

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

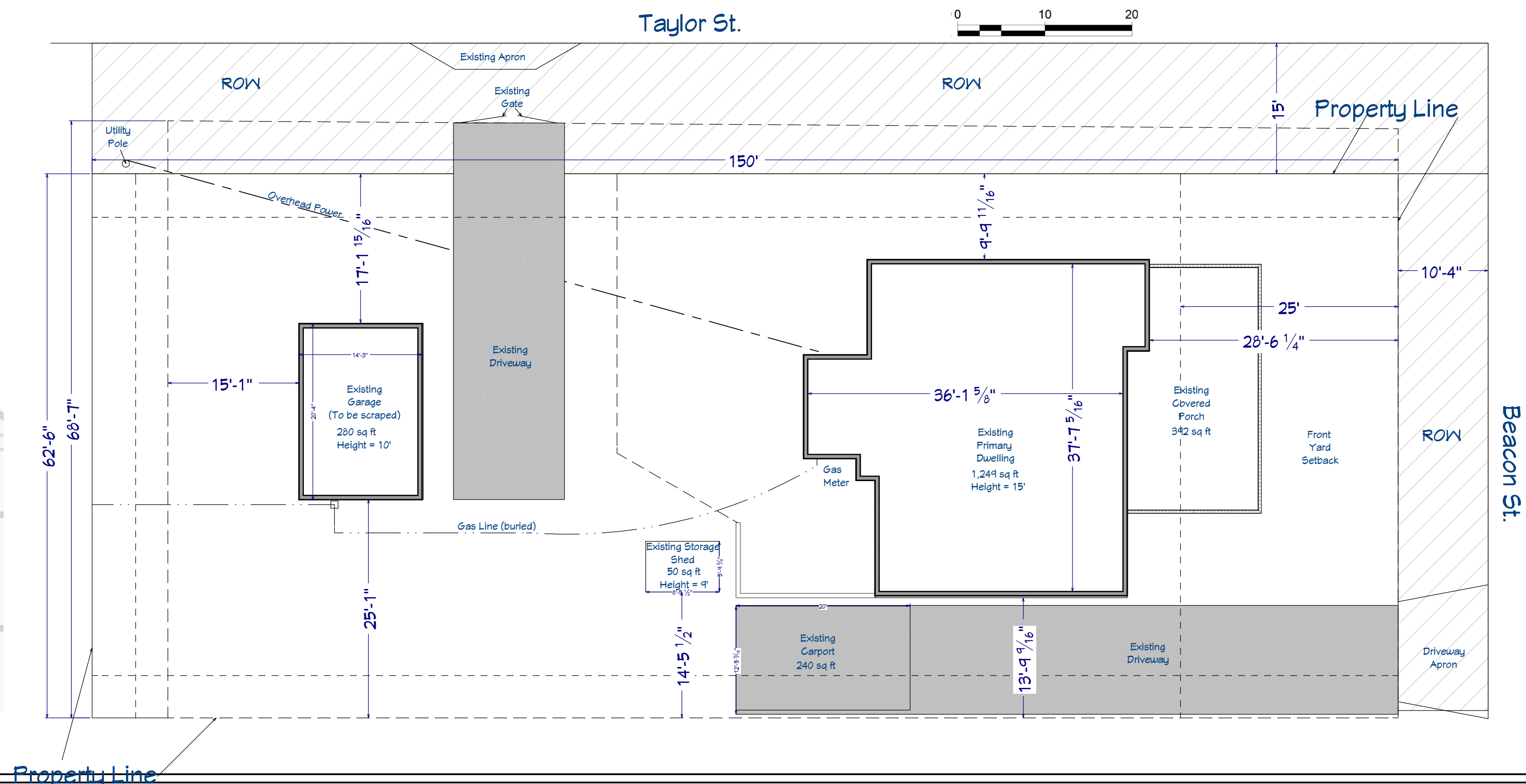
EXISTING SITE PLAN

PROJECT DESCRIPTION:

2826 Beacon St Non-Use Variance Application

WINGS PROVIDED BY:
**STREAMHOME
CONSTRUCTION**

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
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)

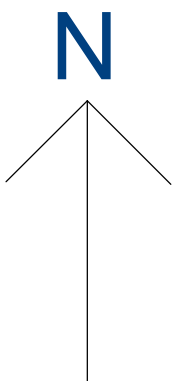
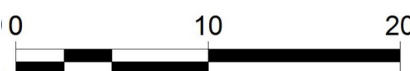
Key

- Wood Fence
- Lot Line
- Setback
- Stucco Fence
- Exterior Wall
- Deck Railing
- UG Utility Line
- OH Power Line
- Driveway
- ROW

NOTES:

