

CITY OF LITTLETON, COLORADO

Resolution No. 03

Series, 2025

**A RESOLUTION OF THE APPEALS AND ADJUSTMENT COMMISSION
OF THE CITY OF LITTLETON, COLORADO APPROVING A VARIANCE
TO APPLY SINGLE-FAMILY NARROW LOT STANDARDS TO THE
PROPERTY AT 5770 SOUTH BEMIS STREET**

WHEREAS, the Littleton City Code grants the Appeals and Adjustment Commission powers to hear and decide requests for variances under Title 10 (Unified Land Use Code) of the Littleton City Code; and

WHEREAS, the Appeals and Adjustment Commission held a public hearing on September 17, 2025 to consider a proposal for a variance request to allow for the application of Single-Family Narrow Lot standards to the property at 5770 South Bemis Street; and

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

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

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

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

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

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

WHEREAS, the Appeals and Adjustment Commission finds in fact that the variance will not adversely affect the public health, safety, and welfare.

47 **NOW, THEREFORE, BE IT RESOLVED BY THE APPEALS AND**
48 **ADJUSTMENT COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**
49

50 **Section 1.** The Appeals and Adjustment Commission does hereby approve a
51 variance to allow for the application of Single-Family Narrow Lot standards to the property at
52 5770 S. Bemis St.
53

54 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
55 Appeals and Adjustment Commission of the City of Littleton, Colorado, on the 17th day of
56 September, 2025, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton,
57 Colorado.

58 ATTEST:
59

60 _____
61 Wendy J. Shea-Tamag
62 DEPUTY CITY CLERK
63

Tim LeVier
CHAIR

64 APPROVED AS TO FORM:
65

66 _____
67 Ashley Augustin
68 DEPUTY CITY ATTORNEY
69
70
71

