



Notice of Public Hearing



Zoning Board of Adjustment

DATE: Thursday, October 27, 2011

TIME: 4:00 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: September 22, 2011

DOCKET 61-11:

Special Exception

Applicant: Nancy Faber-Gasell

Address: 1100 N. Booth Street

Proposal: To build a 12 foot by 20 foot detached garage 3 feet from the north side property line, 6 feet required, and 15 feet from the front property line (Nevada Street), 20 feet required, in an R-1 Single-Family Residential zoning district.

DOCKET 62-11:

Special Exception

Applicant: Steve Schmidt/MSA / Westside Place Town Homes LLC

Address: North end of Millstone Drive

Proposal: To build 24 townhouse dwellings in excess of 40% lot coverage, 40% maximum allowed, in an R-3 Moderate Density Multi-Family Residential zoning district.

DOCKET 63-11:

Variance

Applicant: Jack Coulter, Vinny Vanuchie's / Advanta Signs

Address: 164/180 Main Street

Proposal: To install a third wall-mounted sign on the building, 2 signs maximum permitted, in a C-4 Downtown Commercial zoning district.

DOCKET 64-11:

Variance

Applicant: Alfredo Luna

Address: 2515 Northwest Arterial

Proposal: To permit 3 wall-mounted signs (72 square feet each), two signs maximum permitted, in a PC Planned Commercial zoning district.

Zoning Board of Adjustment Agenda

October 27, 2011

Page 2

DOCKET 65-11:

Variance

Applicant:

Kevin Hedley

Address:

4989/4991 Radford Court

Proposal:

To install one, 120 square foot wall-mounted sign, 50 square foot maximum permitted, in a PC (Default C-2) Planned Commercial zoning district.

DOCKET 66-11:

Conditional Use Permit

Applicant:

Joel Callahan, Callahan Construction Inc.

Address:

Commerce Park (Lot 3 Block 3 Westbrook Subdivision)

Proposal:

To build an 18-unit multi-family residence, 12 units maximum permitted, in an R-4 Moderate Density Multi-Family Residential zoning district.

DOCKET 67-11:

Conditional Use Permit

Applicant:

Chad Hallahan / Greg Esser

Address:

901 Rhomberg Avenue

Proposal:

To open a tattoo parlor in a C-2 Neighborhood Commercial zoning district.

DOCKET 56-11:

Conditional Use Permit (tabled from August 25, 2011)

Applicant:

USCOC of Greater Iowa LLC / Hohnecker Incorporated

Address:

2200 Kennedy Road

Proposal:

To construct a 100 foot monopole for wireless services and associated equipment, in a C-2 Neighborhood Shopping Center zoning district.

ITEMS FROM PUBLIC:

ITEMS FROM BOARD:

ITEMS FROM STAFF:

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.

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. 13th 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.

Kyle L. Kritz, Associate Planner