



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

June 22, 2023 at 5:30 PM

County Commissioner's Meeting Room

560 Dodge St., Delta, CO 81416

Mike Twamley, Chair

Ron Hays, Vice-Chair

Robbie LeValley, Acting Director

AGENDA

A. CALL TO ORDER

ROLL CALL

B. PUBLIC COMMENTS

This is time set aside for the public to comment on matters not on the agenda. The Chair may set a time limit for speakers.

C. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

The Board of Adjustment Secretary will announce changes to the agenda that arose after posting of the agenda.

D. MEETING MINUTES

1. Regular Board of Adjustment meeting of May 25, 2023
RECOMMENDATION: Approve the action minutes as presented

E. SCHEDULED ITEMS

1. PLN22-075/Grace
Consider two (2) variances reducing the required lot size from 20 acres in the A-20 zoning district to: Lot 1 (15.3+/- acres) and Lot 2 (5.6+/- acres). The subject property is located south of O Road and northeast of Lamborn Mesa Road, Paonia (41511 Lamborn Mesa Road) Parcel: 324508100003.
RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA) Table PLN22-075 to a future date to be determined.
2. PLN23-002/Grippa
Consider a variance reducing the required distance between driveways accessing a County Road Right-of-Way, as required by the Delta County Road and Bridge Standards. The property is located on the north side of Redlands Mesa Road, Hotchkiss.
RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA):
 - a. Consider the variance findings as they apply to PLN23-002/Grippa; and
 - b. Provide direction to either Approve, Conditionally Approve, or Deny the variance for the road standards, reducing the required distance between driveways and accessing a County Road Right-of-Way pursuant to County Road and Bridge Standards; and
 - c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).
3. PLN23-029/Young
Consider one (1) variance reducing the required lot size from 5-acres in the A-5 zoning district to 1-acre.



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The subject property is located at 20727 Green Valley Road, Cedaredge (Parcel: 319501200048).

RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA) CONTINUE PLN23-029 to July 27, 2023.

4. PLN23-043/Barker

Consider two (2) variances reducing lot size from 8.83-acres in the A-35 zoning district to: Lot 1 (4.43+/- acres) and Lot 2 (4.40+/- acres). The subject property is located on the east side of 3750 Road, Hotchkiss (Parcel: 324310100004).

RECOMMENDATION: Staff recommends that the Board of Adjustments (BOA):

- a. Consider required variance criteria and findings as they apply to PLN23-043/Barker; and
- b. Provide direction to either Approve, Conditionally Approve, or Deny lot size variance(s) to subdivide an 8.83-acre parcel into two (2) lots in the A-35 zoning designation located on the east side of 3750 Road, Hotchkiss; and
- c. Authorize the Director to prepare a Resolution reflecting the BOA direction, including evidence relative to the required findings, and conditions (as applicable).

F. BOARD COMMENTS, REQUESTS, AND REFERRALS

This is time set aside for the Board of Adjustment to comment, request, or refer a matter that is not on the agenda for future consideration.

G. DEPARTMENT REPORT

This is time set aside for the Director to report on matters affecting the Department.

H. ADJOURN

CERTIFICATION OF POSTING

On Friday, June 16, 2023, at 4:30 p.m., Brittany Haining did post the above AGENDA as public notice of the 06/22/2023 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado, and a courtesy copy is sent to the [Delta County website](#).