



Approved

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

4:00 p.m.

Thursday, April 24, 2014

City Council Chamber, Historic Federal Building

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

Board Members Excused: Board Member Heath Hutchison.

CALL TO ORDER: The meeting was called to order at 4:03 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 March 27, 2014 were approved unanimously as submitted.

DOCKET 10-14: Application of Keith Wolff, Dubuque Sign / West Music, 2255 John F. Kennedy Road, for a variance to allow a 65 square foot wall-mounted sign, 50 square feet maximum permitted, in a C-2 Neighborhood Shopping Center zoning district.

Keith Wolff, Dubuque Sign Company, 210 Cedar Cross Road, said that he was representing West Music and Kephart's. He explained his request to the Board, noting that the sign will accommodate the names for both companies. He said the sign will be placed well back from the Kennedy Road right-of-way and, therefore, a larger sign is warranted.

No one spoke in opposition to the request.

Staff Member Hemenway outlined the staff report, noting that several sign variances had been approved for both sign area and number for the Asbury Square multi-tenant building in the past. He explained each variance. He noted that the sign will be located on the roof and well back from the Kennedy Road right-of-way.

Board Member McCoy said that a 65 square foot sign would be no more visible from Kennedy Road than a 50 square foot sign, and based on that, he was not in favor of the request.

Board Members discussed the request and felt that it was appropriate.

Motion by Cremer, seconded by Gibbs, to approve the variance as submitted. Motion carried by the following vote: Aye – Gibbs, Cremer, and Bird; Nay – McCoy.

DOCKET 11-14: Application of Leo Broughton for a special exception for property located at 571 Jefferson Street to allow a legally non-conforming four-plex on a 7,821 square foot lot, 8,000 square feet minimum required.

Leo Broughton, 571 Jefferson Street, said that he would like to transfer property from one parcel to an adjacent parcel to enable him to build a detached garage on the lot. He said that the request is to simply shift the property line, and that the replat should have very limited impact on the neighborhood.

Staff Member Wernimont said that Mr. Broughton's request is to replat a 12-foot by 42-foot strip of land and consolidate it with the property at 561 Jefferson Street. He discussed site constraints and noted how they did not allow for adequate space to locate a garage. He said that in 2006, the Historic Bluffs Neighborhood had downzoned the area to R-2. He discussed the legal non-conforming status of the property.

Board Members discussed the submitted site diagram. Staff Member Wernimont noted that Historic Preservation Commission approval would be needed for any new construction at this site. He also discussed the special exception process that he said may be necessary prior to construction of the garage.

Board Members discussed the request and felt that it would have very limited impact on both properties.

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

ITEMS FROM BOARD: Board Member Gibbs said that he would tender his resignation contingent on an available replacement. Board Members discussed the request, and asked that he wait until Mr. Hutchison determine whether he would continue to serve on the Board

ADJOURNMENT: The meeting adjourned at 4:45 p.m.

Respectfully submitted,