



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Minutes - Draft

Zoning Board of Adjustment

Tuesday, February 10, 2026

6:00 PM

Council Chambers,

7887 E. 60th Ave Commerce City, CO 80022.

The public can participate virtually by registering in advance
with the Zoom Registration:

https://c3gov.zoom.us/webinar/register/WN_sdEdIsN1Sui4Oyd_hLKI_qA

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order

The meeting is called to order at 6:00 PM.

2. Roll Call

Present 5 - Board Member Joanne Hernandez, Board Member Joe Frey-Waite, Board Member Shawn Poe, Board Member Steven J. Douglas, and Board Member Gene Leffel

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-029](#)

January 13, 2026 Meeting Minutes

Attachments: [January 13, 2026 Meeting Minutes](#)

A motion was made by Board Member Joe Frey-Waite, seconded by Board Member Gene Leffel, that this Minutes be approved. VOTE:

Ayes: 4 - Board Member Hernandez, Board Member Frey-Waite, Board Member Douglas and Board Member Leffel

Abstentions: 1 - Board Member Poe

5. Public Hearings:

[Pres 26-086](#)

AV25-0010: Joseph Rubio, is seeking variance approval to reduce an attached carport setback from the front façade of the home from 5-ft. to 1-ft., a 4-ft. reduction. The 0.04-acre property is located at 6388 E. 78th Avenue and is zoned PUD (Planned Unit Development)

- Attachments:** [Supplemental Staff Report](#)
[Variance Report](#)
[Carport Drawings](#)
[Site Plan](#)
[Applicant Narrative](#)
[Leyden Townhome PUD Zone Document](#)
[Vicinity Map](#)

Omar Yusuf, Planner, presented on behalf of Staff.

Joseph Rubio addressed the Board as the Applicant.

A motion was made by Board Member Joe Frey-Waite, seconded by Board Member Shawn Poe, that the Board of Adjustment enter a finding that the requested variance, for the property located at 6388 E 78th Avenue contained in case AV25-0010, be continued to the next meeting scheduled for March 10th, 2026. VOTE:

- Ayes:** 4 - Board Member Hernandez, Board Member Frey-Waite, Board Member Poe and Board Member Leffel
Nays: 1 - Board Member Douglas

- 6. Board Business:**
- 7. Attorney Business:**
- 8. Staff Business:**
- 9. Adjournment**

The meeting adjourned at 6:57 PM.

Frank Magdaleno, BOA Liaison

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