

BOARD OF ADJUSTMENT

City of Bettendorf

ANNUAL REPORT

2004



Board of Adjustment City of Bettendorf 2004 Annual Report

Summary of Activities

The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board Members followed by a public hearing.

The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2004 and ending December 2004. These cases are those actually brought before the Board and do not include those that were withdrawn.

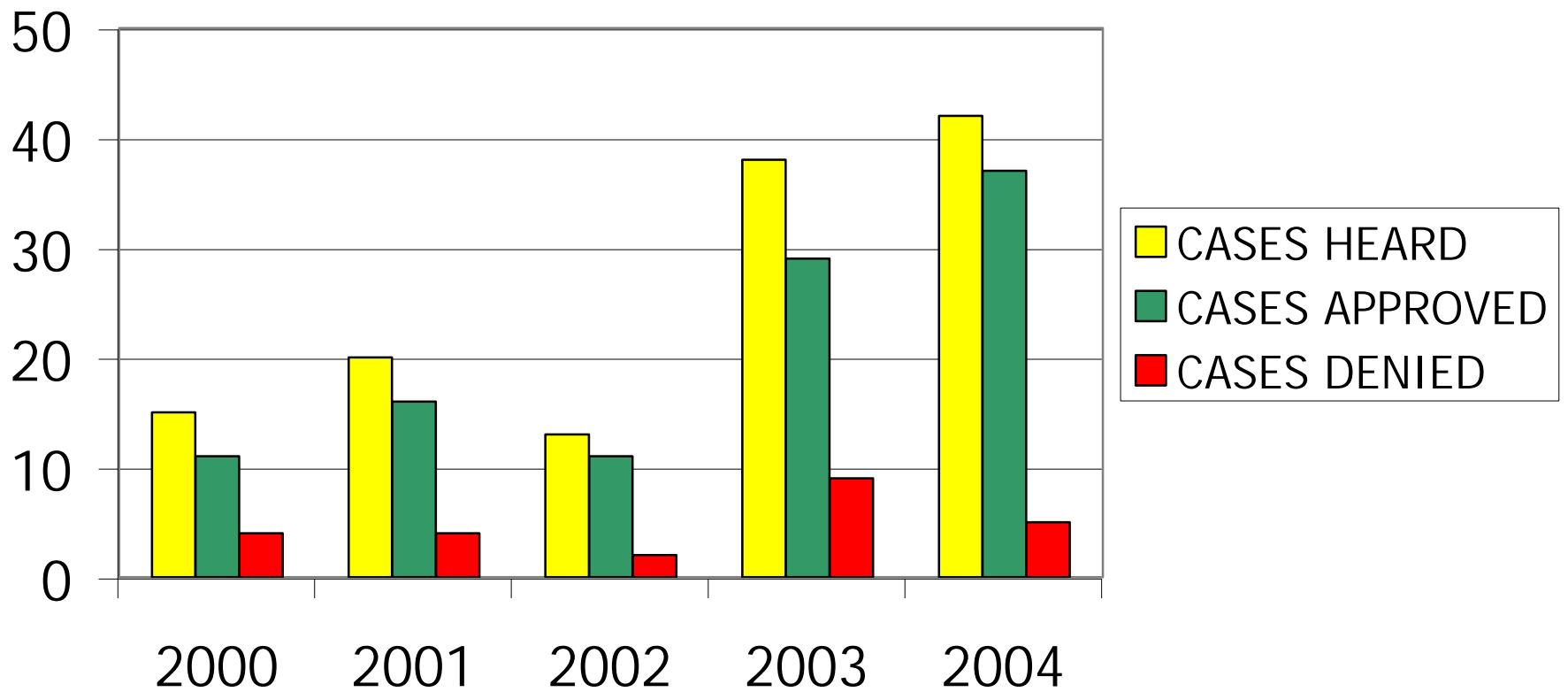
The Board of Adjustment heard 54 cases during the year ending December 2004. Of those cases, 42 were variance requests, 11 were special use requests, and 1 was an appeal of decision made by the zoning administrator.

The Board granted 47 requests: 37 variances, 10 special uses, and 1 appeal. Five variance requests and one special use request were denied.

