

TOWN OF PAONIA
MONDAY, APRIL 01, 2024
ZONING BOARD OF ADJUSTMENTS
6:00 PM

RECORD OF PROCEEDINGS

Acting Chair Clisset calls the meeting to order at 6:02 PM.

Appointment of Officers

Board Member Tauvinkl makes a motion to have Board Member Duesterbeck serve as Chair. Seconded by Board Member Fanelli.

The motion carries unanimously.

Board Member Fanelli makes a motion to have Board member Tauvinkl serve as Vice Chair. Seconded by Board Member Clisset.

The motion carries unanimously.

Board Member Clisset makes a motion to have Board Member Fanelli serve as Secretary. Seconded by Chair Duesterbeck.

The motion carries unanimously.

Actions & Presentations

None.

Public Hearing

Consideration of Variance to the set-backs at 231 & 235 Box Elder Avenue for the construction of an ADA ramp for access into Paonia Christian Fellowship Church.

Chair Duesterbeck opens the public hearing at 6:06 PM.

Request: Approval of a front yard setback variance to construct a new ADA-compliant access ramp to replace a previously removed non-conforming ramp.

Background: The original concrete ramp was removed after it caused water intrusion and damage to the church foundation. No prior variance existed for the removed structure.

Purpose of New Ramp: To provide accessible entry for individuals with disabilities, the elderly, and accommodate funeral processions.

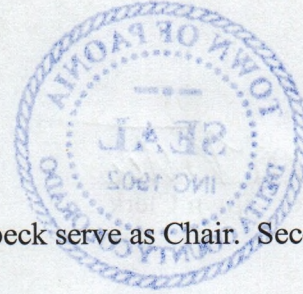
Staff Presentation: Town Administrator Wynn presented a comprehensive report including required findings from the municipal code. He recommended approval based on the ramp's necessity for ADA compliance and the mitigated encroachment compared to the previous structure.

Applicant Statement: Pastor Josh McIntyre explained the historical issues, structural challenges, and the motivation behind building the new ramp. He confirmed compatibility with ADA standards and indicated no adverse impact to nearby properties.

Public Comment: No public comments or objections were received. All adjacent property owners were properly notified.

Chair Duesterbeck closes the public hearing at 6:36 PM.

Secretary Fanelli makes a motion to recommend approval of variance 2024-01 because it mitigates the existing non-conforming encroachment, that there is a need for use that is described by the applicant with meeting the requirements of the ADA, and that there exists a hardship to the Applicant that is unique to the property and that this approval intends to relieve; with the following condition: that the applicant also receives a favorable determination from the Board of Trustees prior to completing any of the proposed improvements. Seconded by Board Member Clisset.

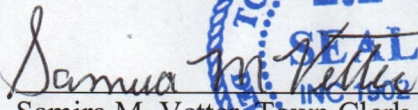



The motion carries unanimously.

Town Clerk Vetter notes this item will be on the April 23rd Board of Trustees meeting.

Adjournment

Chair Duesterbeck adjourns the meeting at 6:38 PM.


Samira M. Vetter, Town Clerk



Dale Duesterbeck, Chair