



Approved

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

4:00 p.m.

Thursday, August 22, 2013

City Council Chamber, Historic Federal Building

Board Members Present: Board Members Randy Klauer, Bill Gibbs, Heath Hutchinson and Jeff Cremer; Staff Members Guy Hemenway and Wally Wernimont.

Board Members Excused: Chairperson Eugene Bird.

CALL TO ORDER: The meeting was called to order at 4:05 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 July 25, 2013 meeting were approved unanimously as submitted.

SPECIAL EXCEPTIONS

DOCKET 31-13: Application of Jon Brachman, 1736 S. Grandview Avenue, for a special exception to build a 2,000 square foot detached garage 1,000 square foot maximum permitted, 0 feet from the west side property line, 6-foot minimum required, in an R-1 Single-Family Residential zoning district.

Jon Brachman, 1736 S. Grandview, outlined his request. He said that he would like to build a workshop and garage combination. He said that the dimensions of the building could either be 25' by 80' or 20' by 100'. He said he preferred the shorter, wider version of the garage. He said he would like to maintain the 0 foot setback of the existing garage. He said woodworking is his hobby. He said that replacing the existing garage will be an improvement because the new garage will be sided with a hip roof, and will not be a pole building.

Vice Chairperson Klauer asked if the backyard is sloped. Staff Member Wernimont said that the back yard is fairly level. Mr. Brachman offered to move the garage forward onto the existing paved slab in an effort to reduce its impact on the adjacent property.

Eva Stabenow said she has Power of Attorney over her mother's property at 1730 South Grandview. She expressed concerns with the size of the garage and its potential impact on the value of her mother's property. Mrs. Stabenow's husband asked that the Board ensure that the garage not be used for commercial purposes.

Board Members discussed the building design and setbacks. Staff Member Wernimont clarified setback design constraints, noting that the building code prohibits openings at for 0 feet structures. He said that code permits 25% openings at 3 feet and full openings at 5 feet from the property line.

Vice Chairperson Klauer expressed concerns with the long narrow appearance of the structure built so close to the adjacent residential property. Mr. Brachman said that he wanted to request the maximum size for the garage he felt he needed, but that he would be willing to reduce the size and work with the neighbors to address their concerns. Vice Chairperson Klauer recommended that the applicant table his request, and resubmit with more detailed plans addressing the setback and building design issues, and work with the neighbors to resolve any outstanding concerns.

Motion by Gibbs, seconded by Cremer, to table the request to build a 2,000 square foot detached garage with the recommendation that the applicant resubmit detailed plans and work with the neighbors to resolve any outstanding issues. Motion carried by the following vote: Aye – Gibbs, Hutchison, Cremer and Klauer; Nay – None.

VARIANCES:

DOCKET 32-13: Application of Chris and Gary Stepflug, 324 W. Locust Street, for a variance to permit a duplex with a deficit of two off-street parking spaces in an R-4 Multi-Family Residential zoning district.

Gary Carner, 1666 Washington Street, said that he is the contractor for the Stepflugs. He introduced Chris Stepflug, 7693 Pigeon River Road, Lancaster, Wisconsin.

Staff Member Wernimont clarified that a single building straddles two lots with three units on the one side at 326 W. Locust, and that the applicants intent is to convert a single-family residence on the other half of the building at 324 W. Locust into a duplex. He discussed the history of parking variances in the neighborhood, stating that no neighbors have not contacted him about the conversion of other residences in the past. He noted that it is difficult to provide additional off-street parking because of the topography and lot constraints. He said that the residence is located in a historic district, and it is the intent of the City to encourage adaptive re-use of these buildings and discourage demolition for parking. He noted that many people chose to live downtown even though on-street parking is at a premium and that many of the residents in this neighborhood walk to and from work. He stated that current Unified Development Code standards require that if a unit is added, two additional off-street parking spaces be provided. He said that the applicant is working with the City's Economic Development Department to fully rehabilitate the subject building.

Board Members discussed the request and felt it was appropriate.

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

ITEMS FROM STAFF: Staff Members thanked Board member Randy Klauer for his 12 years of exemplary service, noting his professionalism and patience. Staff said that his performance reflected well on the Board, City staff and the City organization in general.

ITEMS FROM BOARD: Board Member Gibbs asked if the November Zoning Board of Adjustment meeting could be rescheduled from November 21st to November 28th. Staff said they would look into this.

ITEMS FROM PUBLIC: None.

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

Respectfully submitted,

Kyle L. Kritz, Associate Planner

Adopted