



Approved

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

4:00 p.m.

Thursday, July 25, 2013

City Council Chamber, Historic Federal Building

Board Members Present: Chairperson Randy Klauer; Board Members Cremer and Bird; Staff Members Guy Hemenway and Wally Wernimont.

Board Members Excused: Board Members Heath Hutchison and Bill Gibbs.

CALL TO ORDER: The meeting was called to order by Chairperson Klauer at 4:12 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 June 27, 2013 meeting were approved unanimously as submitted. Motion carried by the following vote: Aye – Bird, Hutchinson, Cremer, Gibbs and Klauer; Nay – None.

SPECIAL EXCEPTIONS

DOCKET 19-13 (Tabled): Application of Charles and Linda Giese for property located at 400 Villa Street for a special exception to build a new single-family home 5 feet from the front property line (Villa Street) 20-foot maximum required, in an R-1 Single Family Residential zoning district.

Marty Johnson, Straka Johnson Architects, 3550 Digital Drive, said that he represented the Giese's and noted that all of the documentation and building renderings had already been submitted at the last meeting. He asked if the Board had any questions.

Board Members said they had thoroughly reviewed the request at the last meeting and had no questions.

Staff Member Hemenway waived the staff report, as the case had been heard at the last meeting.

Board Members felt the request was appropriate.

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

VARIANCES:

DOCKET 30-13: Application of Blain's Farm & Fleet for property located at the NW Arterial and Plaza Drive to permit a 6th freestanding sign, 40-foot in height and 200 square foot in area, 5 freestanding signs maximum permitted, in a PC Planned Commercial District.

Dave Wen (sp?), Production Manager for Blain's Farm & Fleet, Roscoe, Illinois, stated that Farm & Fleet would like to install a freestanding sign. He said the building would be setback quite a distance from the Northwest Arterial, and that visibility to the store would be hindered by buildings located along the out lots on the Northwest Arterial.

Chairperson Klauer inquired about the location of the sign as it would be located on an out lot. He asked if the sign would be considered off-premise. Staff Member Hemenway noted that he would be considered part of the Asbury Plaza Center signs, and therefore, would not be considered off-premise.

Staff Member Hemenway reiterated the request, noting that the existing center signs can be 30 feet in height and 330 square feet in area. He said that the proposed sign will be 40 feet in height and 200 square feet in area, similar to freestanding signs that are permitted in the C-3 District along Kennedy Road and Dodge Street. He noted that the building would be setback 530 feet from the frontage road and about 730 feet from the Northwest Arterial, and therefore, the proposed wall-mounted signage would not be highly visible to vehicular traffic. He stated that he has been contacted by Premier Bank with an inquiry regarding the sign, but they expressed no concerns.

Board Members discussed the request and felt that it met the requirements for granting a variance.

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

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

Respectfully submitted,

Kyle L. Kritz, Associate Planner

Adopted