



## Notice of Public Hearing

# ZONING BOARD OF ADJUSTMENT

**DATE:** Thursday, December 14, 2023

**TIME:** 5:30 p.m.

**PLACE:** City Council Chamber, 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:** November 16, 2023

**DOCKET 48-23: 25 Bissel Lane (PIN 1025402008 and 1025402007)**

**Applicant:** Greg A. Prehm

**Request Type:** Variance

**Proposal:** To construct a building 10' from the side and rear property lines where 20' is required for each in a C-3 General Commercial zoning district.

**DOCKET 49-23: 2925 Shiras Avenue**

**Applicant:** Edward R. Marinko

**Request Type:** Special Exception

**Proposal:** To construct a 168 sq. ft. shed for a total of 1,168 sq. ft. of detached accessory structures where 1,000 sq. ft. maximum is permitted in an R-1 Single-Family Residential zoning district.

**DOCKET 50-23: 4300 Asbury Road**

**Applicant:** Resurrection Church

**Request Type:** Sign Variance

**Proposal:** To install a 112 sq. ft. sign 15' in height where 32 sq. ft. and 10' in height is permitted in an R-1 Single-Family Residential zoning district

**DOCKET 51-23:** **Kane Street, PIN 1014451001**

**Applicant:** Andrew and Amy Mozena  
**Request Type:** Special Exception  
**Proposal:** To construct a residence 716' from the front property line where 50' maximum is permitted in an R-1 Single-Family Residential zoning district.

**DOCKET: 52-23:** **2613 University Avenue**

**Applicant:** Alex Ellerbeck  
**Request Type:** Parking Variance  
**Proposal:** To operate businesses with a deficit of 10 off-street parking spaces in a C-1 Neighborhood Commercial zoning district.

**DOCKET: 53-23** **2613 University Avenue**

**Applicant:** Alex Ellerbeck  
**Request Type:** Conditional Use Permit  
**Proposal:** To allow an indoor restaurant as a conditional use in C-1 Neighborhood Commercial Zoning district.

**DOCKET: 54-23** **475 Summit Street**

**Applicant:** Zach Hinman  
**Request Type:** Special Exception  
**Proposal:** To construct a deck 10' from the front property line where 20' minimum is required in an R-2 Two-Family 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:****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.



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Shena Moon, Associate Planner