

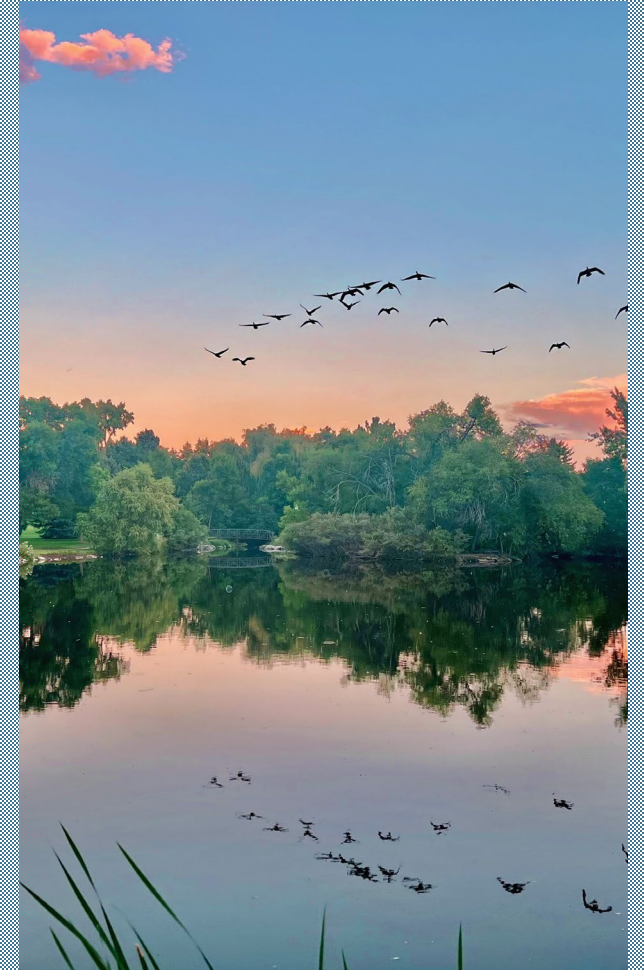
5770 S BEMIS ST. – SETBACK AND CONTEXTUAL DESIGN VARIANCES

VAR25-0003 AND VAR25-0006
(AAC RESOLUTION 03-2025 AND AAC
RESOLUTION 04-2025)

