



## Notice of Public Hearing

# ZONING BOARD OF ADJUSTMENT

**DATE:** Thursday, December 16, 2021

**TIME:** 5:30 p.m.

**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

Notice is hereby given that the above identified governmental body will meet at the time, date and place as noted above. The tentative agenda for the meeting is as follows:

### REGULAR SESSION

### CALL TO ORDER

### CERTIFICATION OF COMPLIANCE WITH IOWA'S OPEN MEETING LAW

### ROLL CALL

**MINUTES:** November 18, 2021

**DOCKET: 39-21      527 E 22<sup>nd</sup> Street**

**Applicant:** Scott Billmeyer

**Request Type:** Special Exception

**Proposal:** To construct a garage addition (lean-to) 6" from the side and 3' from the rear property lines, and to cover 61% of the lot with structures, where 3' minimum side and 6' minimum rear setbacks are required, and 50% maximum lot coverage is permitted in an R-2A Alternate Two-Family Residential zoning district.

**DOCKET: 40-21      1475 Southern Avenue**

**Applicant:** Russell J. Lau

**Request Type:** Special Exception

**Proposal:** To construct a single-family residence 0' from the front and side property lines where 20' and 6' minimum setbacks are required, respectively, in an R-1 Single-Family Residential zoning district.

**DOCKET: 41-21      1589-1591 Bluff Street**

**Applicant:** Emily Payne

**Request Type:** Special Exception

**Proposal:** To convert two zero-lot-line single family residences into two duplexes with 1730 sq. ft. and 2,081 sq. ft. of lot area, respectively, where 5,000 sq. ft. of lot area each is required in an R-4 Multiple-Family Residential zoning district.

**DOCKET: 42-21****1589-1591 Bluff Street**

**Applicant:**  
**Request Type:**  
**Proposal:**

Emily Payne  
Variance  
To convert two zero-lot-line single family residences into two duplexes with a deficit of 4 off-street parking spaces.

**DOCKET: 43-21****2345 John F Kennedy Road and 3390 Asbury Road**

**Applicant:**  
**Request Type:**  
**Proposal:**

Origin Design, Pat Ready  
Variance  
To allow office uses with deficits of 35 parking spaces at 2345 John F. Kennedy Road and 11 parking spaces at 3390 Asbury Road in an OR – Office Residential zoning district.

**DOCKET: 44-21****2459 Kerper Blvd**

**Applicant:**  
**Request Type:**  
**Proposal:**

Josh and Jace Manders  
Conditional Use Permit  
To allow a retail sales and service business as a conditional use in a HI Heavy Industrial zoning district.

**DOCKET: 45-21****2459 Kerper Blvd**

**Applicant:**  
**Request Type:**  
**Proposal:**

Josh and Jace Manders  
Variance  
To operate a retail sales and service business with a deficit of 30 parking spaces in a HI Heavy Industrial zoning district.

**DOCKET: 46-21****1600 White Street**

**Applicant:**  
**Request Type:**  
**Proposal:**

Dream Center, Robert Kimble  
Variance  
To install a 7' high fence in the front yard and 10' high fence in the side and rear yards where 4' maximum height and 7' in maximum, respectively, is permitted in an R-2A Alternate Two-Family Residential zoning district.

**ITEMS FROM PUBLIC:**

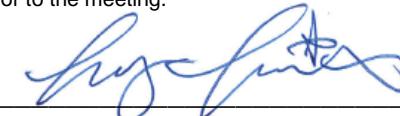
At this time, anyone in the Council Chamber may address the Board on matters which are of concern to that person and which are not an agenda item. Please take your place at the microphone and state your name and address clearly. Proceed with your comments; however, no formal action may be taken at this time on your comments because of the notice requirements of the Iowa Open Meetings Law.

**ITEMS FROM BOARD:**

- Discussion of reconsideration request procedure.

**ITEMS FROM STAFF:****ADJOURNMENT**

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of the City of Dubuque and/or the governmental body holding the meeting. If you have any questions or comments concerning this notice, please contact the Planning Services Division, City Hall, 50 W. 13<sup>th</sup> Street (563) 589-4210. Individuals with limited English proficiency or vision, hearing of speech impairments requiring special assistance should contact the Planning Services Department at 589-4210, 48 hours prior to the meeting.



Wally Wernimont, Planning Services Manager