

MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION

5:30 p.m.

Thursday, September 26, 2024

City Council Chambers, Historic Federal Building

Board Members Present: Chairperson Jonathan McCoy, Board Members Keith Ahlvin and Rena Stierman.

Board Members Excused: Gwen Kosel and Matt Mauss

Board Members Unexcused: None

Staff Members Present: Shena Moon and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson McCoy at 5:30 p.m.

MINUTES: Motion by Ahlvin, seconded by Stierman, to approve the minutes of the August 22, 2024, Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, Stierman, and McCoy; Nay – None.

DOCKET – 30-24: Application of Sevad Sabanagic, 1737 Richie Drive to construct an addition 17' from front property line where 20' minimum is required in an R-1 Single-Family Residential zoning district.

Sevad Sabanagic, 1737 Richie Drive, spoke in favor of the request. He explained that they are seeking to construct a closed-entry addition that would encroach 3' into the front setback. He displayed a rendering of what it would look like and also showed two other properties in the area with similar front entries.

There was no public input.

Staff Member Moon detailed the staff report noting that this case was reviewed by the Board in August and at that time members had concerns about the nature of the project. She stated that this is an addition, and it would encroach 3' into the required front yard, so it would be 17' from the front property line. She stated that the Board had previously requested renderings for the project in order to better understand the design of the addition and she shared the renderings with the provided by the applicant which better depicted the mass and scale of the addition.

Chairperson McCoy asked if the applicant was amenable to a condition requiring residential finishes. Mr. Sabanagic replied that they plan to replace the siding for the entire residences, and the porch would be sided in fake stone.

Motion by Ahlvin, seconded by Stierman, to approve the request with the following condition:

1. The addition shall be constructed with residential finishes and materials.

Motion carried by the following vote: Aye – Ahlvin, Stierman, and McCoy; Nay – None.

DOCKET – 32-24: Application of Jonathan Clingman, 195 Alpine Street, to construct a detached garage 1.5' and 2' from the side property lines where 6' minimum is required, and to construct an addition 7' from front property line (along Langworthy Street) where 20' minimum is required, and to cover 42% of lot with structures where 40% is allowed in an R-1 Single-Family Residential zoning district.

Jonathan Clingman, 195 Alpine Street, spoke in favor of the request. He stated that his project was approved by the Historic Preservation Commission the previous week. He explained the aspects of the project including demolishing of an old garage and constructing of a new slightly larger garage, and building an addition onto the house. He noted that this new construction wouldn't meet setbacks, but the old garage and the existing house already did not meet setbacks.

Ken Buesing, Buesing & Associates, 1212 Locust Street, stated that his firm surveyed the property, and he is confident with the dimensions. He stated the existing garage was built in 1939. He stated the new garage would keep the eaves on the property, whereas they don't now. He said the applicant uses the back of the house for various activities, and it has patio furniture, so they are maintaining it big enough to keep using.

Bill Stoffel, 225 Alpine Street, stated that he supports his neighbors, and he feels the project adds property value through growth and sustainability.

Staff Member Moon detailed the staff report noting the three portions of the project that need a Special Exception:

- Setbacks of the proposed garage at 1.5' and 2', though the existing garage does not meet setbacks.
- Setback of the home addition at 7', though the existing house has a 4' setback.
- Lot coverage going to 42%, exceeding the 40% maximum.

She confirmed that the project was approved by the HPC. She recommended three additional conditions:

1. The property line be demonstrated to the satisfaction of the Building Official.
2. That stormwater is managed on the subject property.
3. The garage door(s) are north facing or have no direct access to the alley.

Chairperson McCoy reiterated the three conditions from staff and added that the project would need to use residential materials.

Motion by McCoy, seconded by Stierman, to approve the request with the following conditions:

1. The property line be demonstrated to the satisfaction of the Building Official.
2. That stormwater is managed on the subject property.
3. The garage door(s) are north facing or have no direct access to the alley.
4. The garage and addition shall be constructed with residential finishes.

Motion carried by the following vote: Aye – Ahlvin, Stierman, and McCoy; Nay – None.

DOCKET – 33-24: Application of William and Tammy Pfab, 235 N. Grandview Avenue, to store a vehicle 4' from the front property line (along Hale Street) where a 20' minimum is required in an R-1 Single-Family Residential zoning district.

William Pfab, 235 N. Grandview Avenue, spoke in favor of the request. He explained that he's seeking to do long term parking on his driveway in front of his garage. He described the garage and showed a photo of it. He explained that he has a utility truck that he takes to jobs, but sometimes it needs to sit longer than 48 hours. He noted that his property has two street frontages.

Eric Vierkant, 210 N Grandview Avenue, asked where the vehicle was going to be stored and would it be on the street. He said he was confused about that from the language of the public notice.

Staff Member Moon displayed the site map showing the vehicle storage would be on the driveway, not in the street.

Staff Member Moon detailed the staff report noting the location of the vehicle storage, its 8'x20' size, and that it would be set back 4' from Hale Street. She noted the existing garage received a Special Exception to be closer to Hale Street. She stated that three letters of opposition had been received, though there was confusion about the vehicle being stored on the street and causing congestion. She stated that two phone call inquiries were received, though the callers did not express an opinion.

Chairperson McCoy stated to the applicant that this approval lives with property forever, so they need to make sure it's not facilitating an illegal home-based business. Mr. Pfab stated that he does not work from home, he has a work truck and trailer that he drives to his job sites.

Board Member Stierman asked about the maximum size of the vehicle allowed, and Staff Member Moon stated the request is for an 8'x20' space, and the vehicle would have to be within that. MR. Pfab noted his driveway is 31' deep.

Chairperson McCoy noted that only one vehicle can be stored, and Staff Member Moon confirmed that only one vehicle is allowed to be storage in the zoning district.

Motion by McCoy, seconded by Ahlvin, to approve the request with the following condition:

1. The stored vehicle be fully contained in the approved 8'x20' area.

Motion carried by the following vote: Aye – Ahlvin, Stierman, and McCoy; Nay – None.

DOCKET – 34-24: Application of David Duehr, 386 Klingenberg Terrace, to construct a detached deck 0' from front property where 20' minimum is required in an R-1 Single-Family Residential zoning district.

David Duehr, 386 Klingenberg Terrace, spoke in favor of the request. He explained that he's seeking to build a deck in front of his house. He noted that his yard is at the top of a terraced hill, and the deck would extend over the hill a bit. He said the deck would be like a yard extension because there's only 6' of yard, so it would be a great improvement to the front of his property.

There was no public input.

Staff Member Duba detailed the staff report noting the characteristics of the subject property and the surrounding area, including the topographic challenges. He described the proposed deck and expressed that it should not obstruct visibility or diminish property values.

Chairperson McCoy proposed the condition that the proposed deck be of an open design, and Mr. Duehr indicated yes, it would have open railings and no roof.

Chairperson McCoy also proposed the condition of managing stormwater on the subject property.

Motion by McCoy, seconded by Stierman, to approve the request with the following conditions:

1. The deck remain of an open design.
2. Stormwater be maintained on the subject property.

Motion carried by the following vote: Aye – Ahlvin, Stierman, and McCoy; Nay – None.

ITEMS FROM PUBLIC: None.


ITEMS FROM BOARD: None.

ITEMS FROM STAFF: None.

ADJOURNMENT: Motion by McCoy, seconded by Ahlvin, to adjourn the September 26, 2024 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Stierman and McCoy; Nay – None

The meeting adjourned at 6:13 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

October 24, 2024

Adopted