Rachel Vigil

Planner 1

SEPTEMBER 17, 2025



AGENDA

Requested Action

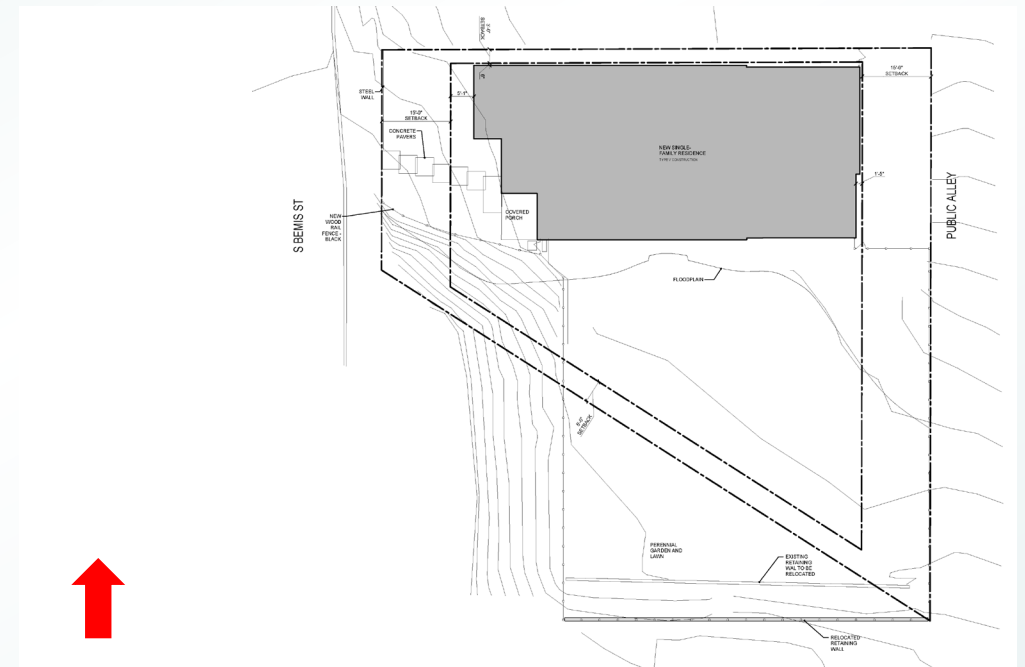
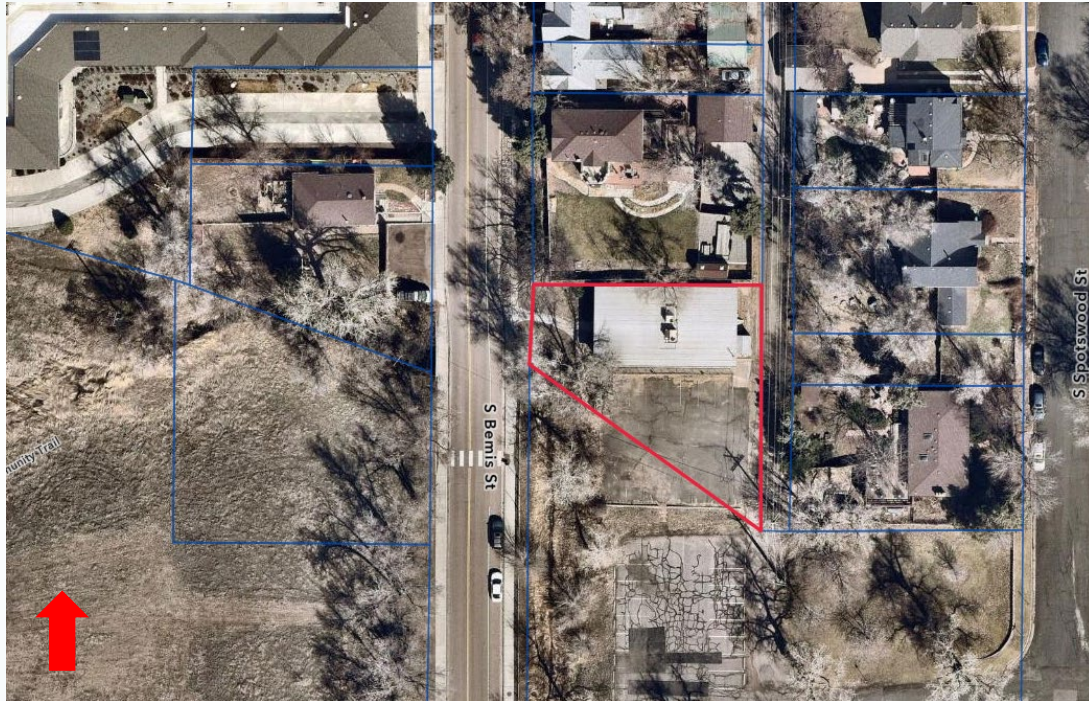
Application Details

Review Criteria and Analysis

Recommendation, Actions, and Alternatives

REQUESTED APPEALS AND ADJUSTMENT COMMISSION ACTION

- **Consideration of variance requests:**
 - Allow for a single-family home to be built according to Single-Family Narrow Lot standards.
 - Allow for a single-family home to be built with a partially flat roof.



LOCATION DETAILS

- Located south of Littleton Blvd.
- East side of S Bemis St, directly north of Sterne Park
- Existing one-story single tenant commercial building built in 1965.
- Purchased by current owners June 30, 2023.

