



Approved

## MINUTES

### CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT

#### REGULAR SESSION

4:00 p.m.

Thursday, November 15, 2012

City Council Chamber, Historic Federal Building

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

**Board Members Excused:** Board Member Heath Hutchinson.

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

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

**MINUTES:** The minutes of the October 25, 2012 meeting were approved unanimously as submitted.

## SPECIAL EXCEPTIONS

**DOCKET 58-12:** Application of John and Julie Busch for a Special Exception for property located at 2280 Jaeger Drive to build a detached garage 0 feet from the side property line, 6 feet required, in an R-1 Single-Family Residential zoning district.

John and Julie Busch, 2280 Jaeger Drive, outlined their request for the Board. Mr. Bush noted that based on input from the adjacent property owner, he has decided to modify his request. He said he would like to change the garage dimensions to 14 by 22 feet and move the building approximately four feet from the property line as opposed to the one-foot he originally requested. He said that the building wall would be approximately four feet away, and that the overhang would project one-foot into the setback.

Staff Member Hemenway reiterated the request, noting the change in building dimensions and increase in setback requested. He said that the detached garage did not block the view to the street for vehicular traffic and had very minimal impact on adjacent residential properties.

Board Members discussed the request, and felt that it was advisable to reposition the garage slightly farther away from the property than originally requested.

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Motion by Klauer, seconded by Gibbs, to approve the request with the conditions that the detached garage wall be a minimum of four feet from the side property line (with a maximum one foot overhang), and that storm water from the structure be directed away from the adjacent residential property.

Motion was approved by the following vote: Aye – Klauer, Cremer, Gibbs and Ruden; Nay – None.

**ADJOURNMENT:** The meeting adjourned at 4:20 p.m.

Respectfully submitted,

  
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Kyle L. Kritz, Associate Planner

  
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Adopted