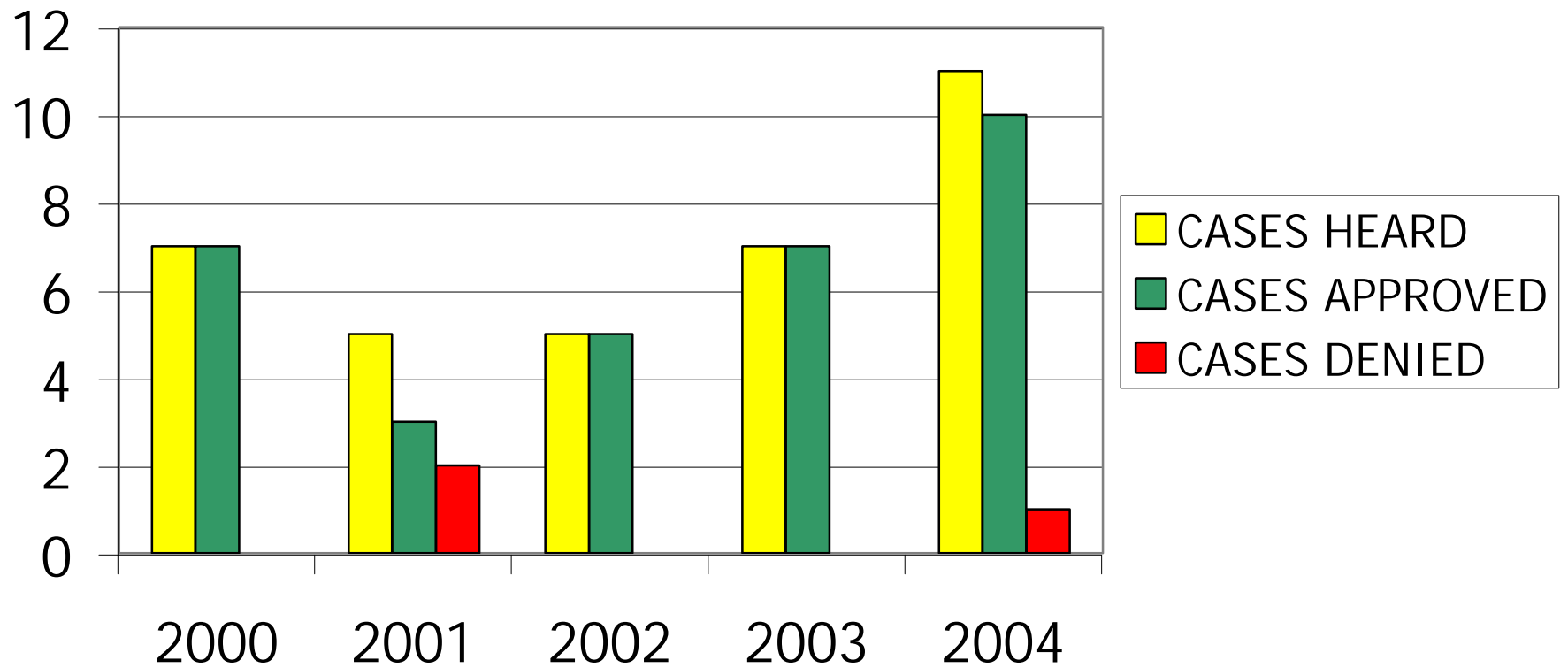
Board Member Listing

Tom Stelk, Chairman (Appointed pre-1979)
John Aitken, Chairman Pro Tem (Resigned 10/04)
Kathleen McElhiney (Appointed 11/98)
Gary Koos (Appointed 5/00)
Pat Eikenberry (Appointed 6/01)
Robert Howe (Appointed 11/04)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2000-2004



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2000-2004



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Case Number	Location	Applicant	Request	Decision/Date
04-003	2420 - 18 th Street	Family Credit Union	Variance to reduce the required front yard setback from 15 feet to 9 feet to allow for an on-premise identification sign.	Granted 2/26/04
04-004	2121 Kimberly Road	Hobby Lobby #168E	Variance to increase the allowable square footage of on-premise identification signs from 300 square feet to 617 square feet.	Granted 2/26/04
04-007	1523 Grant Street	David Ackerland	Special use to allow a home improvement business office.	Granted 2/26/04
04-008	1518 State Street	Steve Bergman	Special use to allow reconstruction of a non-conforming building.	Granted 2/26/04
04-009	Lot 1, Crowne Pointe 4 th Addition	Randsat, L.L.C.	Special use to allow a bar, cocktail lounge, or tavern.	Granted 2/26/04
04-010	325 - 16 th Street	Champions Fitness Center	Variance to allow an on-premise identification sign to be attached to a building on a non-street frontage side.	Granted 2/26/04
04-014	2330 Pinehurst Drive	Terrence Harry	Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a garage addition.	Granted modified request 3/25/04
04-015	4471 - 34 th Street Court	William M. Jones	Variance to increase the allowable height of a fence from 4 feet to 6 feet and to reduce the required rear yard setback from 10 feet to 0 feet.	Granted 3/25/04
04-016	5700 Lewis Court	William R. Patterson	Variance to reduce the required combined side yard setback from 20 feet to 15 feet and to increase the floor to area ratio for a garage from 40% to 44% to allow for construction of a garage addition.	Granted 3/25/04
04-017	5349 Charter Oaks Drive	Bill and Barbara Morgan	Variance to reduce the required front yard setback from 35 feet to 29 feet to allow for construction of a covered porch.	Granted 3/25/04
04-019	920 Middle Road	Home Depot	Special use to allow a garden center.	Granted 3/25/04

