



Approved

MINUTES CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT REGULAR SESSION

5:00 p.m.

Thursday, June 24, 2021
Virtual Meeting

This meeting was conducted virtually.

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

Board Members Excused: 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 5:00 p.m.

MINUTES: Motion by Ahlvin, seconded by Golombeski, to approve the minutes of the May 27, 2021 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, Golombeski, Kosel, and McCoy; Nay – None.

DOCKET – 18-21: Application of Jeremy & Shannon Engling, 2560 N. Grandview Ave. to build a 34' x 60' detached garage 17' in height for a total of 2,240 sq. ft. of detached accessory structures where 15' in height and 1,000 sq. ft. maximum is permitted in an R-1 Single-Family Residential zoning district.

Jeremy and Shannon Engling, 2560 N. Grandview, spoke in favor of the request. He explained that he is looking to build a 34' x 60' detached garage that is located at the end of a long driveway that accesses an older two-car garage. He said the proposed garage would be next to where there were dead trees. He noted the neighbors should have little view of the structure and that by moving it and having this garage replace the existing garage, it should minimize neighbors' concerns. She explained that the trees in the area are damaging their cars and that they did not want them all outside to cause a nuisance to the neighbors. She said that with the change in the request the neighbors should have little cause for concern.

Shane Hoeper, 2520 N. Grandview, noted his opposition to the request, citing size concerns and not fitting in with the neighborhood.

Nicole Sawvel, 2600 N. Grandview, spoke in opposition, noting that the applicants should stay within the allotted 15' height and 1,000 sq. ft. of detached accessory

structure.

Nathan Strang, 2610 N. Grandview, spoke in opposition of the request, citing the size and not fitting with the character of the neighborhood.

The Englings rebutted neighbor's concerns noting the difference in the request from last month and that they are looking for a compromise and that each of the neighbors have a limited view from their respective properties and are a good distance from the proposed garage. He also noted that the garage will fit with the character of the neighborhood and showed an image of what the garage will look like.

Staff Member Schrobilgen detailed the staff report noting that while this request is a revised version of the denied Docket 12-21 from last month, the applicant has paid a new fee and submitted a new application, so it is therefore a new request. He noted this proposal seeks to minimize the concerns of the Board by having the proposed garage replace the existing two-car garage and the structure is also shifted to appear less imposing to the adjacent neighbors. He said staff had no concerns regarding diminished and impaired property values within the neighborhood, nor should it be detrimental to or endanger public health, safety, comfort or general welfare and that the proposed garage should have little impact on utilities, access, drainage and other facilities.

The Board asked to see the difference from the original request. Staff displayed the previous denied request and the new proposed request. The Board noted that the request was significantly better. The Board requested staff to measure the distance from the garage to the neighbor's properties. Staff measured more than 60 feet from one, more than 100' from another and over 250' from the other. The Board discussed the proposal, noting size and character concerns, and the distance from neighboring properties and the right of way. The Board acknowledged the request was a compromise from the original request. They further discussed the proposal, finding it appropriate.

Motion by McCoy, seconded by Kosel, to approve the request to build a 34' x 60' detached garage 17' in height for a total of 2,240 sq. ft. of detached accessory structures where 15' in height and 1,000 sq. ft. maximum is permitted in an R-1 Single-Family Residential zoning district. Motion carried by the following vote: Aye – Golombeski, Kosel, and McCoy; Nay – Ahlvin, citing criteria B.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: Chairperson McCoy acknowledged Staff Member Hemenway's retirement on the horizon. He thanked him profusely and noted that he may be the best Planner he has ever worked with, using terms like luminary and decent.

ITEMS FROM STAFF: None.

ADJOURNMENT: Motion by McCoy, seconded by Golombeski, to adjourn the June 24, 2021 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Golombeski, Kosel, and McCoy; Nay – None

The meeting adjourned at 5:35 p.m.

Respectfully submitted,



Guy Hemenway, Assistant Planner

July 22, 2021

Adopted