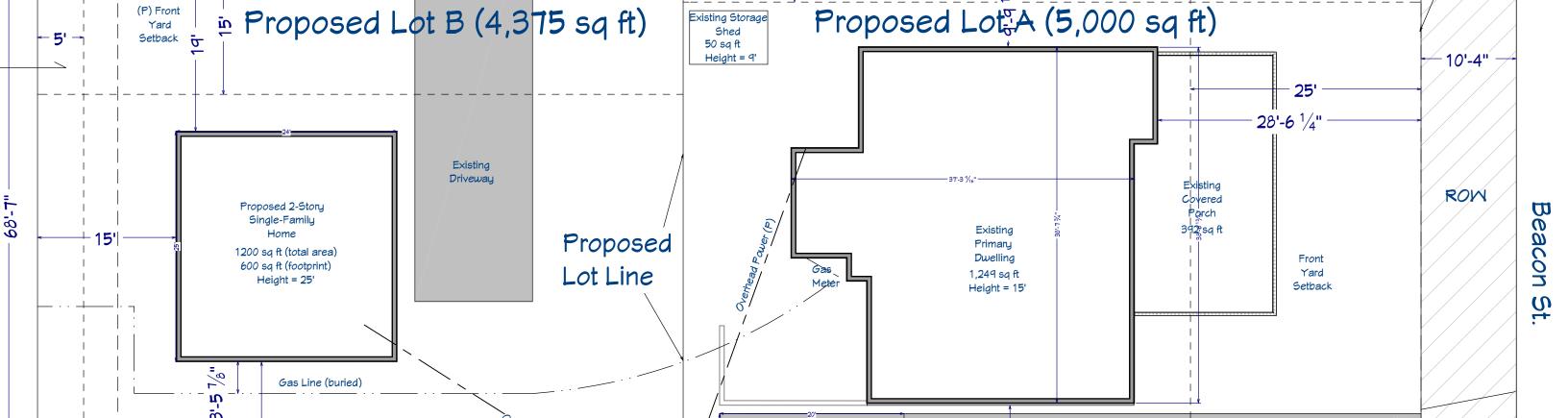


70'

For new
Lot B, CSU Field Engineer to determine
final gas/electric meter, transformer and
service line locations. Contact Field
Engineering at 719-668-4985 (Gas) or
719-668-5564 (Electric) with any

### Vicinity Map





Existing

Carport

240 sq ft

DRAWINGS PROVIDED BY:

STREAMHON

DATE: 5/9/2025

CONSTRUC

Non-Use

2826

SCALE:

1" = 10'

SHEET:

**A-2**