



Approved

MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION

5:00 p.m.

Thursday, February 28, 2019
Carnegie Stout Public Library, Aigler Auditorium

Board Members Present: Chairperson Jonathan McCoy, Board Members Keith Ahlvin, Jeff Cremer, Bethany Golombeski, and Joyce Pope; Staff Members Guy Hemenway and Wally Wernimont.

Board Members Excused: None.

Board Members Unexcused: None.

CALL TO ORDER: The meeting was called to order by Chairperson McCoy at 5:07 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: Motion by Cremer, seconded by Golombeski, to approve the minutes of the January 24, 2019 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Cremer, Ahlvin, Golombeski, and McCoy; Nay – None; Abstain – Pope.

Docket: 01-19/Special Exception: Application of Steve & Kim Cotton, 190 Bradley Street, to construct a garage/addition 4' from the front property line (Whelan Street), where, 20' minimum is required in an R-1 Single-Family Residential Zoning District.

Steve Cotton, 190 Bradley Street, explained his request to the Board. He described the design and construction materials of the house. He said that the house had initially been built closer to the property line than is currently allowed.

No one spoke in opposition to the request.

Staff Member Hemenway discussed the required setbacks and noted that there is an inordinately wide parkway along Whelan Street. He discussed the proposed addition's location relative to the street and adjacent residences. He referred to photos of the building, stating that the garage will not impede the sight visibility from any adjacent properties. He said the proposed addition should have little impact on the use and enjoyment of the surrounding residential properties. He discussed the driveway and sidewalk configuration. He said that although a car could be accommodated on the

driveway, a portion of it would project into the public right-of-way if parked in front of the garage. He recommended the Board consider requiring an additional paved parking area north of the proposed garage addition to provide space for a vehicle to park alongside the garage so as to not extend over the property line.

Board Members discussed the request and staff recommendation. They felt that it is likely that the applicants would park their cars in the garage and that a paved parking area was not necessary.

Motion by McCoy, seconded by Ahlvin, to approve the Special Exception request as submitted. Motion carried by the following vote: Aye – Cremer, Ahlvin, Pope and McCoy; Nay – Golombeski.

Regarding her denial, Board Member Golombeski referenced Criteria A for Special Exceptions.

Docket: 02-19/Special Exception: Application of Sabahudin Klicic, 1865 Norland Drive, to construct an addition 3' from the north side property line, where, 6' minimum is required in an R-1 Single-Family Residential Zoning District.

Sedija Klicic, 1865 Norland Drive, explained his request to the Board. She said she would like to construct a garage addition to provide additional storage area.

Staff Member Hemenway discussed the dimensions and location of the proposed addition. He said the garage addition will be approximately 22 feet back from front property line. He said that there will be 9 feet between the proposed addition and the closest adjacent residential structure. He said that the adjacent residential structure has only one small window partially below grade that will face the proposed garage. He said the proposed garage addition should have limited impact on public safety or on the enjoyment of adjacent properties.

He said that storm water from the proposed garage addition would run onto the adjacent residential property and he recommended that the Board require that storm water be directed away from the neighbor's property either to the back yard or the street.

Board Members discussed the request and felt it was appropriate.

Motion by Pope, seconded by Cremer, to approve the Special Exception request with the condition that storm water from the roof of the proposed garage addition be directed away from the adjacent property either to the back yard of the subject lot or to the street. Motion carried by the following vote: Aye – Cremer, Ahlvin, Pope Golombeski, and McCoy; Nay – None.

Docket: 03-19/Special Exception: Application of Lewis Family Values LLC / Russel & Jenny Lewis, 1604 Lincoln Avenue, to add a two-story addition 7' from the front property line, where, 10' minimum is required in an R-2A Alternate Two-Family Residential Zoning District.

Russel Lewis, 1604 Lincoln Avenue, described his comprehensive building project. He said that he would like to increase the interior floor space by adding a second story to the building addition. He said that this change would enable him to use standard construction materials instead of custom roof trusses.

Staff Member Wernimont noted that Mr. Lewis had been approved for a Special Exception in July of 2018 that enabled him to build a garage in the back and a one-story addition on the front of the house. He said that as the Lewis' propose to put a second story on the approved addition a new Special Exception request is required. He said the neighbors have been notified and have not expressed concerns with the proposal. He said that Mr. Lewis owns one of the adjacent lots. He said that the location of the proposed second story addition will have very limited impact on public safety or the use, value and enjoyment of the adjacent residential properties.

Board Members discussed the request and felt it was appropriate.

Motion by Pope, seconded by Golombeski, to approve the Special Exception request as submitted. Motion carried by the following vote: Aye – Cremer, Ahlvin, Pope Golombeski, and McCoy; Nay – None.

ITEMS FROM STAFF: None.

ITEMS FROM BOARD: Board Member Pope noted that she would be resigning her position on the Board as she would be moving to Texas.

ITEMS FROM PUBLIC: None.

ADJOURNMENT: Motion by Cremer, seconded by Ahlvin, to adjourn the January 25, 2018 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Cremer, Ahlvin, Pope Golombeski, and McCoy; Nay – None.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner



Adopted