
AGENDA

ROLL CALL

AGENDA ITEMS

1. Election of Chairperson
2. Election of Vice-Chairperson
3. Approve Minutes of the August 17, 2022 Meeting
4. Receive & File Oath of Office to Mark Singsank
5. Request for a 2' variance to the front yard setback at 704 2nd Avenue SE as required in Section 165.06.21(D)(ii) of the City Code. Variance submitted by Justin & Paige Elledge.
6. Conditional Use Permit for a garage at 2027 Castle Hill Drive SE as required in section 165.09.12 of the City Code. Request submitted by Jeremy & Amy Ries.

ADJOURNMENT

BOARD OF ADJUSTMENT

DYERSVILLE, IOWA

Lower-Level Council Chambers

DATE: August 17, 2022

THE ZONING BOARD OF ADJUSTMENT IS A QUASI-JUDICIAL BOARD CREATED BY THE CITY OF DYERSVILLE. THE BOARD'S PURPOSE IS TO DECIDE ON APPLICATIONS FOR VARIANCES FROM THE ZONING ORDINANCE (CHAPTER 165 OF THE MUNICIPAL CODE), APPEALS OF DECISIONS OF THE ZONING OFFICIAL, AND APPLICATIONS FOR SPECIAL PERMITS AND FOR EXCEPTIONS REQUESTED UNDER THE ZONING ORDINANCE.

WE ARE AN INDEPENDENT BOARD OF CITIZENS AND NOT PART OF THE CITY ADMINISTRATION. WE ARE SERVED IN OUR EFFORTS BY A CITY ATTORNEY AND STAFF MEMBERS.

MEETING CALLED TO ORDER: 6:00 P.M. by Chairperson Klostermann.

ROLL CALL: Present: Board Members: Derek Bredeson, Jeff Geistkemper (arrived at 6:02 pm), Mary Klostermann, Tara Rahe, Ann Salter, Ralph Weber

Absent: Steve Boeckenstedt

Item #1: Approve Minutes of the February 16, 2022 Meeting.

Chairperson Klostermann asked for questions or comments regarding the minutes and there were none.

Ann Salter made a motion to approve the minutes of the February 16, 2022 meeting. Motion seconded by Derek Bredeson.

Voice Call Vote:

Ayes: Derek Bredeson, Mary Klostermann, Tara Rahe, Ann Salter, Ralph Weber

Nays: None

Motion Carried

CASE NO. 02-2022

TYPE OF REQUEST: Request for a variance to the front and side yard setbacks of Lots 28, 31 and 33 of Castle Hill Plat 3 as required in Section 165.06.04.01 of the City Code. Variance submitted by Hageman Homes.

(CASE SHEETS ATTACHED)

BOARD OF ADJUSTMENT CASE SHEET

August 17, 2022

THE ZONING BOARD OF ADJUSTMENT is authorized to grant a Variance or Special Exception provided **ALL OF THE FOLLOWING REQUIREMENTS** have been addressed:

I. UNNECESSARY HARDSHIP:

To support a Finding of Unnecessary Hardship, the Board must, upon competent evidence, determine:
That the land in question cannot yield a reasonable return if used only for the purpose allowed in the zone.

A. The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood, which may reflect the unreasonableness of the Zoning Ordinance itself.

B. The use to be authorized by this variance will not alter the essential character of the area.

II. THE VARIANCE will not be contrary to the Public Interest.

III. THE SPIRIT of the Ordinance is protected.

IV. SPECIAL EXCEPTION:

Use of a property not otherwise permitted by Ordinance but permitted as Special Exception Uses as stated in the Dyersville Municipal Code.

CASE NO. 02-2022

TYPE OF REQUEST: Request for a variance to the front and side yard setbacks of Lots 28, 31 and 33 of Castle Hill Plat 3 as required in Section 165.06.04.01 of the City Code. Variance submitted by Hageman Homes.

Tom Hageman, property owner, was present. He stated he is requesting a variance to 3 lots of his subdivision because of the land layout. Hageman stated Lots 28 and 31 have a fast drop off in the back of the lots. It would be very difficult to get a home built on the lot with meeting the current setback. Bringing the setback forward will help with a better foundation. The current front yard setback is 40' and he is requesting a 10' variance for 30'.