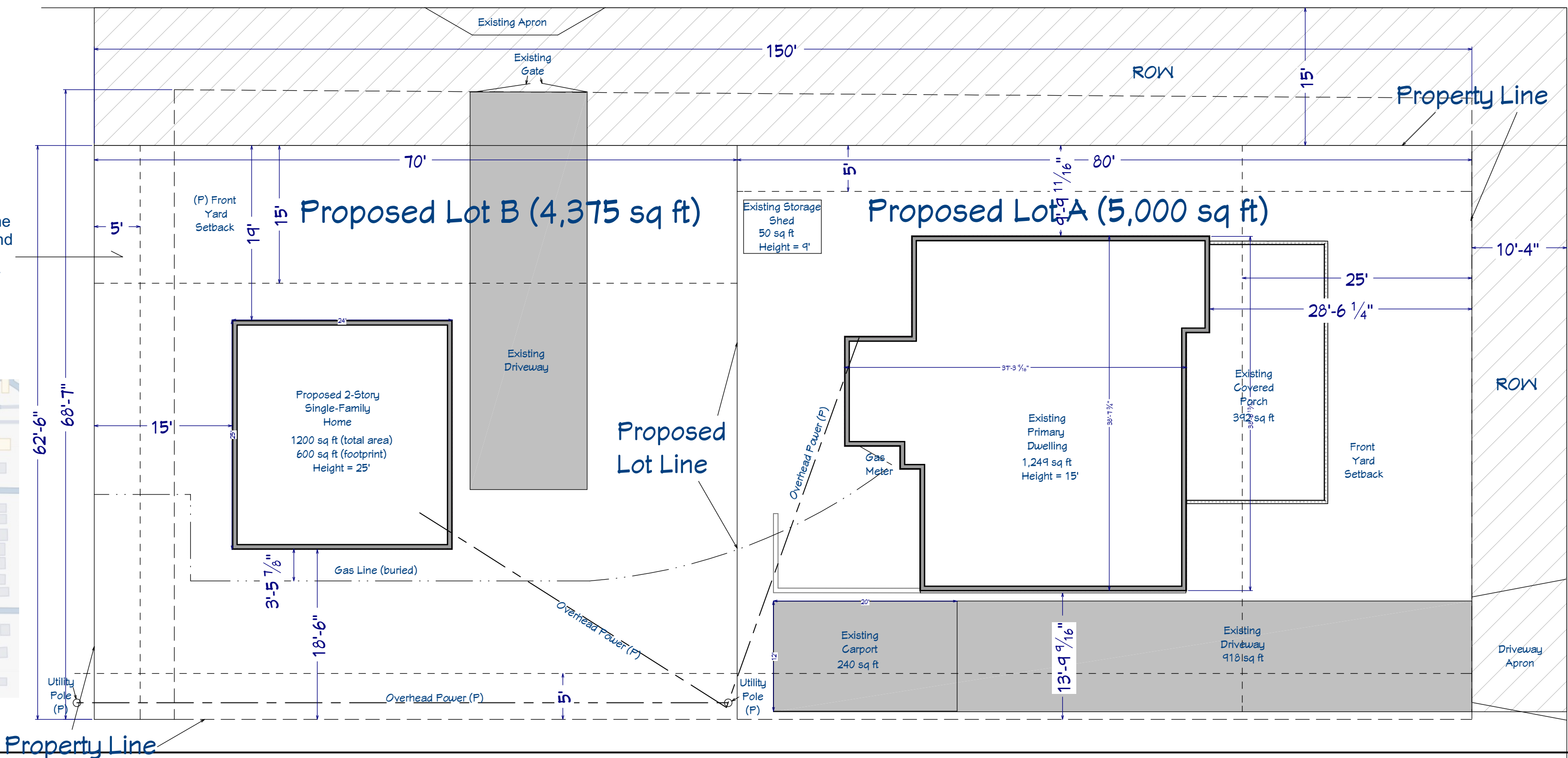
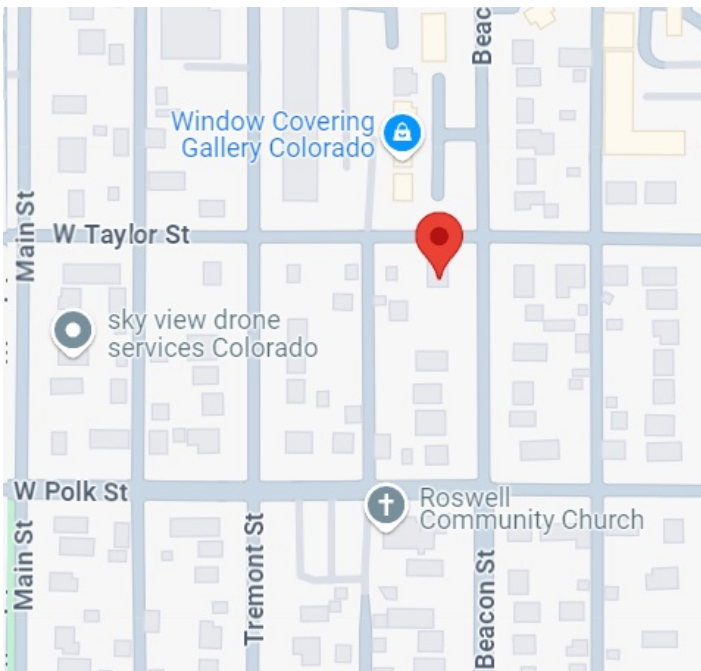
- This nonuse variance request is to allow the subdivision of the subject property into 2 lots, one of which would be 4,375 sq ft, where a minimum R-2 lot size of 5,000 sq ft is allowed per City Code 7.2.205: R-2 Two-Family.
- The existing fence line on North side of property, beyond property line (in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

Taylor St.



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 questions.

Vicinity Map



Beacon St.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROPOSED SITE PLAN

PROJECT DESCRIPTION:

2826 Beacon St Non-Use Variance Application

DRAWINGS PROVIDED BY:

STREAMHOME CONSTRUCTION

DATE:

5/9/2025

SCALE:

1" = 10'

SHEET:

A-2