



BOARD OF ADJUSTMENT

City of Bettendorf

ANNUAL REPORT

2005



Board of Adjustment City of Bettendorf 2005 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 2005 and ending December 2005. These cases are those actually brought before the Board and do not include those that were withdrawn.

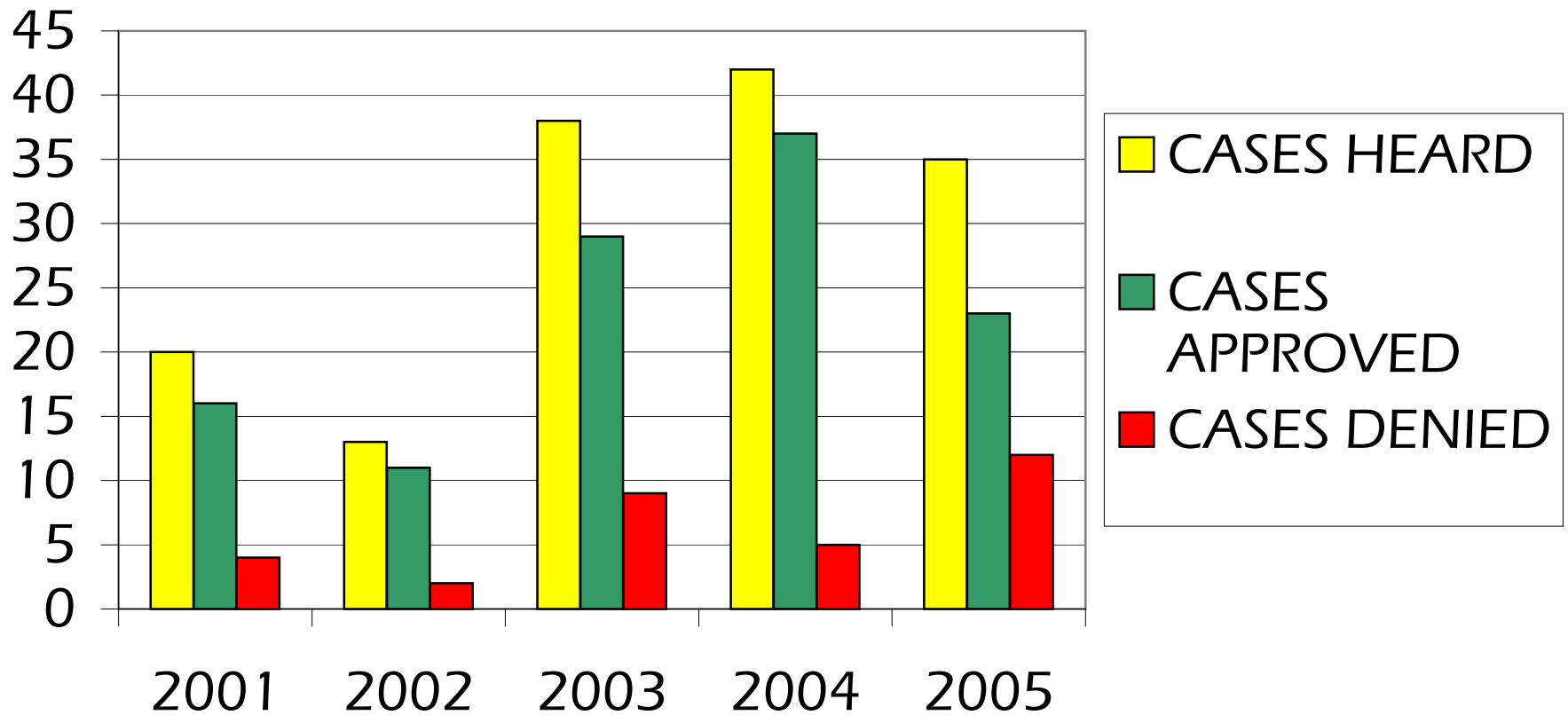
The Board of Adjustment heard 43 cases during the year ending December 2005. Of those cases there were 35 variance requests, 6 special use requests, 1 special location plan, and 1 appeal of decision made by the zoning administrator.

The Board granted 30 requests: 23 variances, 5 special uses, 1 special location plan, and 1 appeal. Twelve variance requests and one special use request were denied.

