

Notice of Public Hearing

## ZONING BOARD OF ADJUSTMENT

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**DATE:** Thursday, July 27, 2023  
**TIME:** 5:30 p.m.  
**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

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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:** June 22, 2023

**DOCKET 18-23: 3087 Central Avenue - Tabled from June**

**Applicant:** Ricky Pottebaum  
**Request Type:** Special Exception  
**Proposal:** To allow 3,130 square feet of accessory structures and 41.4% of lot coverage where 1,000 square feet and 40% is permitted in an R-3 Moderate Density Multi-Family Residential zoning district.

**DOCKET 21-23: 374 Bluff Street**

**Applicant:** Kelly Donovan  
**Request Type:** Special Exception  
**Proposal:** To construct a duplex with 2,734 square feet of lot area where 5,000 square feet of lot area is required in an OC Office Commercial zoning district.

**DOCKET 22-23: 7900 Pennsylvania Avenue**

**Applicant:** John Greenwood  
**Request Type:** Special Exception  
**Proposal:** To construct a 196 square foot ground mounted solar array 13' in height and totaling 1,618 square feet of detached accessory structures where 100 square feet, 10' in height, and 1,422 square feet maximum is permitted respectively.

- DOCKET 23-23:**     **3465 Asbury Road**  
**Applicant:**       DuTrac Community Credit Union  
**Request Type:**    Sign Variance  
**Proposal:**        To allow two 77.7-square foot wall-mounted signs in a Planned Unit Development with PC Planned Commercial designation.
- DOCKET 24-23:**     **1076 University Avenue**  
**Applicant:**       Chad Streff  
**Request Type:**    Parking Variance  
**Proposal:**        To operate existing offices and a salon with a deficit of 7 off-street parking spaces in a C-2 Neighborhood Shopping Center zoning district.
- DOCKET 25-23:**     **3385 Peach Tree Lane**  
**Applicant:**       True Solar LLC  
**Request Type:**    Special Exception  
**Proposal:**        To construct a 625 square foot ground mounted solar array 15' in height where 100 square feet and 10 feet in height is the maximum permitted in an R-1 Single-Family Residential zoning district.
- DOCKET 26-23:**     **573 Springgreen Court**  
**Applicant:**       Bill and Roxanne Brenner  
**Request Type:**    Special Exception  
**Proposal:**        To allow a 14' x 20' attached deck to be located 10' from the rear property line where a 20' rear yard setback is required in an R-1 Single-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:****ITEMS FROM STAFF:**

- Zoning Board of Adjustment meeting schedule discussion.

**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 Department, City Hall, 50 W. 13<sup>th</sup> Street (563) 589-4210. Individuals with limited English proficiency or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at 589-4210, 48 hours prior to the meeting.

  
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Shena Moon, Associate Planner