

Notice of Public Hearing

## ZONING BOARD OF ADJUSTMENT

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**DATE:** Thursday, June 26, 2025  
**TIME:** 5:00 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:** May 22, 2025

**DOCKET: 18-25:** **55 Locust Street**  
**Applicant:** Justin Rainey, Southend Tap  
**Request Type:** Sign Variance  
**Proposal:** To allow three signs where two signs are permitted in a C-3 General Commercial zoning district in a locally designated historic district.

**DOCKET: 19-25:** **590 Bradley Street**  
**Applicant:** Tom Ford  
**Request Type:** Special Exception  
**Proposal:** To construct an addition to a single-family residence 12' from the front property line (along Rider Street) and 0' from the side property line where a minimum of 20' and 6', respectively, are required in an R-1 Single-Family Residential zoning district.

**DOCKET: 20-25:** **1677 Iowa Street**  
**Applicant:** Frank Ebersold  
**Request Type:** Special Exception  
**Proposal:** To construct a carport 0' from the side property lines and 4' from the rear property line where a minimum of 6' is required and to allow 46.1% of lot coverage where 40% is permitted in an R-4 Multi-Family Residential zoning district.

**DOCKET: 21-25: 1985 N. Grandview Avenue****Applicant:** Jeffrey Pitz**Request Type:** Special Exception**Proposal:** To construct an addition 1' from the side property line where a minimum of 6' is required in an R-1 Single-Family Residential zoning district.**DOCKET: 22-25: 2300 Carter Road****Applicant:** Ashton Holly, Eagle Point Solar**Request Type:** Special Exception**Proposal:** To construct a 995 square foot ground mounted solar array totaling 3,930 square feet of detached accessory structures where 100 square feet and 1,000 square feet maximum is permitted in an R-1 Single-Family Residential zoning district.**DOCKET: 23-25: 3994 Oneida Avenue****Applicant:** Corey Koppes**Request Type:** Special Exception**Proposal:** To construct a detached garage 20' in height for a total of 3,900 square feet of accessory structures, where a maximum of 1,000 square feet and 15' in height is permitted in the 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:**

- State of Iowa Code Changes regarding Variance Requests
- Next Meeting Date: July 24, 2025 (5:00 p.m.)

**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. TTY/TRS users may dial 711 or 800-735-2942 (RELAY Iowa).



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Shena Moon, Associate Planner