

Town of Paonia
214 Grand Avenue
Monday, June 22, 2026 6:30 PM
Zoning Board of Adjustments Minutes

RECORD OF PROCEEDINGS

Chair Duesterbeck calls the meeting to order at 6:30 PM.

A) Roll Call

Present:

Chair Duesterbeck

Secretary Fanelli

Commissioner Bachran

Commissioner Schroder

B) Approval of Agenda

Chair Duesterbeck makes a motion to approve the agenda, seconded by Commissioner Fanelli.

The motion carries unanimously.

C) Approval of Minutes

There were no minutes to approve.

D) Public Hearing

- 1) Continuation from June 15, 2026, of a Public Hearing to Appeal an Administrative Denial for a Remodel of a Second Dwelling Unit at 314 Poplar Avenue, Paonia, CO 81428, Made by Applicant Carrie Soto of the Same Address.

Chair Duesterbeck opens the public hearing at 6:31 PM.

Staff confirmed proper notice. The hearing record included the application materials, staff report, public comments, hearing notice, and applicable Town regulations.

Utility and Permit Coordinator Bachran presents the staff report which included that the property contains a legal nonconforming second dwelling in the R-1 District. The proposed interior, accessibility, and mechanical improvements would restore the approximately 480-square-foot unit without expanding its footprint or increasing density. Although the permit was administratively denied under regulations governing nonconforming structures, staff found the work would not increase the nonconformity and recommended approval of VR 2026-003, subject to all applicable permits.

Applicant Carrie Soto stated that the dwelling predated the Town's zoning regulations and had historically been used as a residence with utility service. She emphasized that the project would not expand the structure, increase density, or alter the neighborhood's character, but would rehabilitate the existing unit so it could continue to provide safe housing.

Public Comment:

- R. Derryberry is sworn in and comments in favor of approval.
- B. Heck is sworn in and comments in favor of approval.
- R. Rolan is sworn in and comments in favor of approval.
- S. Warrant is sworn in and comments in favor of approval.
- M. Heck is sworn in and comments in favor of approval.

Chair Duesterbeck closes the public hearing at 7:05 PM.

The Board discussed the unit's historic use, utilities, parking, accessibility improvements, and the distinction between rehabilitation and expansion of a nonconforming structure.

Members also discussed future administrative interpretation of similar applications and broader accessory dwelling unit policy.

Commissioner Schroder makes a motion to recommend approval of VR 2026-003 to the Town Board, as well as recommending a discussion of the interpretation of PMC §16-13-30 (a) with respect to accessory dwelling units in R-1 zones meeting the requirement to be considered a nonconforming building, and that the submitted plans are in accordance with this nonconformity language. Seconded by Commissioner Bachran.

Voting AYE (4):

Chair Duesterbeck

Secretary Fanelli

Commissioner Bachran

Commissioner Schroder

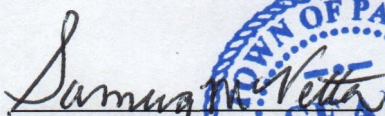
Voting NAY (0):

The motion carries.

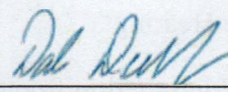
The Board clarified that its decision did not require approval by the Board of Trustees.

E) Adjournment

Chair Duesterbeck adjourns the meeting at 7:10 PM.


Samira Vetter, Town Clerk




Dale Duesterbeck, Chair