Hageman stated he is also requesting a side yard setback for Lot 33. He is requesting a 30' setback for this lot when the required is also 40'. He envisions the front of the house facing Deer Run Drive, but because of the shape of the lot, this is considered the side yard. There is a ravine in the back of this lot and that is why the variance is requested. Hageman said it could be filled in but would probably cause problems in the future.

Hageman stated he may not need the full 10' variance in all cases depending on the houses built, but would like to have the option to make the lots more sellable. Hageman stated the development has large lots with some houses set back farther than others making consistency a non-issue. These lots are on a curve which will help with the perception. Chairperson Klostermann asked if there would be any more lots in the development that would need a variance. Hageman stated there should not be.

Chairperson Klostermann asked if there was any correspondence regarding the request. Recording Secretary Panton advised there were a couple inquiries regarding the issue but did not receive any comments. Hageman stated he had inquires from a few of the property owners but did not have any negative comments.

Randy Mahoney, 2061 Timber Ridge Drive SE, was present and advised he lives behind Lot 27 and wanted to know if this would affect him. Hageman stated it would not. Mahoney said he is okay with the proposal and that it makes sense to change the setback.

Chairman Klostermann asked City Administrator, Mick Michel, if the city had any issues. Michel stated when the 3rd phase of the development was presented, they understood there would be some topography issues and found they were impossible to avoid. It makes practical sense to move the setbacks for Lots 28, 30 and 31. Michel also stated it makes economical sense and does not have any issues and supports the request.

After no further discussion, Jeff Geistkemper made a motion to approve a 10' front yard variance to Lots 28 and 31 and a 10' side yard variance to Lot 33 of Castle Hill Plat 3 based on topographical issues. Motion was seconded by Ann Salter.

Roll Call Vote: Ayes: Derek Bredeson, Jeff Geistkemper,
Mary Klostermann, Tara Rahe, Ann Salter, Ralph Weber
Nays: None

Motion Carried

ADJOURNMENT: Motion: Ann Salter Second: Tara Rahe Time: 6:09 pm
Voice Call Vote: Ayes: All Nays: None

Motion Carried

Lori A. Panton

Lori A. Panton – Recording Secretary

8/17/22
Date

I, Mark Singsank, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties as a member of the Board of Adjustment of the City of Dyersville, as now or hereafter required by law.

Mark Singsank
Mark Singsank

Pursuant to the legal requirements, I certify that Mark Singsank has qualified for the Board of Adjustment by taking the oath administered by me.

Lori Panton
Oath Given by Lori Panton

Dated: 6.30.23

City of
Dyersville

340 1st Avenue East, Dyersville, Iowa 52040 • Phone: 563-875-7724 • Fax: 563-875-8238

Item 4.

BOARD & COMMISSION APPLICATION

(PLEASE PRINT & USE BLUE OR BLACK INK)

NAME: Mark Singsank

ADDRESS: 542 Country Club Ct

PHONE: 563-543-8618

EMAIL: msingsank@gmail.com

BOARD OR COMMISSION APPLYING FOR: Adjustment

ARE YOU A REGISTERED VOTER? Yes

WHY ARE YOU INTERESTED IN THIS BOARD OR COMMISSION? _____

To learn more about the operations of city government

YOUR EXPERIENCE BENEFICIAL TO THIS BOARD OR COMMISSION: _____

About 10 years (I think) on the Parks + Rec Commission,
most as chair

OTHER CIVIC EXPERIENCE: steering committee to build new

swimming pool; chair of fundraising committee to build new
library; exec. director of DACC; board member / chair DAEF

Mark Singsank
SIGNATURE

5/25/2023
DATE

PLEASE RETURN TO CITY CLERK'S OFFICE – CITY HALL



9'11" frame from sidewalk
5'4" stairs from sidewalk
7'8" wide

For Office Use Only

Item 5.

