



# Commerce City

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

## Meeting Agenda - Final Zoning Board of Adjustment

Tuesday, September 9, 2025

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\\_8PxWLqfOSD2r3gqX1xU4Cg](https://c3gov.zoom.us/webinar/register/WN_8PxWLqfOSD2r3gqX1xU4Cg)

**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**

**2. Roll Call**

**3. Pledge of Allegience**

**4. Approval of Minutes:**

[Min 25-184](#)   Meeting Minutes August 12, 2025

**Attachments:**   [MeetingMinutes\\_BOA\\_8.12.25](#)

**5. Case(s):**

[AV25-0003](#)   AV25-0003: The property owners, Eleonor & George Bland, are requesting a variance to reduce the 5-foot attached carport Side Yard setback to a 3-foot Side Yard setback, a 2-foot reduction for a proposed attached carport. The 0.21-acre property is zoned R-1 (Single-family Detached Residential).

**Attachments:**   [Variance Report](#)

[Applicant Narrative](#)

[Site Plan](#)

[Carport Drawings](#)

[Public Comment](#)

[Stephans Subdivision](#)

[Vicinity Map](#)

**6. Board Business**

[Pres 25-516](#) Rules of Procedure 2025 Update

Attachments: [ZBOA Rules of Procedure 2025 Update \(CLEAN VERSION\)](#)

[ZBOA Rules of Procedure 2025 Update \(REDLINE\)](#)

**7. Attorney Business****8. Staff Business****9. Adjournment**

*Accommodations for disabled persons may be made with prior notice by calling Andrew Brooks at 303-286-5052.  
Para servicios de traducción al español, llame al Andrew Brooks at 303-286-5052.*