



Notice of Public Hearing

ZONING BOARD OF ADJUSTMENT

DATE: Thursday, May 28, 2020

TIME: 5:00 p.m.

PLACE: Virtual Meeting (see instructions below)

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:

Due to social distancing guidelines related to the COVID-19 pandemic, Zoning Board of Adjustment members and City staff will participate by **virtual meeting and will not meet in person**. You may access the meeting by computer, tablet or phone. Directions to access the meeting are listed below.

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/304876965>

You can also dial in using your phone.

1-877-568-4106

Access Code: 304-876-965

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/944916421>

REGULAR SESSION

CALL TO ORDER

CERTIFICATION OF COMPLIANCE WITH IOWA'S OPEN MEETING LAW

ROLL CALL

MINUTES: April 22, 2020

DOCKET: 05-20

Applicant: John Weber/McGrath Collision Center
Address: 3255 University Avenue
Proposal: To add a third wall mounted sign to a business, where two signs maximum permitted, in a C-3 General Commercial zoning district.

DOCKET: 11-20

Applicant: Gary Stepflug/Adam Johnson
Address: 346-348 W. Locust Street
Proposal: To convert a residence to a five-plex with a deficit of four off-street parking spaces on a 7,725 square foot lot, where eight spaces and 10,000 square feet minimum is required, in an R-4 Multi-Family Residential zoning district.

DOCKET: 12-20

Applicant: Donald & Angela Heim; Buesing and Associates, Inc
Address: 590 University Avenue
Proposal: To replat a lot, reducing the lot size to 2,681 square feet, where 5,000 square feet is the minimum required for a duplex, in an R-3 Moderate Density Multi-Family Residential zoning district.

DOCKET: 13-20

Applicant: Tellus and Sarah Truesdale
Address: 1640 Fairfax Avenue
Proposal: To open a tourist home as a conditional use in an R-1 Single-Family Residential zoning district.

DOCKET: 14-20

Applicant: Mike and Maria Steinlage
Address: 1976 Garfield Avenue
Proposal: To allow an 8' high fence in front yard along the Garfield Avenue and Roosevelt Street frontages, where 4' high is the maximum permitted, in an R-2A Alternate Two-Family Residential zoning district.

DOCKET: 15-20

Applicant: Steve and Kristin Vaassen
Address: 2319 Manson Road
Proposal: To allow a total of 5,530 square feet of detached accessory structures, where 3,345 square feet of detached accessory structures is allowed on the subject lot. This is an R-1 Single-Family Residential zoning district.

Variance – Tabled from February

John Weber/McGrath Collision Center
3255 University Avenue

To add a third wall mounted sign to a business, where two signs maximum permitted, in a C-3 General Commercial zoning district.

Variance

Gary Stepflug/Adam Johnson

346-348 W. Locust Street

To convert a residence to a five-plex with a deficit of four off-street parking spaces on a 7,725 square foot lot, where eight spaces and 10,000 square feet minimum is required, in an R-4 Multi-Family Residential zoning district.

Special Exception

Donald & Angela Heim; Buesing and Associates, Inc

590 University Avenue

To replat a lot, reducing the lot size to 2,681 square feet, where 5,000 square feet is the minimum required for a duplex, in an R-3 Moderate Density Multi-Family Residential zoning district.

Conditional Use Permit

Tellus and Sarah Truesdale

1640 Fairfax Avenue

To open a tourist home as a conditional use in an R-1 Single-Family Residential zoning district.

Special Exception

Mike and Maria Steinlage

1976 Garfield Avenue

To allow an 8' high fence in front yard along the Garfield Avenue and Roosevelt Street frontages, where 4' high is the maximum permitted, in an R-2A Alternate Two-Family Residential zoning district.

Special Exception

Steve and Kristin Vaassen

2319 Manson Road

To allow a total of 5,530 square feet of detached accessory structures, where 3,345 square feet of detached accessory structures is allowed on the subject lot. This is an R-1 Single-Family Residential zoning district.

DOCKET: 16-20**Special Exception**

Applicant: Green Acres Properties LLC
Address: 2495 Asbury Road
Proposal: To build a 24' x 42' (1,008 square feet) detached garage, 14' from the front property line (Mullin Street), where 1,000 square feet is the maximum permitted and 20' is the minimum required respectively, in an R-3 Multi-Family Residential zoning district.

DOCKET: 17-20**Special Exception**

Applicant: Marc Pass
Address: 2640 Queen Street
Proposal: To build a 26' x 30' detached garage zero feet from the south side property line, where six feet minimum is required, in an R-2 Two-Family Residential zoning district.

DOCKET: 18-20**Special Exception**

Applicant: Anthony Mallers
Address: 869 South Grandview Avenue
Proposal: To build a 1,008 square foot detached garage 16' in height, where 1,000 square feet and 15' in height is the maximum permitted respectively, in an R-1 Single-Family Residential zoning district.

ITEMS FROM PUBLIC:

At this time, anyone may address the Board on matters which are of concern to that person and which are not an agenda item. Please 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 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. 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.



Wally Wernimont, Planning Services Manager