

**From:** [louiscicchini@gmail.com](mailto:louiscicchini@gmail.com)  
**To:** [Chavez, Nathan - CD](#)  
**Subject:** Case AV25-0002  
**Date:** Monday, June 9, 2025 11:49:37 AM

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Hello,

I'm not able to make the hearing for this case however this email address was provided to collect feedback from the community. I am a resident within 500 feet of the proposed variance and received the notification mailer.

My official position is that I don't care if Ms. Clark reduces the yard setback standard from 20 feet to 11 feet for her patio. While I appreciate being notified about a building proposal that may affect me, this particular situation seems to be a ridiculous waste of time, resources, and taxpayer money. If Ms. Clark has received positive opinions from her direct neighbors, per HOA covenant, I don't see why this is a problem. The side yard setback standard appears to be about 4 feet so I don't understand why reducing the back yard setback to 11 feet is even an issue at all.

Please confirm receipt of this email.

Thanks very much,  
Louis Cicchini  
10458 Nucla St

Sent from my iPhone

**From:** [Kim](#)  
**To:** [Chavez, Nathan - CD](#)  
**Subject:** Fw: Letter To Zoning Board - Jensen  
**Date:** Wednesday, June 4, 2025 9:21:17 AM

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[Sent from AOL on Android](#)

----- Forwarded Message -----

**From:** "Maranda Jensen" <marandamae1@gmail.com>  
**To:** "Kimmer74@aol.com" <Kimmer74@aol.com>  
**Sent:** Sun, Jun 1, 2025 at 8:52 PM  
**Subject:** Letter To Zoning Board - Jensen

**Jeffrey and Maranda Jensen**

16703 E 104th Way

Commerce City, CO 80022

970-393-0759

Dear Members of the Zoning Board,

We are writing as an adjacent resident to express support for our neighbors at 16764 E 105th Ave, Commerce City, CO 80022 in keeping their back patio structure as it currently stands.

The patio structure not only enhances the usability of our neighbor's yard, but also contributes positively to the privacy and comfort of our own property given that our properties are separated by standard 4 foot fencing. The presence of the covered patio creates a visual barrier that helps reduce the sense of exposure between our homes. Without it both our yards would feel significantly more open and less private.

We understand that there may be zoning or code considerations at play, but we respectfully ask that you consider the benefits this structure brings to the neighborhood and to the adjacent homes like ours. The patio structure has had no negative impact on our property—in fact, the structure has had a beneficial effect by enhancing privacy between our homes

and providing a more aesthetically pleasing view.

We urge a yes vote on the variance requested by the property owner.

Thank you for your time and for considering the broader community impacts of this request.

Sincerely,  
Jeffrey and Maranda Jensen

**Connelly Pignocco**

10495 Olathe Way Commerce City, CO 80022

Commerce City, CO 80022

sppignocco@gmail.com

(229) 454-3833

**May 29, 2025**

To whom it may concern,

I am writing to express my support for my neighbor at [Neighbor's Address] regarding their recently installed or proposed backyard patio cover.

After reviewing the structure and observing its placement, I would like to affirm that the patio cover does not cause any disturbance or adverse impact on my property. It has been constructed (or is planned to be constructed) in a manner that is respectful of our shared community standards, and I see no reason for concern from my perspective.

As a neighbor directly adjacent to the property, I want to formally note that the patio cover does not block any views, infringe on privacy, or create noise or aesthetic issues for me or my household. I appreciate my neighbor's efforts to maintain their property and believe the addition is a positive and well-kept improvement.

During our time of moving in, we thought the backyard patio cover was built during the same time the house was built. As it seamlessly goes along with the house, as well as it maintains a nice appearance within the neighborhood.

Please let me know if you need any further information from me in regard to this matter.

Sincerely,

**Connelly Pignocco**