Date Filed _____
Fee \$80.00 _____
Receipt # _____
Case # _____
Task # _____

APPLICATION BOARD OF ADJUSTMENT

☐ Conditional Use Permit ☐ Variance ☐ Appeal

Property Owner Justin & Paige Elledge 704 2nd Ave SE Dyersville IA 52040 (563) 608-2817
Name Address Zip Phone #

Applicant Justin Elledge " "
Name Address Zip Phone #

Representative N/A
Firm Name Address Zip Phone #

Contact " "
Name Address Zip Phone #

jdeanelledge@gmail.com
E-Mail Address

General Location/Address 704 2nd Ave SE Dyersville

Legal Description _____

Zoning _____

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the reason for requesting a conditional use, variance, or appeal of a decision. Please provide additional information on a separate sheet.

There was some miscommunication upon turning in the building permit. I was told to print off and turn in the permit, and Mick would be in touch if there was any issues. We waited over a week and didn't hear anything so I incorrectly assumed we were good to proceed. I should have called to confirm. We were not told to wait for 30 days, nor directed to read any city ordinance chapters as ~~what~~ Mick informed me I should have done. If we had been told it was a 1 month wait, we absolutely would have. The deck was →

If you have any questions about this application, please contact the City at 563-875-7724.

Justin E. Elledge
Owner's Signature

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Justin Elledge

Print or Type Name of Applicant

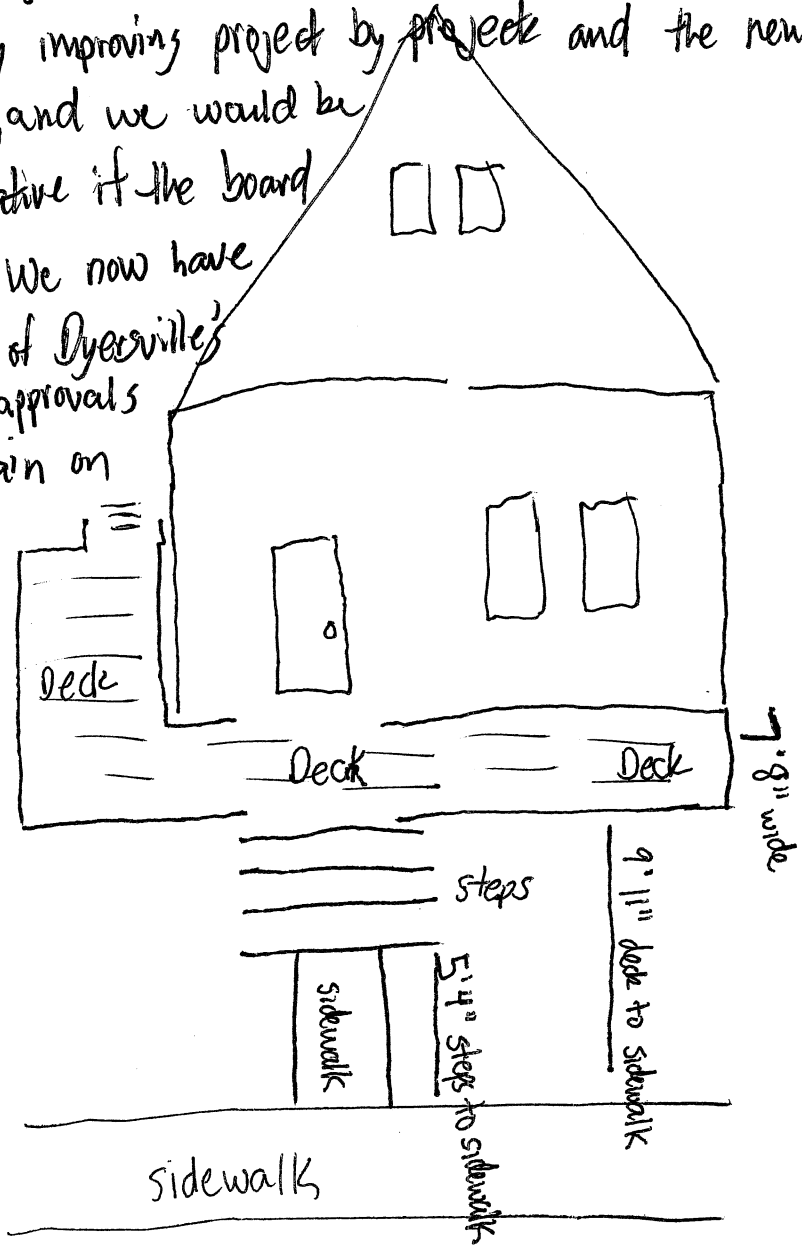
05/30/23
Date Submitted

a donated gift from friends and family because I am fighting stage 4 and they wanted an area that I could get outside for fresh air & sunshine during treatment. The contractor found out that is why we were putting the deck on so he worked extremely hard and the deck went up fast. We really did not have any ill-intent by having our deck be 7'8" wide or not waiting for 30 days post permit submission. We are only trying to fix up and improve this old foreclosed house, and make it into something we, our neighborhood, and the town can be proud of. We're new to town and we've received numerous "the new deck looks great" comments from neighbors and just people walking by.

The house is rapidly improving project by project and the new deck is a small piece of that puzzle, and we would be very grateful & appreciative if the board allowed us to keep it. We now have a solid understanding of Dyersville's building permit steps & approvals and this won't happen again on future projects.

Thank you,
Justin, Paige, & family.

05/30/23



CONDITIONAL USE AND VARIANCE APPLICATIONS