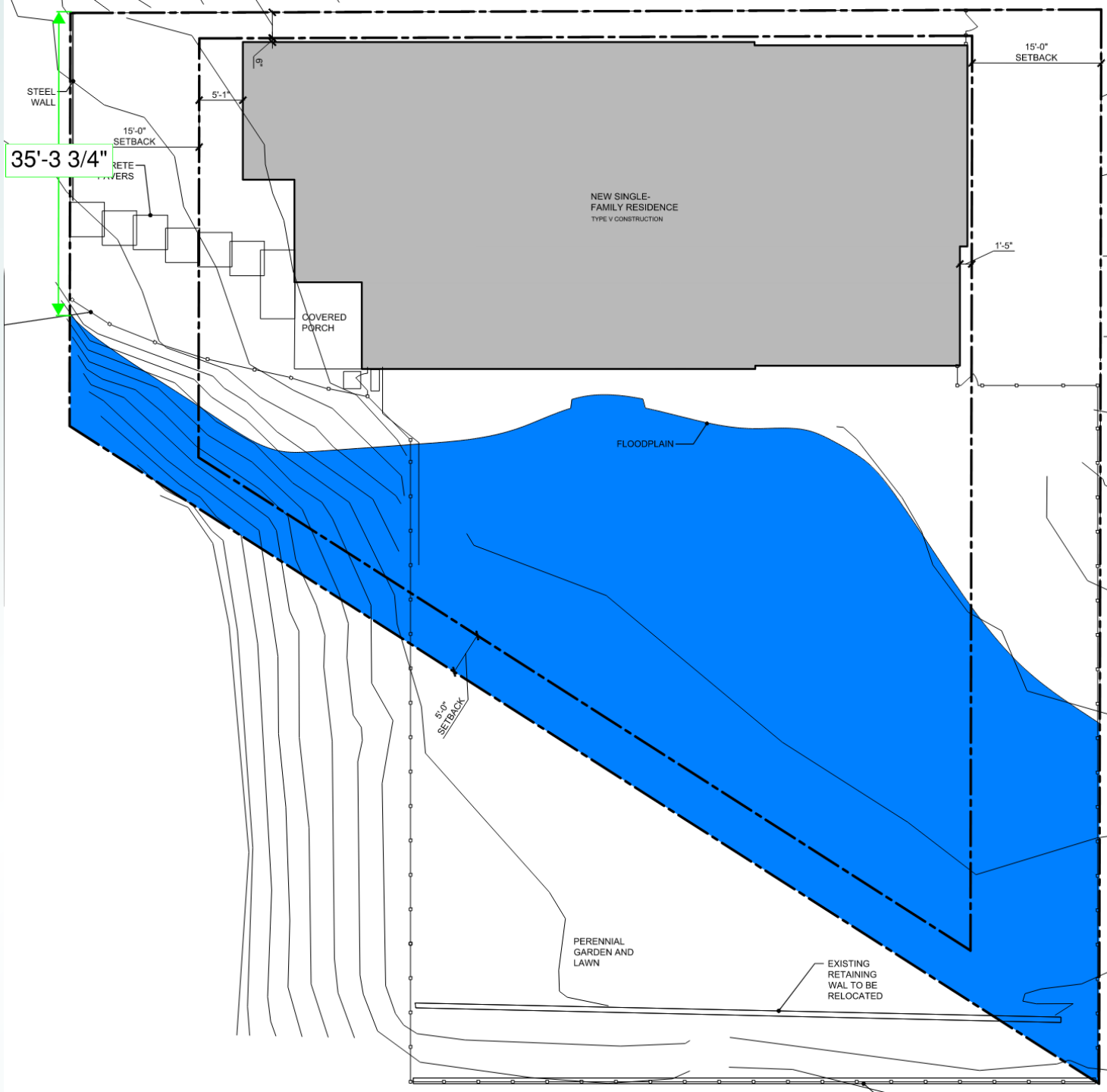
LOCATION DETAILS



View of property looking east from S Bemis St. Source: Google Streetview.



View of property looking north from W. Ida Ave. Source: Google Streetview.



APPLICATION DETAILS

- AAC Resolution 03-2025: Requesting a variance to the lot standards from Single Family Detached to Single Family Narrow Lot.
- This request cites the floodplain on the lot as the physical lot constraint which necessitates the variance.
- The presence of the floodplain on the lot reduces the minimum usable lot width at the front property line to 35'-3 $\frac{3}{4}$ ".

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 03-2025

	Request
Undue hardship	✓
Physical hardship	✓
Hardship not created by applicant/owner	✓
Minimum necessary	✓
Special privilege	✓
Public health, safety, and welfare	✓

RECOMMENDATION, ACTIONS, AND ALTERNATIVES

- **Staff recommendation**
 - AAC Resolution 03-2025 – Approve
- **Actions and alternatives**
 - Approve
 - Approve with Conditions
 - Denial
 - Continue to a Date Certain



- Pitched roof
- Partially pitched roof
- Flat Roof
- 5770 S Bemis

Roof forms on the Block of 5770 S Bemis St

APPLICATION DETAILS

- AAC Resolution 04-2025: Requesting a variance from the roof form requirements to allow for a partially flat roof.
- This request cites the floodplain on the lot as the physical lot constraint which necessitates the variance. A partially flat roof would allow for more square footage in the new single-family home while meeting height limitations.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 04-2025

	Request
Undue hardship	
Physical hardship	✓
Hardship not created by applicant/owner	✓
Minimum necessary	
Special privilege	
Public health, safety, and welfare	✓

RECOMMENDATION, ACTIONS, AND ALTERNATIVES

- **Staff recommendation**
 - AAC Resolution 04-2025– Deny
- **Actions and alternatives**
 - Approve
 - Approve with Conditions
 - Denial
 - Continue to a Date Certain