



2007•2012•2013
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Updated Notice of Public Hearing

ZONING BOARD OF ADJUSTMENT

DATE: Thursday, August 28, 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: July 24, 2025

DOCKET: 25-25: 705 Caledonia Place – Tabled from July

Applicant: Zoe Zeien

Request Type: Special Exception

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

DOCKET: 26-25: 705 Caledonia Place – Tabled from July

Applicant: Zoe Zeien

Request Type: Parking Variance

Proposal: To convert a duplex into three units with a deficit of one (1) off-street parking space in an R-3 Moderate Density Multi-Family Residential zoning district.

DOCKET: 31-25: 711 East 22nd Street

Applicant: Nathaniel Vance

Request Type: Special Exception

Proposal: To construct an attached deck 0' from the front and side property lines where a minimum of 10' and 3' is required, respectively, in an R-2A Alternate Two-Family Residential zoning district.

DOCKET: 32-25: **1504 Jackson Street**

Applicant: Jere Gardner
Request Type: Special Exception
Proposal: To construct a 480 square foot detached garage addition 0' from the side property line for a total of 1,160 square foot of accessory structures where a 3' minimum setback and a maximum of 1,000 square feet of detached accessory structures is permitted in an R-2A Alternate Two-Family Residential zoning district.

DOCKET: 33-25: **1824 North Main Street**

Applicant: Jim Moser, Phase I Consulting, American Tower Corp.
Request Type: Conditional Use Permit
Proposal: To modify an existing cell tower in an R-2 Two Family Residential zoning district.

DOCKET: 34-25: **2501 Harriet Street**

Applicant: Doug Blong
Request Type: Special Exception
Proposal: To construct a 1,200 square foot detached garage 8' from the front property line with a total of 4,025 square feet of accessory structures where a 20' minimum setback and a maximum of 1,000 square feet of detached accessory structures is permitted in an R-1 Single-Family Residential zoning district.

DOCKET: 35-25: **2905 Muscatine Street**

Applicant: Johnnie D. Smith
Request Type: Special Exception
Proposal: To construct a 238 square foot garage addition 5' from the side property line with a total of 1,101 sq. ft. of accessory structures where a 6' minimum setback and a maximum of 1,000 sq. ft. of detached accessory structures is permitted in an R-1 Single-Family Residential zoning district.

DOCKET: 36-25: **395 O'Neill Street**

Applicant: Paul Miller
Request Type: Special Exception
Proposal: To construct a 625 square foot detached garage 0' from the side property line and 8' from the front property line where a 6' and 20' minimum setback is required, respectively, in an 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.

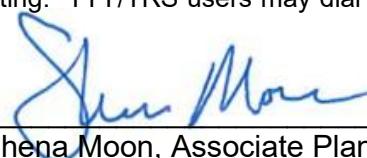
ITEMS FROM BOARD:

ITEMS FROM STAFF:

- Next Meeting Date: September 25, 2025

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