Item 5.

The procedures for all applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the city, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed. Call the City at 563-875-7724 for meeting dates and deadlines.**

Site Layout

A general site plan, drawn to scale with dimensions, must be included as a part of a conditional use or variance request. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing, and lighting schemes.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.
- _____ Site Layout Waived by _____, City of Dyersville.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee \$80.00 made payable to City of Dyersville.
- ☐ Site Layout and Written Statement

Task Detail

Item 5.

Task ID	Activity	Asset
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49930 Permit Building Facility 1189



Basic Information

Department Start Date 5/16/2023 Stop Date

Notes Building Permit 23-2282 submitted for your review. Adding a deck.

Costs

Equipment \$0.00 Labor \$127.50 Material \$0.00 Other \$0.00
Total \$127.50

Labor			
ID	Full Name	Hours	Cost
01-2211	Mick Michel	2.00	\$127.50

Task Log

Entry Date	Employee	Log Entry
5/16/2023	Michel	I reviewed the building permit 23-2282 for a patio/deck and checked the City Code Sections 165.06.18, 165.06.21(D)(ii), and 165.06.06. The property is in the Neighborhood Conservation Overlay District and the property owner built the patio/deck without an approved building permit. I visited the site and assessed the situation to decide how best to proceed with the permit application. Justin Elledge, the owner, called me after my site visit and I explained the zoning rules to him. He claimed he did nothing wrong and blamed the city staff for not informing him of the law when he applied for the permit. I told him that he had to follow the zoning code, which is available online, and that it was not the staff's duty to tell him. I also reminded him that the city has 30 days to review the permit. I found that the patio/deck is 8 feet from the front setback and extends 8 feet from the building. The City Code Section 165.06.21(D)(ii) allows only 6 feet of encroachment on the front setback. Therefore, I denied the permit and advised the owner to seek a front setback variance for a deck from the Board of Adjustment

Task Detail

Task ID	Activity	Asset
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49930

Permit

Building Facility 1189



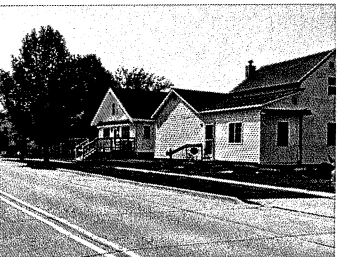
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mmichel52040 5/16/2023 4:37:48 PM

City of Dyersville

BUILDING PERMIT APPLICATION

Task# 4

Item 5.

