



Variance Report

Case #AV26-0007

Board of Adjustment Date: May 12, 2026

General Information

Project Name	7050 E. 75th Place Shade Structure Size Variance
Location	7050 E. 75th Place
Site Size	0.17 acres
Current Zoning	Single-Family Detached Residential (R-1)
Property Owner	David Valverde
Case Planner	Nathan Chavez

Request

The property owner, David Valverde, is requesting a variance to increase the maximum shade structure size from 200 square feet to 540 square feet, a 340 square foot increase. The 0.17-acre property is zoned R-1 (Single-Family Detached Residential) and is located at 7050 East 75th Place.

Project Analysis

Background and Case History

The residence was originally constructed in 1955 and the owner purchased the property in 2001. The subject shade structure was erected in 2022 without a building permit. Upon discovery of this unpermitted structure by Code Enforcement via routine patrols through the City and a discussion with Planning staff, the property owner submitted a variance request. A shade structure is allowed within the R-1 zoning district per the Land Development Code. Per [Sec. 21-5400. – Accessory Uses and Accessory Structure Table](#), the maximum size allowed for a shade structure is 200 square feet.

Site Overview

The site, which is located along East 75th Place, is zoned Single-Family Detached Residential (R-1) and is surrounded by other single-family residences (Figure 1) zoned Single-Family Detached Residential (R-1) or Multi-Family Residential District (R-3) (Figure 2). To the west is a commercial in-line building and Highway 2.

Comprehensive Plan Consistency

Per the [2045 Comprehensive Plan](#), the site is within the Central Neighborhoods Character Area (Figure 3) which designates single-family residential as a primary land use. In addition, the character areas calls for reinvestment of the neighborhood, which includes improvements to properties such as the subject shade structure.

Public Comment

City Staff provided public notice per the Land Development Code Standards, including publication in the Commerce City Sentinel, posting of one sign on the site, and mailing of flyers to all property owners within 500 feet of the subject property. No letters, emails, or phone calls from the public were received regarding the proposed variance.

Application Review

The proposed variance was reviewed by all relevant Development Review Team agencies, including the Commerce City Planning Division, Geographic Information Systems Division, Parks, Recreation and Golf Department, Department of Economic and Community Vitality, Engineering Review Division, Building Safety Division, Code Enforcement Division, & Energy, Equity, and the Environment Division, the South Adams County Water and Sanitation District (SACWSD) and South Adams County Fire Department with no comments or all comments addressed. At this time, there are no outstanding concerns from any of the aforementioned referral agencies related to this variance request.

Variance Approval Criteria

A decision for this case must be based on the following criteria from [Sec. 21-3222\(3\)](#) of the Land Development Code. An application for a variance may be approved if:

(a) All of the following criteria are met:

- i. **The physical character of the property, including dimensions, topography or other extraordinary situation or condition of the property, create a situation where the strict enforcement of the standards in this land development code will deprive the property of privileges generally enjoyed by property of the same classification in the same zoning district (hardship);**

Analysis: The strict enforcement of the Land Development Code allows for a smaller 200 sq. ft. shade structure, which still accomplishes the same goals and intent of the existing structure, to provide shade and an area for outdoor use. *Therefore, it can be found that this application **does not meet criteria (i).***

- ii. **The hardship is not self-imposed;**

Analysis: The shade structure was built without a building permit. The hardship of modifying the shade structure is self-imposed. *Therefore, it can be found that this application **does not meet criteria (ii).***

- iii. **The variance will not be of substantial detriment to adjacent property; and**

Analysis: A shade structure is an allowed accessory use for this property and it does not block views or sunlight to adjacent properties. In addition, the Commerce City Engineering Review Division, Building Safety Division, and South Adams County Fire Department reviewed the variance request and did not provide any comments indicating there is a detriment to the site and

neighboring sites. Lastly, a building permit is required in which the Building Safety Division will ensure the structure meet the International Code Council requirements. As a result, there is no expected detriment to adjacent properties from the retaining wall as proposed. *Therefore, it can be found that this application **meets criteria (iii)**.*

(b) One of the following criteria is met:

- i. The variance granted is the minimum needed for the reasonable use of the land, building, or structure; or**

Analysis: The shade structure could have been built to meet the standards and still provide effective shade and space for other uses. *Therefore, it can be found that this application **does not meet criteria (i)**.*

- ii. The character of the district will not be changed by the granting of the variance.**

Analysis: The 2045 Comprehensive Plan designates the general area for single-family residential as a primary land use, in which a shade structure is an allowed accessory use. The granting of the variance will allow for a shade structure which is typically found within a single-family detached neighborhood just 340 sq. ft. larger than allowed. *Therefore, it can be found that this application **meets criteria (ii)**.*

Staff Recommendation

Planning staff found that the application does not meets three of the approval criteria found within [Sec. 21-3222\(3\)](#) of the Land Development Code, and therefore Planning staff recommends the Board of Adjustment deny case AV26-0017.

