

Notice of Public Hearing

ZONING BOARD OF ADJUSTMENT

DATE: Thursday, March 28, 2024
TIME: 5:30 p.m.
PLACE: Jule Operations & Training Center
East View Conference Room 1
949 Kerper Blvd., 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: February 22, 2024

DOCKET 39-23: **414 Raymond Place**
Applicant: John Pechous
Request Type: Parking Variance
Proposal: To replat a lot leaving a deficit of one off-street parking space.

DOCKET 48-23: **25 Bissel Lane (PIN 1025402008 and 1025402007)**
Applicant: Greg A. Prehm
Request Type: Variance
Proposal: To construct a building 14' from the rear and front property lines where 20' is required for each in a C-3 General Commercial zoning district.

DOCKET: 02-24: **115 Fremont Avenue**
Applicant: Nicole Hall
Request Type: Conditional Use Permit
Proposal: To allow an accessory dwelling unit in a R-1 Single-Family Residential zoning district.

DOCKET: 03-24: 115 Fremont Avenue

Applicant: Nicole Hall
Request Type: Special Exception
Proposal: To allow a 1,200 square foot accessory dwelling unit where 600 square feet maximum is permitted in a R-1 Single-Family Residential zoning district.

DOCKET: 04-24: 3500 Dodge Street

Applicant: Chick-fil-A
Request Type: Variance
Proposal: To allow a 16' front yard setback where 20' is required in the PC Planned 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:**

- Staff response to Board inquiry related to parking at 469 Emmett Street.

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. 13th 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.



Shena Moon, Associate Planner