

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

5:00 p.m.

Thursday, November 21, 2019

City Council Chamber, Historic Federal Building

Board Members Present: Chairperson Jonathan McCoy, Board Members Keith Ahlvin, Bethany Golombeski, and Gwen Kosel; Staff Members Guy Hemenway and Travis Schrobilgen.

Board Members Excused: Jeff Cremer

Board Members Unexcused: None.

CALL TO ORDER: The meeting was called to order by Chairperson McCoy at 5:10 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 Ahlvin, seconded by Kosel, to approve the minutes of the October 24, 2019 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, McCoy and Golombeski; Abstain – Kosel; Nay – None.

DOCKET: 44-19

Special Exception (Tabled)

Applicant:

Michael Gansemer

Address:

1790 Garfield Avenue

Proposal:

To store a vehicle 0' from front and side property lines, where 10' and 3' minimum required respectively, in an R-2A Alternate Two-Family Residential zoning district.

Michael Gansemer, 1790 Garfield Avenue, said that he would like to store a vehicle in his front drive as he has no access to the rear of his property.

Staff Member Schrobilgen noted that the platted but unimproved right-of-way on the north side of Mr. Gansemer's property was sloped and accommodated power line towers making the rear yard inaccessible. He said that the subject property is a steeply sloped corner lot. He said that a vehicle stored in the front yard would not block the view from adjacent properties.

Board Member Ahlvin said that it appears that the applicant would like to fully utilize his front driveway. Board Member Kosel said that the paved concrete area in front of the house looks like a typical drive driveway.

Board members discussed the request and felt it was appropriate.

Motion by Kosel, seconded by Golombeski, to approve the Special Exception request as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel and Golombeski; Nay – McCoy. Board Chair McCoy said that he felt the proposal did not meet criteria B regarding the use, value and enjoyment of the adjacent properties.

DOCKET: 54-19

Special Exception

Applicant:

Ronald Westhoff

Address:

2485 Chrissy Drive

Proposal:

To place a 13' x 7' trailer 12' from the front property line (Kaufmann Ave.) and 3' from the side property line, where 20' and 6' minimum allowed respectively, in an R-1 Single-Family Residential zoning district.

Ronald Westhoff, 2485 Chrissy Drive, said that he would like to keep his 13' x 7' trailer behind his house next to his garage. He said that it does not currently meet the front yard setback from the side street. He said that a berm along the side of the garage limits his ability to reposition the trailer. He said that the neighbors on three sides submitted letters of approval for his request.

Staff Member Schrobilgen outlined the request. He said that in addition to the letters sent by three adjacent neighbors Mr. Westhoff had submitted another letter at the meeting. He said that the ground slopes behind the garage making recessing the trailer difficult. He said that the trailer at its current position does not impact visibility or pose a public safety issue. He said it may be somewhat out of character with the neighborhood. He noted that Staff Member Hemenway had received a phone call from a neighbor who supported the request.

Board Members noted that the trailer is limited in size to 13' x 7' and that the berm made it difficult to reposition the trailer.

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

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

DOCKET: 55-19

Special Exception

Applicant:

Steven Gudenkauf

Address:

242 Shady Oaks Court

Proposal: To build a single-family house 80' from the front property line, where 50' maximum is allowed, in an R-1 Single-Family Residential zoning district.

The applicant withdrew the request prior to meeting.

DOCKET: 56-19

Conditional Use Permit

Applicant:

Steve's Properties LLC

Address:

PIN: 1027352025 (Corner of Cedar Cross Rd. & Starlite Dr.)

Proposal:

To pave a parking lot to serve an adjacent commercial building, in an CSc Commercial Service with conditions zoning district.

The applicant was not in attendance. Due to the applicant's absence, the Board decided to table the request.

Motion by McCoy, seconded by Golombeski, to table the request. Motion carried by the following vote: Aye – Ahlvin, Kosel, Golombeski and McCoy; Nay – None.

ITEMS FROM STAFF: None.

ITEMS FROM BOARD: None.

ITEMS FROM PUBLIC: None.

ADJOURNMENT: Motion by McCoy, seconded by Kosel, to adjourn the November 21, 2019 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Kosel, Golombeski and McCoy; Nay – None

The meeting adjourned at 5:45 p.m.

Respectfully submitted,


Guy Hemenway, Assistant Planner

12-19-19
Adopted