



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

November 30, 2023 at 5:30 PM

County Commissioner's Meeting Room

560 Dodge St., Delta, CO 81416

Mike Twamley, Chair
Ron Hays, Vice-Chair
Austin Hanson, Director

AGENDA

A. CALL TO ORDER

ROLL CALL

DISTRICT 1

Mike Twamley

Ron Hays

DISTRICT 2

Candyce Blair

Vacant

DISTRICT 3

Vacant

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. NONE

E. SCHEDULED ITEMS

1. PLN23-103/Betz Road Variance
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 south side of Ute Trail Road, Cedaredge (Parcel #319304300015).
RECOMMENDATION: Staff recommends that the Board of Adjustment (BOA) CONTINUE PLN23-103/Betz Road Variance until the next regular scheduled BOA Meeting on January 25, 2024.
2. PLN23-109/Barger
Consider two (2) variances reducing the required lot size from 20-acres in the A-20 zoning district to: Lot 1 (10.00-acres) and Lot 2 (10.00-acres). The subject property is located on the east side of 4050 Road, Paonia (Parcel #324518100003).
3. PLN23-113/Stanley
Consider a variance reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (55.00-acres) and Lot 2 (2.00-acres). The subject property is located on the north side of Q25 Road, Cedaredge (Parcel #319326300007).
4. PLN23-116/Hale
Consider two (2) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (5.5 +/- acres) and Lot 2 (22.65 +/- acres). The subject property is located on the west side of Highway 92, Hotchkiss (Parcel #344909100001).



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5. PLN23-118/Baldwin

Consider two (2) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (40.790-acres), Lot 2 (1.323-acres) and Lot 3 (1.107-acres). The subject property is located on the east side of 2900 Road and the north side of P50 Road, Hotchkiss (Parcel #319132200005).

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 Wednesday, November 22, 2023 at 3:20 p.m., Brittany Haining did post the above AGENDA as public notice of the 11/30/23 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](#).