PERMIT NUMBER

23 - 2282

JOB ADDRESS		704 2nd Ave SE		COUNTY	
LEGAL DESCR.	LOT NO.	BLK.	SUBDIVISION	<input type="checkbox"/> SEE ATTACHED SHEET	
OWNER OF RECORD			Justin + Paige Elledge		
TELEPHONE			(563) 608-2817		
CONTRACTOR PERMIT #		PLUMBING PERMIT #		ELECTRICAL/MECHANICAL PERMIT #	
NAME					
ARCHITECT OR DESIGNER		ADDRESS		TELEPHONE	
Brian Daker		Peosta 345 Wyatt Drive		563 929 1489	
FLOODPLAIN				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
USE OF BUILDING		<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> ACCESSORY	
CLASS OF WORK:		<input checked="" type="checkbox"/> NEW		<input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> REMOVE	
DESCRIBE WORK		putting a deck on		Type of Const. new (deck)	
SET BACKS TO FOUNDATION WALL		Basement		<input type="checkbox"/> No <input type="checkbox"/> Yes	
FRONT		CORNER		Automatic Extinguishing System <input type="checkbox"/> No <input type="checkbox"/> Yes	
REAR		ALLEY		Off Street Parking Req _____ Prov _____	
SIDE		OPEN SPACE		Zoning District R-2	
LOT DIMENSIONS		SPECIAL APPROVALS		REQUIRED RECEIVED	
SPECIAL CONDITIONS		ZONING AMENDMENT			
		SITE PLAN			
		PLAN REVIEW			
		EXCAVATION PERMIT			
		ARCHITECT/ENGINEER			
		HEALTH DEPT.			
		FIRE DEPT.			
		HANDICAPPED CERTIFICATE			
		BOARD OF ADJUST.			
		FLOOD PLAIN CERT.			
		FLOOD PLAIN EXEMP.			
		SIGNS			
		SPECIAL USE PERMIT			
		WATER METER			
VALUE OF WORK		\$ 7000			
FEES		AMOUNT		REC'D	
BUILDING PERMIT					
WATER METER CHARGE					
WATER CONNECTION					
SEWER CONNECTION					
EXCAVATION					
ZONING / B OF A					
TOTAL					

NOTICE

SEPARATE PERMITS ARE NOT REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THE ISSUANCE OF THIS PERMIT IN NO WAY RELIEVES THE RESPONSIBILITY FOR COMPLYING WITH LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, RESTRICTIVE COVENANTS, OR OTHER REQUIREMENTS APPLICABLE. THIS PERMIT DOES NOT AUTHORIZE THE USE OF STREETS, ALLEYS OR SIDEWALKS FOR THE DEPOSITING OF BUILDING MATERIALS.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMPLETED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR

(DATE)

SIGNATURE OF OWNER

(DATE)

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

CHECKED & APPROVED BY

(DATE)

APPROVED BY CITY COUNCIL

(DATE)

Certificate of Occupancy

This Certificate of Occupancy is hereby issued to the above signed in accordance with the provisions set out in the City of Dyersville Municipal Code and all revisions thereto.

Your building and proposed use thereof shall comply with the provisions of the above-cited permit and other building and health ordinances of the City of Dyersville. No change or use shall be made in your building, or in any part thereof, nor may it be structurally altered, unless a Certificate of Occupancy is issued. This certificate shall be authorized after the lawful completion or alteration of the building, or occupancy and use of land.

