



Notice of Public Hearing

ZONING BOARD OF ADJUSTMENT

DATE: Thursday, July 24, 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: June 26, 2025

DOCKET: 24-25: **3994 Oneida Avenue**

Applicant: Corey Koppes

Request Type: Special Exception

Proposal: To construct a 2,400 sq. ft. detached garage 20' in height for a total of 4,300 sq. ft. of detached accessory structures and to place a deck 0' from the south side property line where 6' minimum setback, a maximum of 1,000 sq. ft. of detached structures and 15' in height is permitted in the R-1 Single-Family Residential zoning district.

DOCKET: 25-25: **705 Caledonia Place**

Applicant: Zoe Zeien

Request Type: Special Exception

Proposal: To convert a duplex into three units with 5,857 sq. ft. of lot area where a minimum of 6,000 sq. ft. is required in an R-3 Moderate Density Multi-Family Residential zoning district.

DOCKET: 26-25: **705 Caledonia Place**

Applicant: Zoe Zeien

Request Type: Parking Variance

Proposal: To convert a duplex into three units with a deficit of two (2) off-street parking spaces in an R-3 Moderate Density Multi-Family Residential zoning district.

DOCKET: 27-25: **1817 Rhomberg Avenue**

Applicant: Cathy-Jo Miller
Request Type: Special Exception
Proposal: To construct an attached deck 4' from the front property line where a minimum of 10' is required in a R-2A Alternate Two-Family Residential zoning district.

DOCKET: 28-25: **1843 Auburn Street**

Applicant: Lisa and Jesse Maas
Request Type: Special Exception
Proposal: To construct garage additions 0' from the front property line and 10' from the rear property line where a minimum of 20' is required from each and to allow 48.5% lot coverage where 40% is permitted in an R-1 Single-Family Residential zoning district.

DOCKET: 29-25: **1925 St. Ambrose Street**

Applicant: John Mueller
Request Type: Special Exception
Proposal: To construct a detached garage 4' from the rear property line and 2' from the side property line where a minimum of 6' is required, to construct an open porch and attached deck, and to allow 41% of lot coverage where 40% is permitted in an R-1 Single-Family Residential zoning district.

DOCKET: 30-25: **1570 Seippel Road**

Applicant: Roseann Schromen
Request Type: Special Exception
Proposal: To construct a 370 sq. ft. ground mounted solar array with a total of 6,640 sq. ft. of detached accessory structures where 100 sq. ft. and 1,000 sq. ft. maximum is permitted in an AG Agriculture zoning district (default R-2A).

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:**

- Next Meeting Date: August

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).



Wally Wernimont, Planning Director