

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

5:30 p.m.

Thursday, March 23, 2023

Jule Operations & Training Center, East View Conference Room 1, 949 Kerper Blvd.

**Board Members Present:** Chairperson Jonathan McCoy, Board Members Keith Ahlvin, Rena Stierman and Matt Mauss.

**Board Members Excused:** Gwen Kosel

**Board Members Unexcused:** None

**Staff Members Present:** Shena Moon and Wally Wernimont

**CALL TO ORDER:** The meeting was called to order by Chairperson McCoy at 5:30 p.m.

**MINUTES:** Motion by Mauss, seconded by Ahlvin, to approve the minutes of the February 23, 2023 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, Mauss, Stierman and McCoy; Nay – None.

**DOCKET – 06-23:** Application of Dion Harrington, 495 Groveland Place to construct an attached garage 0' from rear property line where 20' is required in an R-1 Single Family Residential zoning district.

Dion Harrington, 495 Groveland Place spoke in favor of the request. He explained that that he would like to have a larger garage for he and his wife's multiple vehicles and items. He stated they intend to remove the carport and red shed in order to construct the proposed garage.

Staff Member Moon detailed the staff report noting the size of the proposed garage structure and location of the structure on the site. She highlighted that the site topography limits the developable area on the site. She stated the side setback would be 6', rear setback would be 0', and the garage would be accessed from the alley. She confirmed the red shed and carport would be removed.

Chairperson McCoy asked the applicant if they had read the recommended conditions of approval. Mr. Harrington confirmed yes and that he was amenable to them.

The Board discussed the vehicle movement out of the garage and the spacing between the proposed garage and other structures along the alley. They questioned whether there may be concerns with safety around having a 0' setback along the alley.

Mr. Harrington stated that they do not have visibility issue now with their other garage that is accessed on the alley.

Motion by Ahlvin, seconded by Mauss, to approve the request with the following conditions:

1. The property owner demonstrates the location of the west side property line to the satisfaction of the Building Official.
2. Stormwater be managed on the subject property.
3. The metal carport and red shed structures be removed from the property.

Motion carried by the following vote: Aye – Ahlvin, Mauss, Stierman and McCoy; Nay – None.

**DOCKET – 07-23:** Application of Hunter Wallace, 3052 Lemon Street to store a vehicle 4' from the rear property line and 0' from the side property line where 6' is required for both in an R-1 Single Family Residential District.

Hunter Wallace, 3052 Lemon Street, spoke in favor of the request. He explained that he has been storing his RV on the property for a number of years and he wishes to continue doing so. He stated the RV is 6' from the rear property line and 4' from the side property line.

Staff Member Moon detailed the staff report noting the location of the proposed vehicle storage on the property. She stated the proposed vehicle storage would be located partially in the visibility triangle along the alley.

The Board discussed the vehicle storage location and questioned the length of the RV. Mr. Wallace confirmed it was approximately 21'. The Board further questioned whether the storage location was already paved, and Mr. Wallace confirmed that it was previously paved. The Board also questioned the visibility triangle location and Staff Member Moon confirmed that the visibility triangle is located on the subject property where the side property line meets the rear property line.

Motion by McCoy, seconded by Ahlvin, to approve the request with the following conditions:

1. Not more than one vehicle be stored on the property.
2. No storage is allowed in the front yard area.
3. The vehicle must be stored on a hard surface.
4. The vehicle being stored shall not exceed 23 feet in length.

Motion carried by the following vote: Aye – Ahlvin, Mauss, Stierman and McCoy; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM BOARD:** Board Member Mauss and Board Member Stierman read and signed their oaths of office.

**ITEMS FROM STAFF:**

- By-Law Amendment regarding the date for Election of Officers

Staff Member Moon detailed the proposed by-law amendment stating the amendment would modify the election of officers date in order to follow the date when Board members terms begin/expire, which is March 25<sup>th</sup>.

The Board discussed the proposed amendment finding it appropriate.

Motion by McCoy, seconded by Mauss, to approve the By-Laws as amended. Motion carried by the following vote: Aye – Ahlvin, Mauss, Stierman and McCoy; Nay – None

Staff Member Moon stated that Election of Officers would now take place at the April ZBA meeting. Board Members McCoy and Mauss stated they would not be in attendance at the April meeting and so the Board agreed that the election of officers should take place in May when a full quorum is present.

Board Member Mauss stated that the Board meeting times have shifted in the past and he questioned whether there may be an opportunity to move the Board meetings to Tuesdays instead of Thursdays. Staff Member Moon stated that there are a number of logistical pieces to consider but that staff would look into whether it might be possible and would report back at a future meeting.

**ADJOURNMENT:** Motion by McCoy, seconded by Ahlvin, to adjourn the March 23, 2023 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Mauss, Stierman and McCoy; Nay – None

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

  
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Shena Moon, Associate Planner

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April 27, 2023  
Adopted