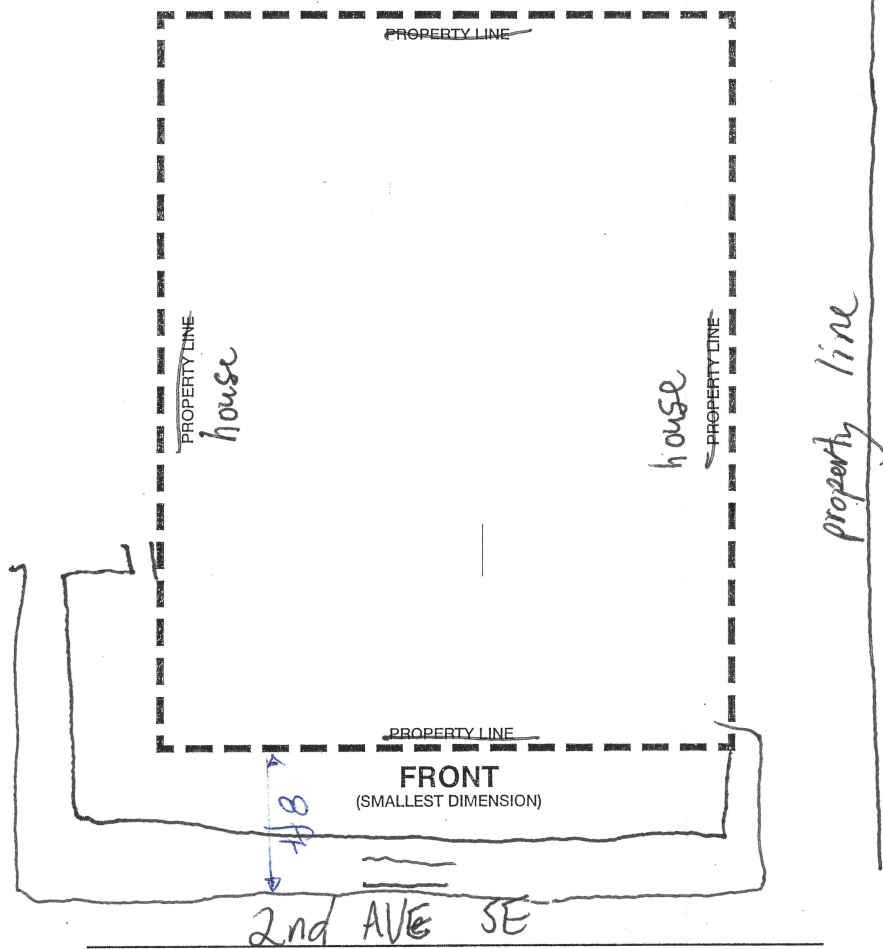
704 2nd Ave SE

Item 5.

Street

7th St SE

STREET NAME (If applicable)



STREET NAME (If applicable)

STREET NAME (If applicable)

neighbor

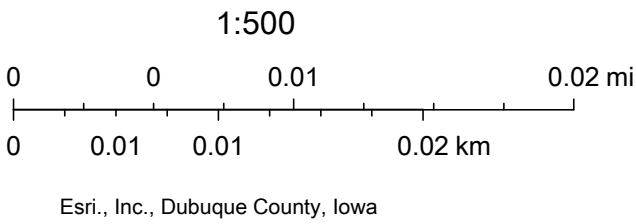
USE SPACE BELOW FOR NOTES, FOLLOW-UP, ETC.

wrap around deck
front of house to wrap around to side entry
planning to go 7-8' off of front of house



8/25/2023, 11:07:15 AM

 Tax Parcels





APPLICATION BOARD OF ADJUSTMENT

For Office Use Only		Item 6.
Date Filed	_____	
Fee	\$80.00	
Receipt #	_____	
Case #	_____	
Task #	_____	

☒ Conditional Use Permit ☐ Variance ☐ Appeal

Property

Owner Jeremy and Amy Ries 2027 Castle Hills Drive SE 52040 319.533.4466
Name Address Zip Phone #

Applicant Same _____ _____ _____
Name Address Zip Phone #

Representative _____ _____ _____ _____
Firm Name Address Zip Phone #

Contact Same _____ _____ _____
Name Address Zip Phone #

E-Mail Address

General Location/Address 2027 Castle Hills Drive SE

Legal Description Lot 35 Castle Hill

Zoning A-2

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the reason for requesting a conditional use, variance, or appeal of a decision. Please provide additional information on a separate sheet.
I'm requesting a conditional use permit to allow 2,500 square foot building to be placed on the property.

If you have any questions about this application, please contact the City at 563-875-7724.

Owner's Signature

8/16/03
Date Submitted

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Print or Type Name of Applicant

CONDITIONAL USE AND VARIANCE APPLICATIONS

Item 6.

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- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing, and lighting schemes.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.
- _____ Site Layout Waived by _____, City of Dyersville.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee \$80.00 made payable to City of Dyersville.
- ☐ Site Layout and Written Statement

CONDITIONAL USE AND VARIANCE APPLICATIONS

Please submit a written statement and evidence supporting the nature and reason for the requested conditional use or variance relative to the approval criteria below:

Conditional Use:

A. Will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan and the Zoning Ordinance;

B. Will not have a substantial, undue, or adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;

C. Will be constructed, arranged, or operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations;

D. Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;

E. Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;

F. Complies with all additional standards imposed on it by the provisions of the district in which such conditional use may be authorized.

