

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

4:00 p.m.

Thursday, December 16, 2010
City Council Chamber, Historic Federal Building

Board Members Present: Chairperson Mike Ruden; Board Members Randy Klauer, Bill Gibbs and Jeff Cremer; Staff Members Guy Hemenway and Wally Wernimont.

Board Members Excused: Board Member Heath Hutchinson.

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 4:20 p.m.

MINUTES: Motion by Klauer, seconded by Gibbs, to approve the minutes of the December 1, 2010 special meeting. Motion carried by the following vote: Aye – Klauer, Cremer, Gibbs and Ruden; Nay - None.

DOCKET 61-10: Application of Roy & Deborah Buol for a special exception for property located at 2640 Becker Court to build a 9 foot 6 inch by 16 foot attached carport 1 foot from the west side property line, 6 feet required, in an R-1 Single-Family Residential zoning district.

Roy Buol explained his request to the Board. He said that he is proposing to build a carport closer than 6 feet from the side property line.

No one spoke in opposition to the request.

Staff Member Guy Hemenway presented the staff report. He explained that the carport will be 9 feet 6 inches by 16 feet and will be located 1 foot from the west side property line. He explained that the 1 foot setback will be to the overhang and the posts will be 3 feet from the property line. He said that the carport will not obstruct the view to the sidewalk and street from adjacent properties. He noted that storm water runoff will run off to the side of the carport and should be captured by a gutter and directed to the rear of the property.

Chairperson Ruden asked Mr. Buol if the carport was going to have a gutter. Mr. Buol said he is proposing to put a gutter along the side of the carport. He said that he would like to redirect the water to the street across his driveway. He said that if he does run it to the rear of the property, he would tie in to an existing drain tile.

Motion by Klauer, seconded by Cremer, to approve the special exception request, as submitted. Motion carried by the following vote: Aye – Klauer, Cremer, Gibbs and Ruden; Nay – None.

DOCKET 62-10: Application of Adam Johnson / Pegasus Properties for a variance for property located at 29th & Central Avenue (Holy Ghost Convent Building) to allow a 10-plex, with a deficit of 5 off-street parking spaces, in an OR Office Residential zoning district.

Chairperson Ruden decided to hear Docket 62-10 and Docket 63-10 simultaneously and vote on each separately.

Adam Johnson, 211 4th Street, Galena, Illinois, discussed the project. He noted the configuration of the units in the building and the number of bedrooms for each unit.

No one spoke in opposition to the request.

Staff Member Wernimont clarified the parking lot ownership. He noted that the convent building is completely surrounded by parking lots and that the Holy Ghost Parish is proposing to subdivide the lot to include some parking. He explained that the parking that is not included with the building is typically used as overflow parking during large church events. He said that it is likely that the tenants of the building will use the Holy Ghost parking lot for overflow.

Motion by Klauer, seconded by Gibbs to approve the variance request, as submitted. Motion carried by the following vote: Aye – Klauer, Cremer, Gibbs and Ruden; Nay – none.

DOCKET 63-10: Application of Adam Johnson / Pegasus Properties for a special exception for property located at 29th & Central Avenue (Holy Ghost Convent Building) to allow a 10-plex on an 8,490 square foot lot, where 12,000 square feet of lot area is required, in an OR Office Residential zoning district.

Discussion for this docket was heard simultaneously with Docket 62-10.

Motion by Klauer, seconded by Gibbs, to approve the special exception request, as submitted. Motion carried by the following vote: Aye – Klauer, Cremer, Gibbs and Ruden; Nay – None.

ADJOURNMENT: The meeting adjourned at 4:40 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

Adopted—January 27, 2011