

FTK: Variance

NARRATIVE QUESTIONNAIRE VARIANCE

A. General Property Information:	
1.	Property Address or Parcel Identification Number (PIN): 7050 E 75th pl commerce city co 80022
2.	Applicant's Name: David Valverde
3.	Property Owner's Name: David Valverde / Carlos Reyna
4.	Current Zoning of the Subject Property: R-1 R-2 R-3
5.	Future Land Use Plan Designation: residential

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?		✓	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	✓		If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?		✓	If yes, how many employees do you anticipate? <u>0</u> employees

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' - BE SPECIFIC!

NARRATIVE QUESTIONNAIRE

C.	Specific Requests for Information
1.	What is your hardship? Describe in detail what makes your property or circumstance so unique that it is unfeasible for you to meet the applicable standard? (A hardship does not include: (1) it would increase the value of the property; (2) it would cost too much; or (3) the land could produce more profit, supply jobs, or increase the tax base.)

The Hardship is related to the existing structure that has already been constructed on the property. During the construction process, the structure was built slightly large than the allowable size under the current Zoning Regulations, approximately 200 sq ft over the permitted size.

The structure was built to serve the functional needs of the property and was not intended to violate zoning standards. Because the structure has already been completed, strict enforcement of the current standard would require unnecessary demolition or major reconstruction of a safe and functional structure.

Granting the variance would allow the property owner to maintain the existing structure while ensuring compliance with safety and building standards.

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2. Describe in detail how the hardship, stated in Question #1, is not been self-imposed.

the hardship was not created intentional by the property owner, the structure was constructed in good faith and is consistent with other residential accessory structures in the neighborhood,

the variance request is being submitted in order to bring the property into compliance after realizing that the structure slightly exceeds the allowable size under the zoning regulations, the request is simple to allow the existing structure to remain while maintaining the residential character of the property.

NARRATIVE QUESTIONNAIRE

3a. What uses are located adjacent to the subject property?

North: Residential single-family homes

South: Residential single-family homes

East: Residential property

West: Residential and neighborhood street

NARRATIVE QUESTIONNAIRE

3b. Will the variance cause a real or perceived loss in surrounding property values?

No, the structure does not interfere with the legal use or enjoyment of neighboring properties. It does not block access, create noise, or interfere with neighboring property rights.

3c. Will the variance substantially or permanently injure the legal use of any adjacent conforming property?

No, the variance will not negatively impact surrounding property values, the structure is consistent with other residential improvements in the neighborhood and is well maintained, allowing the structure to remain will not change the appearance or quality of the area.

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4. Will the requested variance alter the character of the neighborhood?

NO, the structure is consistent with the residential character of the neighborhood, similar accessory structures exist throughout the area and the variance will not change the character of the community,

5. Will the requested variance block solar access, create glare, or produce air pollution impacting the surrounding area?

the structure does not block solar access to neighboring properties and does not create glare or air pollution. it is a standard residential structure with no environmental impact,

NARRATIVE QUESTIONNAIRE

6. Will the requested variance create or increase traffic and/or parking problems in the area?

The variance will not increase traffic or parking demand the property will continue to operate as a typical residential property

7. Will the construction or operation for which the variance is needed create a police, fire, or building safety hazard?

No, the structure is stable and does not create any police, fire, or building safety hazard, the property owner is willing to comply with any building safety requirements required by the city.

NARRATIVE QUESTIONNAIRE

8. Why is the requested variance the minimum needed?

The requested variance represent the minimum necessary to allow the existing structure to remain the request is only to allow approximately 200 sqft beyond the allowable limit, and no additional expansion is proposed,

From: David Valverde <davidvalwok@gmail.com>
Sent: Friday, April 10, 2026 2:06 PM
To: Chavez, Nathan - CD <nchavez@c3gov.com>
Cc: Bockhorst, Keegan - CD <kbockhorst@c3gov.com>
Subject: Re: [Commerce City - 7050 E 75TH PL](#) - AV26-0007

Subject: Response to Planning Comments – Variance Application AV26-0007

Dear Mr. Chavez,

Thank you for your time and for reviewing my application. I appreciate the opportunity to provide clarification and respond to the Planning Division comments.

1. Year the Structure Was Built

The structure was installed in 2026.

2. Building Permit

I understand the requirement and will submit the building permit through eTRAKiT as requested.

3. Structure Details

The shade structure has an approximate height of 11 feet and was designed to provide functional and safe coverage for the outdoor space.

4. Response to Approval Criteria

a. Unique Property Conditions (Hardship):

While there is available space on the property, the configuration and functional layout of the yard limit where the structure can be reasonably placed. Alternative locations would interfere with access, circulation, and the practical day-to-day use of the outdoor space.

The selected location allows for safe and efficient use of the yard, while other potential placements would significantly reduce usability and create conflicts with existing improvements.

b. Hardship is Not Self-Imposed:

The placement of the structure was not arbitrary, but based on practical considerations of how the space is used on a daily basis. While other areas exist, they are not suitable for this type of structure without negatively affecting access, movement, and overall functionality.

The chosen location represents the most reasonable and functional placement given the overall layout of the property.

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c. No Detriment to Adjacent Properties:

The structure does not negatively impact neighboring properties. It does not obstruct visibility, access, or light, and it does not create noise or disturbances. It remains consistent with residential use and character of the neighborhood.

d. Minimum Necessary Adjustment:

The requested variance represents the minimum adjustment necessary to allow reasonable use of the property. The structure is appropriately scaled and designed specifically for the space.

e. Reasonable Use of the Property:

The variance is necessary to allow normal and practical use of the outdoor living space.

This area has become one of the most meaningful parts of our home, where my family and I spend quality time together and create lasting memories. The structure provides shade and protection, allowing us to safely and comfortably use the space during strong sun and varying weather conditions.

Additional Supporting Efforts

I am currently working on obtaining letters of support from neighboring property owners to further demonstrate that the structure does not create any negative impact.

Good Faith

I am fully willing to work with the City and make reasonable adjustments if necessary to ensure compliance while maintaining the intended use of the structure.

Conclusion

I respectfully request your consideration and approval of this variance. This request is made in good faith to allow reasonable use of the property while maintaining compatibility with the surrounding community.

Please let me know if any additional information is needed.

Sincerely,

On Fri, Apr 10, 2026 at 1:39 PM Chavez, Nathan - CD <nchavez@c3gov.com> wrote:

David,

Attached is Planning's revised comment letter. Please review and let us know if you have any questions or concerns.



Nathan Chavez, AICP
Planner II

nchavez@c3gov.com | O: 303.289.3670 | c3gov.com

South Platte Crossing Building, Sixth Floor

City of Commerce City | 7190 Colorado Blvd. Suite 600 | Commerce City, CO 80022



Quality Community for a Lifetime



From: David Valverde <davidvalwok@gmail.com>

Sent: Thursday, April 9, 2026 4:59 PM

To: Chavez, Nathan - CD <nchavez@c3gov.com>

Subject: Re: [Commerce City - 7050 E 75TH PL](#) - AV26-0007