Variance:

A. Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance;

B. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance;

D. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice. Failure to yield a reasonable return may be shown by proof that the owner has been deprived of all reasonable beneficial or productive use of the land in question. All beneficial use is said to have been lost where the land is not suitable for any use permitted by the Zoning Ordinance;

E. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to the Zoning Ordinance; and

F. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution.

Board of Adjustment Meeting Date: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

City Council Date: _____

Task Detail

Item 6.

Task ID	Activity	Asset
50376	Permit	Building Facility 291



Basic Information

Department	Start Date	6/13/2023	Stop Date
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Notes Building Permit 23-2288 submitted for your review. Building an outbuilding.

Costs

Equipment	\$0.00	Labor	\$63.75	Material	\$0.00	Other	\$0.00
Total		\$63.75					

Labor

ID	Full Name	Hours	Cost
01-2211	Mick Michel	1.00	\$63.75

Task Log

Entry Date	Employee	Log Entry
6/13/2023	Michel	After reviewing building permit 23-2288 and City Code Section 165.09.12, I found that the proposed garage needs to comply with the zoning regulations. The garage is a 2,500-square-foot building that meets the setback requirements but exceeds the maximum size allowed for an accessory building without a conditional use permit from the Board of Adjustment. Therefore, I have to deny the permit until the property owner modifies the plan or obtains a conditional use permit from the BOA.

Task# 50370 Item 6.

PERMIT NUMBER
23-2288

COMPLETED BY APPLICANT

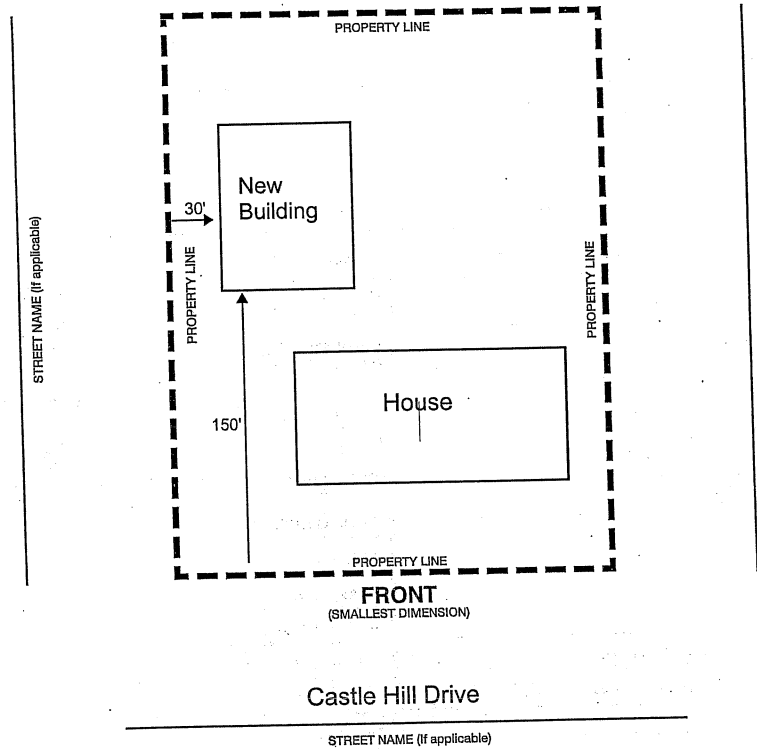
↑ COMPLETED BY APPLICANT ↓

SIGNATURE OF OWNER

(DATE)

165.09.12
(E)(U)

(DATE)



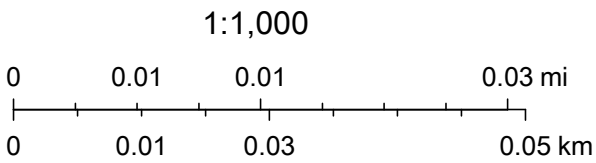
USE SPACE BELOW FOR NOTES, FOLLOW-UP, ETC.

Handwritten notes area with multiple horizontal lines for writing.



8/25/2023, 11:13:12 AM

☐ Tax Parcels



Esri., Inc., Dubuque County, Iowa