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Case Number	Location	Applicant	Request	Decision/Date
04-027	709 Holmes Street	Chris Zubroski	Variance to reduce the required combined side yard setback from 15 feet to 10 feet to allow for construction of a room addition.	Granted 4/22/04
04-028	777 Tanglefoot Lane	Eye Surgeons Associates	Variance to allow front yard parking.	Granted 4/22/04
04-029	SE corner of Devils Glen Road and Hopewell Avenue	Dial-Highlands Quad Cities, L.L.C.	Variance to reduce the required number of parking spaces from 2 per dwelling unit to 1.5 per dwelling unit.	Granted 4/22/04
04-030	2605 Devils Glen Road	Wallace's Garden Center	Variance to allow an on-premise identification sign to be attached to a building on a non-street frontage side.	Granted 4/22/04
04-031	1912 Spruce Hills Drive	Donald Erickson, Jr.	Variance to reduce the required rear yard setback from 25 feet to 10 feet to allow construction of a deck.	Granted 4/22/04
04-032	1215 Devils Glen Road	John Lauritsen	Variance to reduce the required rear yard setback from 25 feet to 5 feet and to increase the size of allowed building(s) in a rear yard from 40 percent to 58 percent to allow construction of a home and garage addition.	Granted 4/22/04
04-048	3395 Utica Ridge Road	VT Properties, L.C.	Variance to allow front yard parking.	Granted 5/27/04
04-049	3355 and 3367 Devils Glen Road	Scott T. Davis and Mitchell F. Pencil, Sr.	Special use to allow a drive-up window.	Granted 6/15/04
04-051	1709 Mississippi Boulevard	Matt Posey	Variance to reduce the required front yard setback from 25 feet to 16 feet to allow for construction of a 5-foot by 9 ½-foot front porch.	Granted 5/27/04
04-052	4024 Valley View Drive	Richard Moomey	Variance to increase the allowed ratio of a garage from 40 percent to 45 percent to allow for construction of a 14-foot by 25-foot garage addition.	Granted 5/27/04

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Case Number	Location	Applicant	Request	Decision/Date
04-053	3411 Pleasant Drive	David and Julie Graham	Variance to reduce the required front yard setback from 25 feet to 13 feet to allow for construction of a 12-foot by 22-foot garage addition.	Granted 5/27/04
04-054	2935 Woodland Lane	Barbara A. Allen	Variance to reduce the required combined front yard setback from 25 feet to 18 feet to allow for construction of a 10-foot by 25-foot garage addition.	Denied 5/27/04
04-057	3825 Norwich Court	Jeremy Borden	Variance to reduce the required setback for a 6-foot high fence from the rear property line from 20 feet to 0 feet on a through-lot.	Granted 6/15/04
04-058	3102 - 29 th Street	Dale Gillette	Variance to reduce the required rear yard setback from 25 feet to 6 feet to allow for construction of a 16-foot by 22-foot garage addition.	Granted 6/15/04
04-065	1514 Cherry Hills Road	Steven Meinhardt	Variance to reduce the required front yard setback from 25 feet to 19 feet to allow for construction of a 6-foot by 15.5-foot deck.	Denied 8/26/04
04-066	4535 Trails End Road	Michael D. Nelson	Variance to reduce the required rear yard setback from 40 feet to 4.75 feet to allow for construction of a 14-foot by 24-foot garage addition.	Granted 7/15/04
04-067	1138 Hall Street	Rhett and Amy Weis	Variance to reduce the required setback for a 4-foot high fence on a corner lot from 10 feet to 4 feet from the right-of-way line between the rear lot line and the rear of the house.	Granted 7/15/04
04-068	1721 State Street	Kevin Koellner	Variance to allow front yard parking.	Granted 7/15/04
04-069	1126 - 28 th Street	Cindy Hoover	Variance to allow a 6-foot high and a 4-foot high fence in the front yard.	Granted 7/15/04

