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Resolution No. 02

Series, 2025

**A RESOLUTION OF THE APPEALS AND ADJUSTMENT COMMISSION
OF THE CITY OF LITTLETON, COLORADO APPROVING A VARIANCE
TO ALLOW FOR A NEW DETACHED GARAGE TO BE BUILT IN FRONT
OF THE EXISTING HOUSE LOCATED AT 2266 WEST LAKE AVENUE**

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 July 16, 2025 to consider a proposal for a variance request to allow for a new detached garage to be built in front of the existing house located at 2266 West Lake Avenue; 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 a new detached garage to be built in front of the existing house located at 2266
52 W. Lake Ave.
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 16th day of July,
56 2025, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

57 ATTEST:
58

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

Tim LeVier
CHAIR

63 APPROVED AS TO FORM:
64

65 _____
66 Ashley Augustin
67 DEPUTY CITY ATTORNEY
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69
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