



## Notice of Public Hearing



# Zoning Board of Adjustment

**DATE:** Thursday, August 26, 2010

**TIME:** 4:00 p.m.

**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> 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 22, 2010

**DOCKET 32-10:** **Special Exception (tabled from June 24, 2010)**

**Applicant:** Erik & Cristine Thoms

**Address:** 1120 Nowata Street

**Proposal:** To build a two-story garage/addition 1 foot from the south side property line, 6 feet required, in an R-1 Single-Family Residential zoning district.

**DOCKET 39-10:** **Special Exception**

**Applicant:** Andrew & Lynn Lassen

**Address:** 16263 Middle Road

**Proposal:** To build a single-family house, 125 feet from the front property line, 50 feet maximum allowed, in an AG RROD zoning district.

**DOCKET 40-10:** **Special Exception**

**Applicant:** Buesing & Associates / Ron Klein, Ron Klein Construction

**Address:** Tanzanite Drive

**Proposal:** To allow a two-unit townhouse, 19 feet from the rear property line, 22 ½ feet required, and 19 feet from the access easement line, 20 feet required, in a PUD Planned Unit Development with a PR Planned Residential District designation.

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**DOCKET 41-10:**

**Special Exception**

**Applicant:** Stanley & Linda Irwin

**Address:** 2140 Judson Drive

**Proposal:** To construct a deck 11 feet from the rear property line, 20 feet required, in an R-1 Single-Family Residential zoning district.

**DOCKET 47-10:**

**Special Exception**

**Applicant:** Steve & Martha Christ

**Address:** 88 Princeton Place

**Proposal:** To build a 22 foot by 11 foot attached garage 4 feet from the east side property line, 6 feet required, in an R-1 Single-Family Residential zoning district.

**DOCKET 37-10:**

**Variance (tabled from July 22, 2010)**

**Applicant:** Robert Devereaux

**Address:** 2850 Burlington Street

**Proposal:** To open a beauty salon, with a deficit of 6 off-street parking spaces, in a C-1 Neighborhood Commercial zoning district.

**DOCKET 42-10:**

**Conditional Use Permit**

**Applicant:** Michelle Mihalakis

**Address:** 380 E. 21<sup>st</sup> Street

**Proposal:** To open a rooming/boarding house, with 8 roomers, in an OR Office Residential zoning district.

**DOCKET 43-10:**

**Variance**

**Applicant:** Michelle Mihalakis

**Address:** 380 E. 21<sup>st</sup> Street

**Proposal:** To open a rooming/boarding house, with a deficit of two off-street parking spaces, on a 1,700 square foot lot, 5,000 square feet minimum required, in an OR Office Residential zoning district.

**DOCKET 44-10:**

**Variance**

**Applicant:** David Petersen, Garling Construction/Casey's Marketing Co.

**Address:** 2699 Rockdale Road

**Proposal:** To build an addition 13 feet from the west side property line, 20 feet required when abutting a residential district, in a C-2 Neighborhood Shopping Center zoning district.

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**DOCKET 45-10:**

**Variance**

**Applicant:**

John Yager

**Address:**

4480 Dodge Street

**Proposal:**

To place a second free-standing sign on the property, 1 sign per premises maximum permitted, in a C-3 General Commercial zoning district.

**DOCKET 46-10:**

**Variance**

**Applicant:**

Steve Smith / Asbury Square LLC

**Address:**

2255 Kennedy Road

**Proposal:**

To install roof-mounted signs, where none are allowed, in a C-2 Neighborhood Shopping Center District.

**ITEMS FROM PUBLIC:**

**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 Division, City Hall, 50 W. 13<sup>th</sup> Street (563) 589-4210. Individuals with limited English proficiency or vision, hearing of speech impairments requiring special assistance should contact the Planning Services Department at 589-4210, 48 hours prior to the meeting.

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Kyle L. Kritz, Associate Planner