



Approved

MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
SPECIAL SESSION

12:00 p.m.
Friday, September 4, 2020
Virtual Meeting

The Zoning Board of Adjustment met at 12:00 p.m. on Friday, September 4, 2020. Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

Board Members Present: Chairperson Jonathan McCoy, Board Members Keith Ahlvin, and Bethany Golombeski.

Board Members Excused: Gwen Kosel, Matt Mauss

Board Members Unexcused: None.

Staff Members Present: Guy Hemenway and Travis Schrobilgen

CALL TO ORDER: The meeting was called to order by Chairperson McCoy at 12:05 p.m.

DOCKET – 43-20: Application of Patrick Norton, Buesing and Associates, Inc. to construct a building addition 6' from the front property line, 20' minimum required, in a C-3 General Commercial Zoning District.

Pat Norton with Buesing and Associates, 1212 Locust St, spoke in favor of the request noting that the addition is part of a larger reconfiguration of the lot. He said that although the addition will be approximately 7' from the property line, the parkway is wide along that stretch of road and that they are effectively 20' from the sidewalk. He also pointed out that the addition would not protrude further than the neighboring structure to the east.

Staff Member Hemenway detailed the staff report noting the right-of-way used to be a portion of Highway 20 that had changed significantly over the past 50 to 60 years. He said that this left most buildings in the area with insufficient front-yard setbacks and with wide parkways. He noted that there is approximately 20' between the property line and the sidewalk. He said the applicant is limited by topography as well with an approximately 16' drop-off to the lower portion of the property and another, more significant, change in elevation at the rear of the property.

Board members asked whether stormwater would be reviewed as part of the process. The applicant said the project was currently going through the development review

process where stormwater is reviewed. Staff Member Schrobilgen confirmed that stormwater is reviewed during the development review process.

The Board discussed the proposal stating they had no concerns with the addition.

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

ITEMS FROM STAFF: Staff member Hemenway thanked the Board for meeting on short notice.

ITEMS FROM BOARD: None

ITEMS FROM PUBLIC: Staff brought to the attention of the Board an email requesting a reconsideration of Docket 41-20, 3392 Hillcrest from the August meeting. Board Chair McCoy said he would prefer to discuss the reconsideration request at the next Board meeting.

ADJOURNMENT: Motion by McCoy, seconded by Golombeski, to adjourn the September 4, 2020 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Golombeski, and McCoy; Nay – None

The meeting adjourned at 12:32 p.m.

Respectfully submitted,



Guy Hemenway, Assistant Planner

September 24, 2020
Adopted