

# CITY OF LITTLETON, COLORADO

## Resolution No. 04

Series, 2025

**A RESOLUTION OF THE APPEALS AND ADJUSTMENT COMMISSION  
OF THE CITY OF LITTLETON, COLORADO APPROVING A VARIANCE  
TO ALLOW FOR A PARTIALLY FLAT ROOF TO BE BUILT ON A NEW  
SINGLE-FAMILY HOME 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 a partially flat roof to be built on a new single-family home 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 confer on the applicant a 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:**  
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50                   **Section 1.** The Appeals and Adjustment Commission does hereby approve a  
51 variance to allow for a partially flat roof to be built on a new single-family home at 5770 S Bemis  
52 St.  
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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:  
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61 Wendy J. Shea-Tamag  
62 DEPUTY CITY CLERK  
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Tim LeVier  
CHAIR

64 APPROVED AS TO FORM:  
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67 Ashley Augustin  
68 DEPUTY CITY ATTORNEY  
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