



Notice of Public Hearing

ZONING BOARD OF ADJUSTMENT

DATE: Thursday, February 27, 2025

TIME: 5:30 p.m.

PLACE: City Council Chamber, Historic Federal Building
350 W. 6th 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: January 23, 2025

DOCKET: 05-25: **221 E. 8th Street**

Applicant: Carl Busch

Request Type: Conditional Use Permit

Proposal: To allow a wholesale sale/distributor as a conditional use in the Historic Millwork Planned Unit Development zoning district.

DOCKET: 06-25: **427 Summit Street**

Applicant: John A. Thompson

Request Type: Special Exception

Proposal: To construct a detached garage 0' from the side property lines where 6' minimum is required and to allow 42% of lot coverage where 40% is permitted in an R-2 Two-Family Residential zoning district.

DOCKET: 07-25: **579 S. Grandview Avenue**

Applicant: Joy Bode

Request Type: Special Exception

Proposal: To construct an attached front porch 10' from the front property line where 20' minimum is required in an R-1 Single-Family Residential zoning district.

DOCKET: 08-25: **1255 Washington Street**

Applicant: Ries Bohr
Request Type: Variance
Proposal: To allow residential use on the first floor where it is only allowed above the first floor in a C-4 Downtown Commercial zoning district.

DOCKET: 09-25: **1860 Heeb Street**

Applicant: John Anderson
Request Type: Special Exception
Proposal: To construct a primary structure 10' from the front property line and 3' from the side property where 20' and 6' minimum is required, respectively, in an R-2 Two-Family Residential zoning district.

DOCKET: 10-25: **2565 Chaney Road**

Applicant: Dawn Heer
Request Type: Special Exception
Proposal: To construct a deck 8' from the front property line where 20' minimum is required in an R-1 Single-Family Residential zoning district.

DOCKET: 11-25: **2590 Central Avenue**

Applicant: John and Theresa Shappel
Request Type: Special Exception
Proposal: To construct a detached garage 5' from the front property line and 0' from the side property line where 10' and 3' minimum is required, respectively, and to allow 53% lot coverage where 50% is allowed 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:**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. 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. TTY/TRS users may dial 711 or 800-735-2942 (RELAY Iowa).



Shena Moon, Associate Planner