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Case Number	Location	Applicant	Request	Decision/Date
04-077	3011 Devils Glen Road	Don Tice	Variance to increase the allowable square footage of an on-premise identification sign from 60 square feet to 78 square feet to allow for the addition of a 3-foot by 6-foot message board sign.	Granted 8/26/04
04-079	5200 Dove Court	Andrew and Shari Knox	Variance to reduce the required rear yard setback from 25 feet to 15 feet to allow for construction of a deck.	Granted modified request 8/26/04
04-080	2801 Villa Court	Colin Woods	Variance to reduce the required front yard setback from 20 feet to 14 feet to allow for construction of a 6-foot by 12-foot deck.	Denied 8/26/04
04-082	1137 Hall Street	Terry W. Calhoun	Variance to increase the allowable height of a fence in the front yard from 3 feet to 6 feet to allow a 33-foot long fence to be placed on the front property line.	Granted 9/9/04
04-083	3030 State Street, Suite B	Dale Wells	Variance to allow an additional on-premise identification sign to be located on a single lot and to reduce the required setback from 15 feet to 3 feet.	¹ Denied 8/26/04
04-085	3923 State Street	Croell Redi-Mix, Inc.	Special use to allow concrete and asphalt mixing.	Granted 8/26/04
04-086	2102 Spruce Hills Drive	Mel Foster Construction Management Co.	Special use to allow a drive-in banking facility.	Granted 8/26/04
04-091	3800 Wilderness Street	Jill and Troy Larkin	Variance to allow a 6-foot high fence in the front yard.	Withdrawn
04-092	6888 Valley Drive	Thomas and Lory Beck	Variance to allow a 23-foot protrusion into an established front yard to allow construction of a 24-foot by 26-foot garage.	Granted 9/9/04

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Case Number	Location	Applicant	Request	Decision/Date
04-093	5103 Surrey Drive	Greggory Collins	Variance to increase the allowable garage area from 720 square feet to 791 square feet and to allow an exception to the 40% living area to garage ratio.	Granted 10/27/04
04-099	SW corner of 53 rd Avenue and Devils Glen Road	McLaughlin Body Co.	Special use to allow a drive-in banking facility.	Granted 11/18/04
04-100	3122 Meridith Way	Advance Homes, Inc.	Variance to reduce the rear yard setback from 25 feet to 18 feet to allow for construction of a 10-foot by 16-foot deck.	Granted 10/27/04
04-101	2229 Bellevue Avenue	Janis Mills	Variance to reduce the required side yard setback from 5 feet to 0 feet to allow for construction of a 6-foot by 12-foot deck.	Denied 10/27/04
04-102	3023 Halcyon Drive	Craig Behne	Variance to reduce the required rear yard setback from 40 feet to 31 feet to allow for construction of a 4-season room.	Granted 10/27/04
04-103	924 - 24 th Street	Greg Goyette	Variance to reduce the established front yard setback to allow for construction of a 7-foot by 12-foot covered entryway.	Granted 10/27/04
04-104	835 Golden Valley Drive	Acme Sign	Variance to increase the allowable height of an on-premise identification sign from 30 feet to 45 feet and to increase the allowable area from 60 square feet to 300 square feet.	Granted 10/27/04
04-114	2540 State Street	Jeff's Car Corner II, L.L.C.	Variance to allow parking of vehicles in the setback area and to reduce the required front yard setback from 20 feet to 0 feet.	Granted 11/18/04
04-115	3403, 3451, and 3539 Devils Glen Road and 3414 Towne Pointe Drive	Belmont Place, L.L.C.	Variance to allow dwelling units below the second floor above ground level of an apartment building and to reduce the required front yard setback on Lots 5 and 6 of Crowne Pointe Fourth Addition from 25 feet to 20 feet.	Granted 11/18/04

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Case Number	Location	Applicant	Request	Decision/Date
04-116	3855 Old Belmont Road	Dick McNamara	Appeal of the zoning administrator's decision to allow a barbed wire fence.	Granted 11/18/04 Modified 12/9/04
04-117	SE corner of State Street and 17 th Street	Chuck and Sandy Dixon	Special use to allow the residence of the proprietor of a commercial use.	Denied 11/18/04
04-118	4334 Carlton Court	Raymond K. Holden	Variance to reduce the required rear yard setback from 25 feet to 10 feet to allow for construction of a 4-season room addition.	Granted 11/18/04
04-119	North side of Belmont Road, east of Quail Ridge Pointe Subdivision and west of Quail Ridge Second Addition	Kevin Koellner	Special use to allow two-family dwellings.	Granted 12/9/04
04-120	777 Tanglefoot Lane	Eye Surgeons Facilities, LLC	Variance to reduce the required rear yard setback from 50 feet to 15 feet, to increase the allowable height of an on-premise identification sign from 20 feet to 45 feet, and to increase the allowable square footage of an on-premise identification sign from 60 square feet to 300 square feet.	Granted 12/9/04
04-125	2838 State Street	Grace Marine	Variance to reduce the required front yard setback from 20 feet to 0 feet to allow construction of a 6-foot high chain link fence.	Granted 12/15/04
04-127	3333 - 18 th Street	Bettendorf Community School District	Special use to allow a school bulletin sign with an LED message center in a residential district, a variance to increase the allowable height from 10 feet to 15.5 feet, and a variance to increase the allowable square footage from 50 square feet to 58 square feet.	Granted 12/15/04

¹Board of Adjustment agreed to allow an identification sign to be co-located on the existing shopping center sign on the property.