

**MINUTES  
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION**

4:00 p.m.

Thursday, February 25, 2010

City Council Chamber, Historic Federal Building

**Board Members Present:** Chairperson Mike Ruden; Board Members Jeff Cremer, Heath Hutchinson and Randy Klauer; Staff Members Guy Hemenway and Wally Wernimont

**Board Members Excused:** Board Member Bill Gibbs.

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

**CALL TO ORDER:** The meeting was called to order by Chairperson Ruden at 4:00 p.m.

**MINUTES:** Motion by Cremer, seconded by Hutchinson to approve the minutes of the January 28, 2010, meeting. Motion carried by the following vote: Aye – Cremer, Hutchinson and Ruden; Nay – None; Abstain - Klauer.

**SPECIAL EXCEPTIONS**

**DOCKET 3-10:** Application of Andrea Beacham / Larry Loepke for a special exception for property located at 1749 Churchill Drive to convert a workshop addition to a 1,100 square foot accessory unit, 600 square foot maximum permitted, in an R-1 Single-Family Residential zoning district.

Chairperson Ruden noted that the applicant sent an e-mail to the Planning Services Department requesting that their application be tabled.

Motion by Klauer, seconded by; Cremer, to table the application to the March 25, 2010 Zoning Board of Adjustment meeting. Prior to the vote, some of the neighbors asked the Board the Chairperson if they could speak.

Board Member Cremer removed his seconding of the motion.

Paul Claussen, 2779 Pennsylvania Avenue, asked why the application is being tabled. Scott Motto, 1765 Eden Lane explained that he sent out a petition to the surrounding property owners. He showed a map of the property owners in opposition to the request.

Staff Member Hemenway read the e-mail that was sent to the Planning Services Department into the record. Staff Member Hemenway said that staff will renotify all of the property owners of the next meeting.

Motion by Klauer, seconded by Cremer, to table the special exception request to March 25, 2010. Motion carried by the following vote: Aye – Klauer, Cremer, Hutchinson and Ruden; Nay – None.

**VARIANCES:**

**DOCKET 4-10:** Application of Ron Conrad for a variance for property located on the east side of Raymond Place near the Maiden Lane & Cooper Place intersection to build a six-plex, 39 feet high, 30 feet maximum allowed, in an R-3 Moderate Density Multi-Family Residential zoning district.

Ron Conrad, 1775 South Grandview, discussed the property history. He noted the dimensions and the relative location of the proposed structure. He said that he chose a design that is sensitive to the historic setting of the neighborhood. The Board reviewed the renderings of the proposed structure.

Gary Schilling, 530 Cooper Place, said that there was a former variance granted for the property. He said that the taller structure would be out of place in the neighborhood, and that he is opposed to the increased height.

Mr. Conrad discussed the architectural renderings and site plan for the lot. He said that he tried to please the neighbors, but that it is hard to satisfy all the neighbors when it comes to the design. He said he has scaled down the proposed building as much as possible. He said that he prefers the first rendering with the two ornamental towers and roof pitch as opposed to the second rendering because the design is more attractive.

Staff Member Wernimont outlined the staff report. He said that the proposed structure will meet the required setbacks and have adequate parking and vehicular visibility. He said that the structure may limit the view of some of the neighbors along Cooper Place. He discussed the former request noting that, if the current request were to be approved, the former request would be invalid.

Chairperson Ruden discussed the design and noted that any structure at this location would impact the view. Board Member Hutchinson said that the first rendering is more aesthetically pleasing. Chairperson Ruden agreed.

Board Member Cremer discussed the former setback request and building design with staff. Staff Member Wernimont discussed how building height is calculated.

Motion by Klauer, seconded by Kramer, to approve the request. Motion carried by the following vote: Aye – Klauer, Cremer, Hutchinson and Ruden; Nay – None.

**CONDITIONAL USE PERMITS:**

**DOCKET 5-10:** Application of Andrea Beacham / Larry Loeppke for a conditional use permit for property located at 1749 Churchill Drive to convert a workshop addition into an accessory unit in an R-1 Single-Family Residential zoning district.

**This item was tabled in conjunction with Docket 3-10.**

**ITEMS FROM BOARD:**

The Board discussed meeting time options. They discussed changing the start time from 4:00 p.m. to either 5:00 or 5:30 p.m. The Board agreed that the 4:00 p.m. should remain.

**ADJOURNMENT:** The meeting adjourned at 5:00 p.m.

Respectfully submitted,



Guy Hemenway, Assistant Planner

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Adopted—March 25, 2010