



## Notice of Public Hearing

# ZONING BOARD OF ADJUSTMENT

**DATE:** Thursday, April 25, 2024

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

**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6th 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 28, 2024

**DOCKET 43-23:** **2901 Hillcrest Road**

**Applicant:** Tim Mueller

**Request Type:** Conditional Use Permit

**Proposal:** To permit an accessory dwelling unit in an R-1 Single-Family Residential zoning district.

**DOCKET 05-24:** **555 John F. Kennedy Road**

**Applicant:** Kennedy Mall, Ltd.

**Request Type:** Sign Variance

**Proposal:** To allow a 196-square foot wall sign where 100 square feet is permitted in the Kennedy Mall Planned Unit Development.

**DOCKET: 06-24:** **790 Kirkwood Street**

**Applicant:** Mike Hansen

**Request Type:** Special Exception

**Proposal:** To construct a detached garage 0' from side property line where 6' minimum is required and 7' from front property line (along Cox Street) where 20' minimum is required in an R-2A Alternate Two-family Residential zoning district.

**DOCKET: 07-24:** **1300 Synergy Court**

**Applicant:** Vanguard Enterprises, Inc.  
**Request Type:** Variance  
**Proposal:** To allow vehicle maneuvering on Synergy Court where no vehicle maneuvering is permitted in the street per the Dubuque Industrial Center West Planned Unit Development.

**DOCKET: 08-24:** **2547 Windsor Avenue**

**Applicant:** Jessica Heiar and Jace Pins  
**Request Type:** Special Exception  
**Proposal:** To install 6' high and 9' high fences in the front yard where 4' high maximum is permitted, and to allow an accessory structure 16' from the front property line where 20' minimum is required in an R-2 Two-Family Residential zoning district.

**DOCKET: 09-24:** **2626 Queen Street**

**Applicant:** Carl LuGrain  
**Request Type:** Special Exception  
**Proposal:** To construct a deck 0' from the side property line where 6' minimum is required and to cover 42% of lot with structures where 40% maximum is permitted in an R-2 Two-Family Residential zoning district.

**DOCKET: 10-24:** **855 Rush Street**

**Applicant:** Andrew Rupp  
**Request Type:** Special Exception  
**Proposal:** To store a vehicle 0' from the front property line (along Quince Street) where 20' minimum is required in an R-1 Single Family Residential zoning district.

**DOCKET 11-24:** **395 W. 9<sup>th</sup> Street**

**Applicant:** Andrew McCready, 563 Design  
**Request Type:** Sign Variance  
**Proposal:** To allow five wall signs where two are permitted in a C-4 Downtown Commercial zoning district in a locally designated historic 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:**

- Staff response to Board inquiry related to parking at 469 Emmett Street.
- Election of Officers
- Appointment to the Airport Zoning Board of Adjustment

## **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