Considerations for Discussion

1. The variance is for an increase to the maximum shade structure size from 200 sq. ft. to 540 sq. ft., a 340 sq. ft. increase
2. Neighboring residents were notified about the variance and provided an opportunity to comment and attend the Board of Adjustment.
3. Review of the requested variance revealed limited impacts to surrounding properties.
4. The variance application was reviewed by all relevant Development Review Team (DRT) agencies and there are no outstanding comments or concerns
5. The application does not meet three of the Variance approval criteria
6. Denial of the subject variance would require the applicants to remove or modify the shade structure

Potential Motions

Denial

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **7050 E. 75th Place** contained in case **AV26-0017**, fails to meet all the criteria of the Land Development Code and based upon such finding, deny the **variance**.*

Criteria A 1, A 2 and B 1 are not met.

Approval

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **7050 E. 75th Place** contained in case **AV26-0017**, meets the criteria of the Land Development Code and based upon such finding, approve the **variance**.*

Approval with Conditions

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **7050 E. 75th Place** contained in case **AV26-0017**, meets the criteria of the Land Development Code and based upon such finding, approve the **variance** subject to the following conditions:*

[Insert Conditions]

Figure 1. Aerial Map



February 6, 2026 Aerial of 7050 E. 75th Place.

Figure 2. Zoning Map

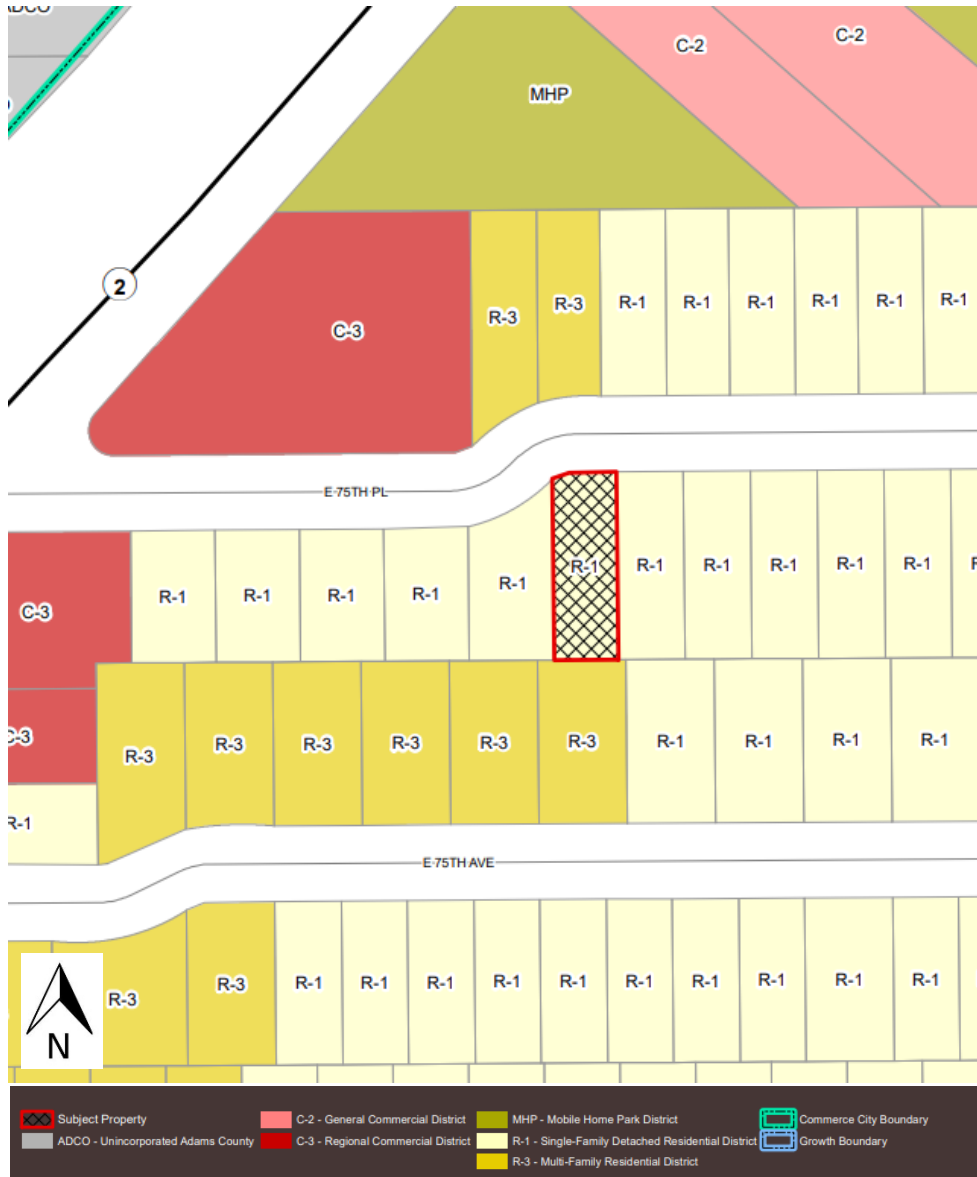


Figure 3. Character Areas Land Use Map

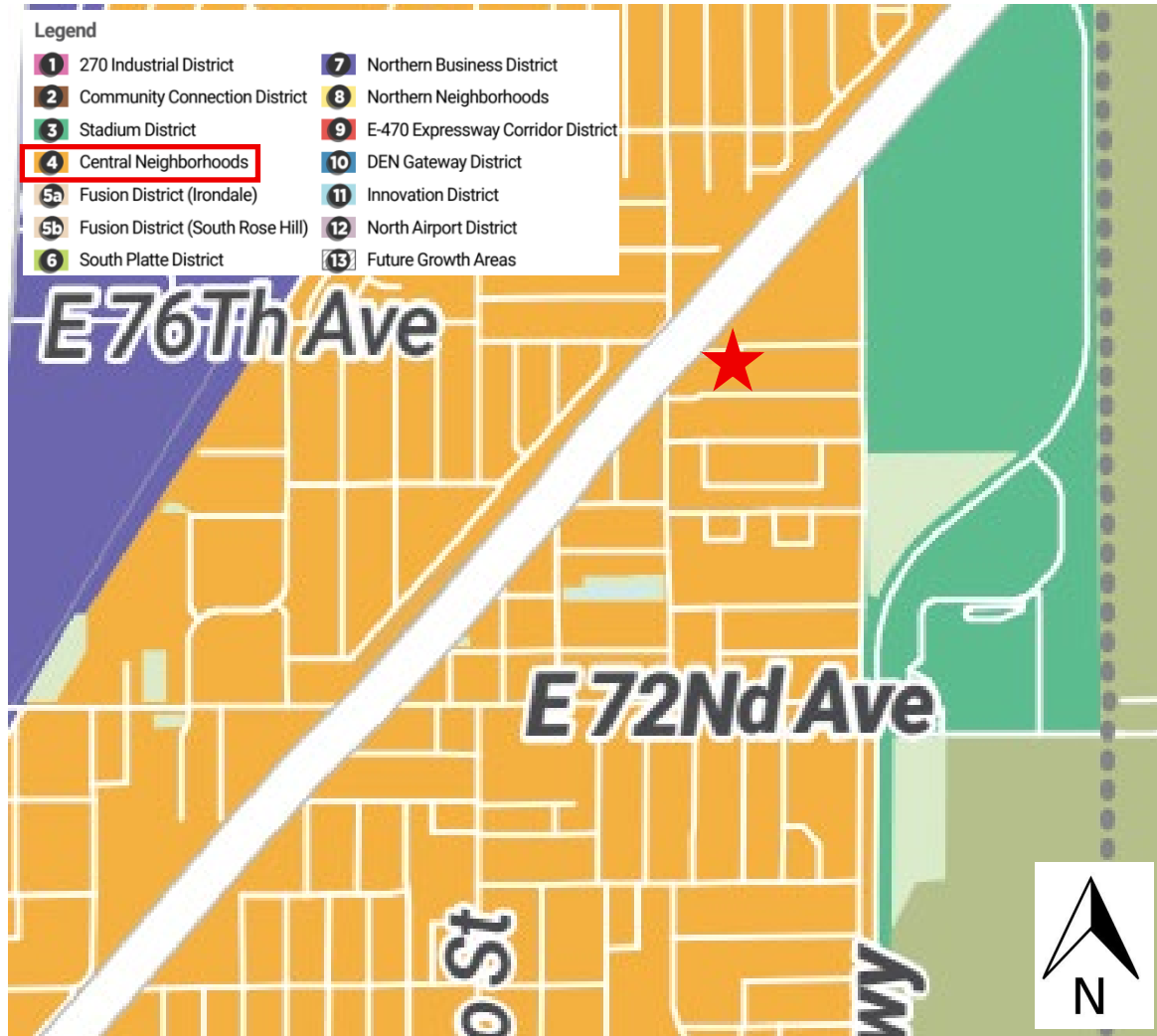


Figure 4. Subject Shade Structure



Photo of the subject shade structure facing south