



## Notice of Public Hearing

# Zoning Board of Adjustment

**DATE:** Thursday, March 26, 2009  
**TIME:** 4:00 p.m.  
**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

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

**REGULAR SESSION**  
**CALL TO ORDER**  
**CERTIFICATION OF COMPLIANCE WITH IOWA'S OPEN MEETING LAW**  
**ROLL CALL**

**MINUTES:** March 3, 2009

### **SPECIAL EXCEPTION REQUESTS**

**DOCKET 06-09:** **Special Exception**

**Applicant:** Paul & Rhonda Kirkegaard

**Address:** 521/541 W. 3<sup>rd</sup> Street

**Proposal:** To split a lot creating 2 lots with 760 square feet of area and 0 feet of frontage, 5000 square feet and 50 feet minimum required respectively; and to permit a 0 foot side yard setback for a legally non-conforming garage, 4 feet minimum required, in an R-3 Moderate Density Multi-Family Residential zoning district.

**DOCKET 07-09:** **Special Exception**

**Applicant:** Kevin Brandel

**Address:** 2417 Broadway

**Proposal:** To build a 30 foot by 40 foot 1,200 square foot detached garage, maximum 1,000 square feet permitted, in an R-1 Single-Family Residential zoning district.

**DOCKET 08-09:** **Special Exception**

**Applicant:** Michelle Mihalakis

**Address:** 2160 Elm Street

**Proposal:** To construct an SRO 6 feet from the front property line (Elm Street), 20 feet required, in an OR Office Residential zoning district.

**DOCKET 09-09:**

**Special Exception**

**Applicant:**

Tom Schreiber

**Address:**

416 Raymond Place

**Proposal:**

To add a 2<sup>nd</sup> story addition over the existing house footprint, 6 feet from the front property line, 20 feet required, in an R-3 Moderate Density Multi-Family Residential zoning district.

**DOCKET 10-09:**

**Special Exception**

**Applicant:**

Thomas Kuhle

**Address:**

1500 N. Grandview

**Proposal:**

To construct a deck 1 foot from the front property line (Fillmore Street) and build a 990 square foot garage, 750 feet maximum allowed, 4 feet from the north and east side property lines, 6 feet required, in an R-1 Single-Family Residential zoning district.

**CONDITIONAL USE PERMIT REQUESTS**

**DOCKET 11-09:**

**Conditional Use Permit**

**Applicant:**

ABC Learning Early Childcare / Dennis Powers

**Address:**

3100 Cedar Crest Ridge Ste. 3-5

**Proposal:**

To open a licensed childcare center with 50 children and 10 employees on the maximum shift, in a C-3 General Commercial zoning district.

**DOCKET 12-09:**

**Conditional Use Permit**

**Applicant:**

Radio Dubuque / Nativity Parish

**Address:**

1225 Alta Vista

**Proposal:**

To erect a 75 foot high radio communication tower in an OS Office Services zoning district.

**VARIANCE REQUESTS**

**DOCKET 13-09:**

**Variance**

**Applicant:**

Milton & Judith Boyes

**Address:**

1937 Washington Street

**Proposal:**

To build a commercial addition 0 feet from the front property line, 10 feet required, and provide 0% green space, 14% green space required, in a C-2 Neighborhood Shopping Center zoning district.

**WORK SESSION:** Unified Development Code: Article 11 Land Subdivision, Article 12 Site Development and Proposed TND Traditional Neighborhood District Overlay and Design Guidelines

**ITEMS FROM PUBLIC:**

**ITEMS FROM BOARD:**

**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. 13<sup>th</sup> 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