

Town of Paonia
214 Grand Avenue
Friday, April 24, 2026 6:00 PM
Zoning Board of Adjustments Minutes
RECORD OF PROCEEDINGS

Board Member Schroeder calls the meeting to order at 6:14 PM.

A. Roll Call

Present:

Chair Duesterbeck (Zoom)
Secretary Fanelli (Zoom)
Board Member Schroeder (Chair)
Board Member Bachran

B. Approval of Agenda

Board Member Bachran makes a motion to approve the agenda, seconded by Chair Duesterbeck

The motion carries unanimously

C. Public Hearing

Public hearing to consider an application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for a variance to install an ADA accessible ramp on town property at the property located at 232 Grand Avenue, Paonia, CO 81428.

Board Member Schroeder opens the public hearing at 6:16 PM.

Town Clerk Vetter confirms proper notification was completed.

No members of the Board report any conflicts.

Utility & Permit Coordinator Bachran gives the staff presentation.

Emily Sinclair, co-owner of 232 Grand Avenue, takes the oath and swears to tell the truth in this matter and gives an applicant presentation.

Adam Steinbach, architect on the project, takes the oath and swears to tell the truth in this matter and opens himself for questions.

Jay Kinney, co-owner of 232 Grand Avenue takes the oath and swears to tell the truth in this matter and gives an applicant presentation.

Board Member Schroeder opens the public comment portion of the public hearing.

Clerk Vetter reads into the record a letter of support from Betsy Marsten, property owner and Elizabeth Heidrick, business owner of Needlerock Realty into the record.

No objection to any evidence included, which includes pages 47-50 of the Paonia Comprehensive Plan and the two letters of support.

The applicant has no further comments.

Town staff has no further comments.

Board Member Schroeder asks Adam Steinbach questions about slope and elevation, guardrails, sidewalk grade, vestibule vs ramp, building foundation, single ramp vs double ramp, front door ramp vs back door ramp.

Secretary Fanelli comments about the confusion of double ramps and liking the areas left for

bikes or strollers with a single ramp.

Chair Duesterbeck asks the Applicants and Adam Steinbach about the possibility of historical designation and the possible exception of the ADA compliance.

Utility & Permit Coordinator Bachran responds that while Paonia has thought about the historic designation, it is not something that the town recognizes right now.

Jay Kenney also comments that they are not interested in an exception to the compliance, it is something that they want to do to make the building more accessible to community members.

Board Member Schroeder closes the public hearing at 7:11pm.

The Board begins deliberations discussing the aesthetics of a single versus a double ramp, greater accessibility being a win for both the applicants but the community and the benefits associated with recommending approval.

Chair Duesterbeck makes a motion to recommend conditional approval, subject to engineering approval from the Towns engineers as well as the limitations on the use of the remaining sidewalk within four feet of the entrance and along the ramp, seconded by Board Member Bachran.

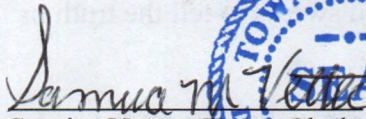
Roll Call Vote:

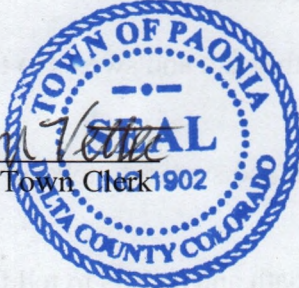
Board Member Schroeder: Aye
Chair Duesterbeck: Aye
Secretary Fanelli: Aye
Board Member Bachran: Aye

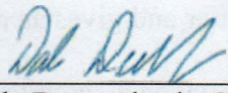
The motion passes unanimously.

D. Adjournment

The meeting is adjourned at 7:17 pm.


Samira Vetter, Town Clerk




Dale Duesterbeck, Chair