

**Notice of Public Hearing**

**ZONING BOARD OF ADJUSTMENT**

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**DATE:** Thursday, November 16, 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:** November 2, 2023

**DOCKET 43-23:** **2901 Hillcrest Road**  
**Applicant:** Tim Meuller  
**Request Type:** Conditional Use Permit  
**Proposal:** To permit an accessory dwelling unit in an R-1 Single-Family Residential zoning district.

**DOCKET 44-23:** **360 Mississippi View Drive**  
**Applicant:** Lance Marting  
**Request Type:** Special Exception  
**Proposal:** To construct a garage addition totaling 1,450 square feet of detached accessory structures and 12' from the front property where 1,000 square feet maximum is permitted and 20' minimum is required in an R-1 Single-Family Residential zoning district.

**DOCKET 45-23:** **Seippel and Airborne**  
**Applicant:** Trent Kastenschmidt  
**Request Type:** Sign Variance  
**Proposal:** To install a freestanding sign 105' in height where 40' maximum height is permitted in a C-3 General Commercial zoning district.

**DOCKET 46-23:**     **2940 Spring Oaks Court**  
**Applicant:**         John and Stephanie Ottavi  
**Request Type:**     Special Exception  
**Proposal:**         To construct a 960 square foot ground mounted solar array 15' in height and totaling 1,896 square feet of detached accessory structures where 100 square feet, 10' in height, and 1,000 square feet maximum is permitted in an R-1 Single-Family Residential zoning district.

**DOCKET 47-23:**     **781 Locust Street**  
**Applicant:**         Patrick Norton, Buesing & Associates  
**Request Type:**     Variance  
**Proposal:**         To allow encroachments into three visibility triangles, to cover 70% of the lot with structures, and to have 15% permeable area, where 50% maximum coverage is permitted and 20% permeable area is required in a C-4 Downtown Commercial 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:**

**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