



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

DELTA COUNTY BOARD OF ADJUSTMENT MEETING

March 28, 2024 at 5:30 PM

County Commissioner's Meeting Room

560 Dodge St., Delta, CO 81416

Mike Twamley, Chair

Ron Hays, Vice-Chair

Robbie LeValley, Interim Director

AGENDA

A. CALL TO ORDER

ROLL CALL

DISTRICT 1

Mike Twamley

Ron Hays

DISTRICT 2

Candyce Blair

DISTRICT 3

Kim Kelly

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. INTRODUCTIONS

1. The Board of County Commissioners appointed a new member to the Board of Adjustment on March 5, 2024. This is the time for introductions with the new Board Member.

D. AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

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

E. ANNUAL MEETING

1. **1. Election of Officers**
 - a. Chair
 - b. Vice-Chair
2. **2. 2024 Meeting Schedule**

F. MEETING MINUTES

1. Regular Board of Adjustment meeting for January 25, 2024
RECOMMENDATION: Approve the action minutes as presented.

G. SCHEDULED ITEMS

1. Delta County Road and Bridge Standards (Road Variance)
Consider a road variance for access (Q25 Road) in relation to Variance Approval of PLN23-113/Stanley Subdivision (Reception #750848), as required by the Delta County Road and Bridge Standards. The subject property is located on the north side of Q25 Road, Cedaredge (Parcel #319326300007).
2. PLN23-139/Nottingham
Consider two (2) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (18.84 +/- acres) and Lot 2 (5.00 +/- acres). The subject property is located on the north side of Coburn Road, Paonia (Parcel #324311100041).



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

3. PLN24-005/Baier
Consider two (2) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (5.00 +/- acres) and Lot 2 (1.64 +/- acres). The subject property is located on the north side of B Road, Delta (Parcel #349517303003).
4. PLN24-006/Hernandez
Consider two (2) variances reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (21.21 +/- acres) and Lot 2 (14.00 +/- acres). The subject property is located on the east side of 1900 Road, Delta (Parcel #345534300033).
5. PLN24-015/Ward
Consider one (1) variance reducing the required lot size from 35-acres in the A-35 zoning district to: Lot 1 (36.37 +/- acres) and Lot 2 (2.80 +/- acres). The subject property is located on the north side of Q25 Road and west of 2600 Road, Cedaredge (Parcel #319327400001).

H. 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.

I. DEPARTMENT REPORT

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

J. ADJOURN

1. The next Board of Adjustment meeting is scheduled for April 25, 2024, at 5:30 p.m.

CERTIFICATION OF POSTING

On Friday, March 22, 2024, at 2:30 p.m., Brittany Haining did post the above AGENDA as public notice of the 03/28/2024 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](https://www.delta-county.co.us/).