

Notice of Public Hearing

**ZONING BOARD OF ADJUSTMENT**

---

**DATE:** Thursday, April 27, 2023  
**TIME:** 5:30 p.m.  
**PLACE:** City Council Chambers, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

---

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:

**REGULAR SESSION**

**CALL TO ORDER**

**CERTIFICATION OF COMPLIANCE WITH IOWA'S OPEN MEETING LAW**

**ROLL CALL**

**MINUTES:** March 23, 2023

**DOCKET: 08-23**    **1248 Iowa Street**  
**Applicant:** Straka Johnson Architects P.C.  
**Request Type:** Variance  
**Proposal:** To allow residential use on the first floor where it is only allowed above the first floor in a C-4 Downtown Commercial zoning district.

**DOCKET: 09-23**    **2770 Pennsylvania Avenue**  
**Applicant:** Kevin Herman  
**Request Type:** Special Exception  
**Proposal:** To construct a 6' high fence in the required front yard (Pennsylvania Avenue) where 4' high maximum is allowed in an R-1 Single Family Residential zoning district.

**DOCKET: 10-23**    **827 Garfield Avenue**  
**Applicant:** Matthew Cornwall  
**Request Type:** Special Exception  
**Proposal:** To construct a 6' high fence in the required front yard (Humboldt Street) where 4' high maximum is allowed in an R-3 Moderate Density Multiple-Family Residential zoning district.

**DOCKET: 11-23**    **903 Garfield Avenue**  
**Applicant:** Brandon Bauerly  
**Request Type:** Special Exception  
**Proposal:** To construct a 6' high fence in the required front yard (Humboldt Street) where 4' high maximum is allowed in an R-2A Alternate Two-Family Residential zoning district.

**DOCKET: 12-23**    **115 W 13<sup>th</sup> Street**  
**Applicant:** Fortin Real Estate LLC  
**Request Type:** Special Exception  
**Proposal:** To convert a two-unit town house into three units with 1,600 square feet of lot area and 16' of frontage where 50' of frontage and 1,200 square feet of lot area per dwelling unit is required in an OR Office Residential zoning district.

**DOCKET: 13-23**    **115 W 13<sup>th</sup> Street**  
**Applicant:** Fortin Real Estate LLC  
**Request Type:** Variance  
**Proposal:** To convert a two-unit town house into three units with a deficit of two off-street parking spaces where two new off-street parking spaces are required in an OR Office Residential zoning district.

**ITEMS FROM PUBLIC:**

At this time, anyone in the Council Chamber may address the Board on matters which are of concern to that person and which are not an agenda item. Please take your place at the microphone and 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:**

- City of Dubuque Goal Setting for Fiscal Year 2024

**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 Department, City Hall, 50 W. 13<sup>th</sup> Street (563) 589-4210. Individuals with limited English proficiency or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at 589-4210, 48 hours prior to the meeting.

  
\_\_\_\_\_  
Shena Moon, Associate Planner