



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

October 26, 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

DISTRICT 1

Mike Twamley

Ron Hays

DISTRICT 2

Vacant

Vacant

DISTRICT 3

Candyce Blair

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. Special Board of Adjustment Meeting of September 21, 2023
RECOMMENDATION Approve the action minutes as presented.

E. SCHEDULED ITEMS

1. PLN23-081/Kelley
Consider four (4) variances for two separate Minor Subdivisions reducing the required lot size from 35-acres in the A-35 zing district. The subject property is located on the westerly and northerly sides of H75 Road, Delta (Parcel: 345307400035).
RECOMMENDATION: Staff recommends that the Board of Adjustments (BOA) CONTINUE PLN23-081 to November 16, 2023.
2. PLN23-107/Harris
Consider two (2) variances reducing the required lot size from 35.23-acres in the A-35 zoning district to: Lot 1 (33.23-acres) and Lot 2 (2.00-acre). The subject property is located on the south side of Moss Rock Road, Hotchkiss (Parcel #323923200008).
3. PLN23-108/Blair
Consider two (2) variances reducing the required lot size from 1.00-acre in the A-20 zoning district to: Lot 1 (0.50-acre) and Lot 2 (0.50-acre). The subject property is located on the east side of 1740 Road, Delta (Parcel # 345529100031).
RECOMMENDATION Staff recommends that the Board of Adjustment (BOA) CONTINUE PLN23-108 to November 16, 2023.
4. PLN23-112/DeHerrera
Consider two (2) variances reducing the required lot size from 21.39-acres in the A-20 zoning district to: Lot 1 (17.00-acres) and Lot 2 (4.4-acres). The subject property is located on the easterly side of Hanson



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

Mesa Road, Hotchkiss (Parcel # 324320300049).

RECOMMENDATION Staff recommends that the Board of Adjustment (BOA) CONTINUE PLN23-112 to November 16, 2023.

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 Thursday, October 19, 2023 at 4:45 p.m, Brittany Haining did post the above AGENDA as public notice of the 10/26/2023 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](#).