

MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION

4:00 p.m.

Thursday, January 23, 2014

City Council Chamber, Historic Federal Building

Board Members Present: Chairperson Eugene Bird, Jr.; Board Members Heath Hutchison, Jeff Cremer and Jonathan McCoy; Staff Members Guy Hemenway and Wally Wernimont.

Board Members Excused: Board Member Bill Gibbs.

CALL TO ORDER: The meeting was called to order 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 December 19, 2013 meeting were approved unanimously as submitted.

VARIANCE

DOCKET 01-14: Application of R2-4 Enterprises LLC/SSD Construction for a variance to construct a 12' by 50' deck 3 feet from the front property line, 20 feet minimum required, for property located at 2565 Front Street.

Steve Duschen, 21869 216th Ave., LaMotte, IA, said that his intent is to replace a small deck that had been removed from the building with a 12' by 50' deck. He said the deck will not impede the visibility to the sidewalk or the street, and that it will remain a minimum of 3 feet back from the front property line along Front Street.

Staff Member Hemenway distributed photos of the site. Board Members reviewed the proposed deck location and photographs. Staff Member Hemenway noted that Front Street is a dead-end and is unimproved at this location. He said that a portion of the Front Street right-of-way in front of the subject property has been paved and is being leased for parking to the applicant. He said that he conferred with both the City Engineering and Operations Departments regarding the proposed deck. He said that the Engineering Department said that the proposed deck would not affect the lease arrangement, and that Operations said that the post holes required for the structure would be located outside of the flood protection area and would not impact the flood wall.

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

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

NOTE: Board Member McCoy arrived at 4:20 p.m.

DOCKET 02-14: Application of Milroy Tuxedos / Bird Sign, Inc. for a variance to allow a wall-mounted sign to extend above the roofline in the Plaza 20 PC Planned Commercial zoning district for property located at 2600 Dodge Street.

Board Chairperson Bird excused himself from the table.

Eugene Bird, Bird Sign Company, outlined his request. He noted that the intent is to replace the existing Milroy's Tuxedo sign with another cabinet-style sign that will project approximately 10 inches above the roofline. He said that the frame of the former sign was used as a template to create the new sign and that it also projected slightly above the roofline. He discussed issues with existing signage and sight visibility to Milroy's commercial space.

Staff Member Wernimont reiterated the request, noting that a letter of support had been received from Sally Kahle, owner of Plaza 20 Shopping Center, and that he had spoken with an adjacent property owner who had no concerns with the request. He discussed the Plaza 20 sign regulations noting that they prohibit signs from projecting above the parapet wall. He discussed the canopy location for the multi-tenant building and noted that the sign has limited visibility.

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

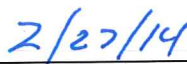
Motion by Cremer, seconded by Hutchison, to approve the variance request as submitted. Motion was approved by the following vote: Aye – Cremer, Hutchison, and McCoy; Nay – None.

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

Respectfully submitted,



Kyle L. Kritz, Associate Planner



Adopted