



**CITY OF DUBUQUE, IOWA**  
**ZONING BOARD OF ADJUSTMENTS**

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**Date:** Thursday, August 28, 2014

**Time:** 5:00 p.m.

**Place:** City Council Chamber, Historic Federal Building  
350 West 6<sup>th</sup> Street, Dubuque, IA

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Notice is hereby given that the above identified governmental body will meet at the time, date and place as set forth above. The agenda for the meeting is as follows:

**Regular Session**

**Call to Order**

**Certification of Compliance with the Iowa Open Meeting Law**

**Roll Call**

**Minutes – July 24, 2014**

**Docket 28-14: Special Exception [Tabled]**

**Applicant:** Adam Johnson, Architect (Chris and Gary Stelpflug, Weaver Castle LLC)

**Address:** 1576 Locust Street

**Proposal:** To allow an addition/garage 0 feet from the north side property line, 3 feet minimum required, in an OR Office Residential zoning district.

**Docket 33-14: Conditional Use Permit [Tabled]**

**Applicant:** Mike Bieniek / SBA Communications / Verizon Wireless

**Address:** 3500 Pennsylvania Avenue (PIN 10-28-203-008)

**Proposal:** To construct a 120 foot high monopole communications tower and associated equipment shelter in an R-I Single Family Residential zoning district.

**Docket 34-14: Variance [Tabled]**

**Applicant:** Mike Bieniek / SBA Communications / Verizon Wireless

**Address:** 3500 Pennsylvania Avenue (PIN 10-28-203-008)

**Proposal:** To install a 120 foot high monopole communications tower 75 feet from the property line where 120 feet is required.

**Docket 36-14: Special Exception**

**Applicant:** Dale Hefel

**Address:** 905 Nevada Street

**Proposal:** To build a 12 foot by 24 foot detached garage 1 foot from the north side property line, 6 feet is required for both setbacks, in an R-I Single Family Residential zoning district.

**Docket 37-14: Special Exception**

**Applicant:** Brown Family Trust

**Address:** 490 South Grandview Avenue

**Proposal:** To build a storage shed 2 feet from the west side property line and 2 feet from the rear property line, 6 feet required, in an R-I Single Family Residential zoning district.

**Docket 38-14:****Special Exception****Applicant:** Mike Gross**Address:** 30 Meadow Lane**Proposal:** To construct a garage addition 0 feet from the rear property line, 6 feet required, and increase the total amount of accessory structures to 1,188 square feet, 1,000 square feet maximum permitted, in an R-1 Single Family Residential zoning district.**Docket 39-14:****Variance****Applicant:** Dubuque Humane Society / Maria Benham**Address:** 4242 Chavenelle Road**Proposal:** To install a 66.3 square foot free standing sign, 30 square foot max permitted, in a PI Planned Industrial District.**Docket 40-14:****Special Exception****Applicant:** George Murphy / Murphy Construction Group**Address:** 1375 Finley**Proposal:** To construct a home 8 feet from both the front and rear yard property lines, 20 feet minimum setback required for both, in an R-1 Single Family Residential zoning district.**Items From Public**

At this time, anyone in the Council Chamber may address the Commission 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.

**Items From Commission****Items From Staff****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.

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Kyle L. Kritz, Associate Planner