

1 CITY OF LITTLETON, COLORADO

2
3 Resolution 02

4
5 Series, 2026

6
7 A RESOLUTION OF THE APPEALS AND ADJUSTMENTS
8 COMMISSION OF THE CITY OF LITTLETON,
9 APPROVING A VARIANCE TO ALLOW FOR AN
10 ADDITION TO AN ACCESSORY STRUCTURE WITH
11 SETBACKS TO THE NORTH OF 2.6' AND SETBACKS TO
12 THE WEST OF 1.3', WHERE THE PERMITTED SETBACK
13 FOR ACCESSORY BUILDINGS IS FIVE (5) FEET.
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15 WHEREAS, the Littleton City Code grants the Appeals and Adjustment Commission
16 powers to hear and decide requests for variances under Title 10 (Unified Land Use Code) of the
17 Littleton City Code; and

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19 WHEREAS, the Appeals and Adjustment Commission held a public hearing on April 15,
20 2026, to consider a proposal for a variance request to allow for an addition to an accessory structure
21 with setbacks to the north of 2.6' and setbacks to the west of 1.3', where the permitted setback for
22 accessory buildings is five (5) feet; and

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24 WHEREAS, the Appeals and Adjustment Commission considered evidence and testimony
25 concerning the proposed variance at said public hearing; and

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27 WHEREAS, the Appeals and Adjustment Commission finds in fact that strict application
28 of the code would impose an undue hardship on the applicant, and deprive the applicant of rights
29 commonly enjoyed by other residents of the district in which the property is located; and

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31 WHEREAS, the Appeals and Adjustment Commission finds in fact that the hardship is
32 based on or results from the particular physical surroundings, shape, or topographical conditions
33 of the subject property; and

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35 WHEREAS, the Appeals and Adjustment Commission finds in fact that the hardship under
36 which the variance is sought was not created by the owner, occupant, or agent of the owner of the
37 property in question; and

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39 WHEREAS, the Appeals and Adjustment Commission finds in fact that the variance
40 requested is the minimum necessary that will make possible a permitted use of the land, building,
41 or structure; and

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43 WHEREAS, the Appeals and Adjustment Commission finds in fact that the variance will
44 not confer on the applicant any special privilege that is denied to other lands or structures in the
45 same district; and
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