



# Commerce City

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

## Meeting Minutes - Final

### Zoning Board of Adjustment

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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)

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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 Allegience

#### 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 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.*

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*Nic Berry, BOA Liaison*

