



Commerce City

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

Meeting Minutes - Draft

Zoning Board of Adjustment

Tuesday, June 9, 2026

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_zEE4n8FdRQKJWt

Bw1YLP-Q

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

A regular meeting of the Zoning Board of Adjustment was called to order at 6:07 PM.

2. Roll Call

A motion was made by Board Member Frey-Waite, seconded by Board Member Leffel, that the absence of Board Member Poe is recorded as excused. VOTE:

Present 5 - Board Member Joanne Hernandez, Board Member Steven J. Douglas, Alternate Board Member Aaron Valtakis, Board Member Joe Frey-Waite, and Board Member Gene Leffel

Excused 1 - Board Member Shawn Poe

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-110](#)

May 12th, 2026 Meeting Minutes

Attachments: [May 12th, 2026 Meeting Minutes](#)

A motion was made by Board Member Frey-Waite, seconded by Alternate Board Member Valtakis, that the Board of Adjustment approve the May 12th, 2026, Meeting Minutes. VOTE:

Ayes: 5 - Board Member Hernandez, Board Member Douglas, Alternate Board Member Valtakis, Board Member Frey-Waite and Board Member Leffel

Excused: 1 - Board Member Poe

5. Public Hearings:

[Pres 26-394](#)

AV26-0007: The property owner 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.

- Attachments:**
- [Variance Report](#)
 - [Applicant Narrative](#)
 - [Photos of the Structure](#)
 - [Site Plan](#)
 - [Elevations & Structural Drawings](#)
 - [Vicinity Map](#)

Deputy Director Heather Vidlock presented on behalf of staff.

Applicant David Valverde addressed the Board.

A motion was made by Board Member Frey-Waite, seconded by Board Member Leffel, that the Board of Adjustment continue the requested variance, for the property located at 7050 E. 75th Place contained in case AV26-0007, to the next Board of Adjustment regular meeting scheduled on July 14th, 2026. VOTE:

Ayes: 5 - Board Member Hernandez, Board Member Douglas, Alternate Board Member Valtakis, Board Member Frey-Waite and Board Member Leffel

Excused: 1 - Board Member Poe

- 6. Board Business:**
- 7. Attorney Business:**
- 8. Staff Business:**
- 9. Adjournment**

The meeting adjourned at 6:42 PM.

Frank Magdaleno, Board of Adjustment Liaison

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact 303-289-3611 at least 48 hours before the meeting. Para servicios de traducción al español, llame al 303-289-3611.