

# Zoning Board of Adjustment

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**DATE:** Thursday, July 22, 2010

**TIME:** 4:00 p.m.

**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

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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:** June 24, 2010

**DOCKET 31-10:**      **Special Exception (rehearing from June 24, 2010)**  
**Applicant:**      Bruce Freiburger  
**Address:**      622 E. 22<sup>nd</sup> Street  
**Proposal:**      To build a 14 foot by 26 foot detached garage 7 feet from the west property line (22<sup>nd</sup> Street) and 2 feet from the north property line (Windsor Street), 10 feet required for both setbacks, and to cover 67% of the lot with structure, 50% maximum allowed, in an R-2A Alternate Two-Family Residential zoning district.

**DOCKET 34-10:**      **Special Exception**  
**Applicant:**      Jan Scott  
**Address:**      857 Elaine Court  
**Proposal:**      To build an attached garage/addition 9 feet from the front property line (Barbara Lee), 20 feet required, in an R-1 Single-Family Residential zoning district.

**DOCKET 35-10:**

**Variance**

**Applicant:**

Brian Kane/Ennoble Manor Care Center Inc.

**Address:**

2000 Pasadena Drive

**Proposal:**

To allow a nursing home to remain 16 feet 9 inches from the south property line, 20 feet required, in an R-3 Moderate Density Multi-Family Residential zoning district.

**DOCKET 36-10:**

**Variance**

**Applicant:**

Brian Kane/Ennoble Manor Care Center Inc.

**Address:**

2000 Pasadena Drive

**Proposal:**

To allow a nursing home with a deficit of 18 off-street parking spaces to remain in an R-3 Moderate Density Multi-Family Residential zoning district.

**DOCKET 37-10:**

**Variance**

**Applicant:**

Robert Devereaux

**Address:**

2850 Burlington Street

**Proposal:**

To open a beauty salon with a deficit of 6 off-street parking spaces in a C-1 Neighborhood Commercial zoning district.

**DOCKET 38-10:**

**Conditional Use**

**Applicant:**

Jeff Cremer

**Address:**

801 Rhomberg Avenue

**Proposal:**

To open a chiropractic office in an C-1 Neighborhood Commercial zoning district.

**ITEMS FROM PUBLIC:**

**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 Division, 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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Kyle L. Kritz, Associate Planner