



Commerce City

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

Meeting Minutes - 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

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 was called to order at 6:00 PM.

2. Roll Call

Present 4 - Board Member Gene Leffel, Board Member Joanne Hernandez, Board Member Shawn Poe, and Kristi Douglas

Absent 1 - Board Member Joe Frey-Waite

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 25-184](#)

Meeting Minutes August 12, 2025

Attachments: [MeetingMinutes_BOA_8.12.25](#)

This Minutes was approved

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Poe and Douglas

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](#)

Nathan Chavez, Planner presented on behalf of staff.

Sandra Isgar, addressed the board on behalf applicant.

1 member of the of the public spoke in favor of this request.

Board Member Douglas made a motion "I move that the Board of Adjustment enter a finding that the requested variance, for the property located at 5741 East 65th Way contained in case AV25-0003, meets the criteria of the Land Development Code and based upon such finding, approve the variance", second by Board Member Poe

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Poe and Douglas

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 \(REDLINE\)](#)

No vote was issued because of a lack a quorum. This item will be reintroduced and discussed at a future meeting.

This Presentation was recommended for approval

7. Attorney Business

8. Staff Business

9. Adjournment

The meeting adjourned at 6:24 PM.

Nic Berry, BOA Liaison