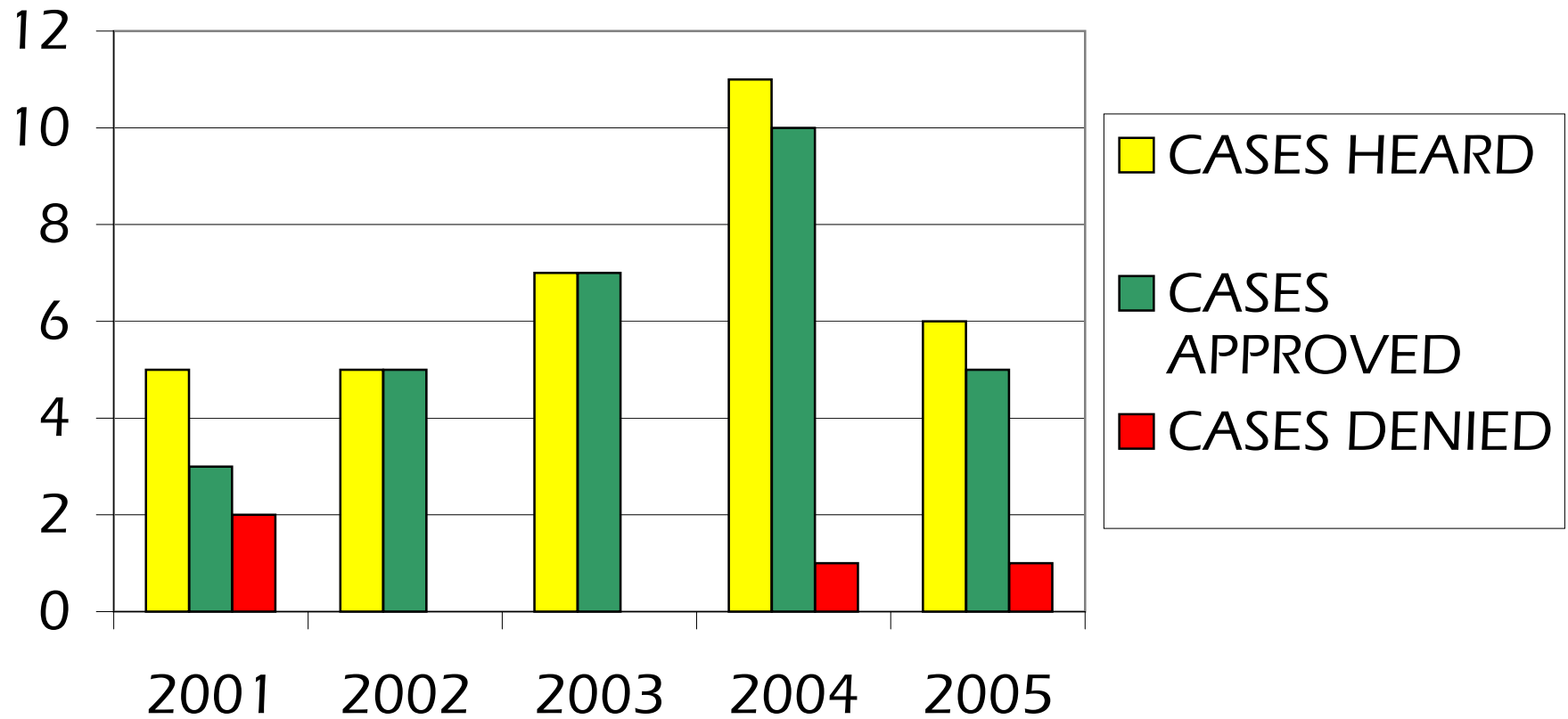
Board Member Listing

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

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2001-2005



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2001-2005



BOARD OF ADJUSTMENT YEARLY REPORT - 2005

Case Number	Location	Request/Applicant	Decision/Date
05-001	975 Spruce Hills Drive	Variance to increase the allowable square footage from 60 square feet to 130 square feet and to increase the allowable height from 20 feet to 26 feet for an on-premise identification sign, submitted by Lund's 66.	Granted 1/13/05
05-002	7551 State Street	Special use permit to allow the operation of an automotive salvage yard, submitted by Gary Schwager.	Denied 1/13/05
05-003	6295 Crow Creek Road	Variance to reduce the required front yard setback from 25 feet to 9 feet to allow for construction of a room addition, submitted by Mark Van Osdel.	Denied 1/13/05
05-007	858 Middle Road	Variance to increase the allowable square footage of an on-premise identification sign from 300 square feet to 806 square feet, submitted by Midwest Sunray Lighting and Sign.	Granted 2/10/05
05-013	3403 and 3451 Devils Glen Road	Special use to permit a drive-up window, submitted by Belmont Place, L.L.C.	Granted 5/12/05
05-017	1701 Kimberly Road	Special use to allow a drive-up window, submitted by PFDA Architects.	Granted 3/10/05
05-018	3030 State Street	Variance to allow co-location of additional on-premise sign(s) within the required front yard, submitted by Shawn's Auto Service, Inc.	Granted 3/10/05
05-020	1900 State Street	Variance to allow an on-premise identification sign in the required setback, submitted by Quad City Area Realtor Association.	Granted 4/14/05
05-021	6167 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 27 feet to allow for construction of a porch, submitted by Steve Miller.	Granted 4/14/05
05-030	533 - 16 th Street	Variance to reduce the required side yard setback from 5 feet to 3 feet to allow construction of a room addition, submitted by Bill and Mary Patterson.	Granted 4/14/05
05-031	6067 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 28 feet to allow for construction of a house, submitted by Larry Selser.	Granted 4/14/05
05-032	6941 Little Cabin Road	Variance to allow a 6-foot high fence within a front yard, submitted by Danielle Lowe.	Granted modified request 4/14/05

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Case Number	Location	Request/Applicant	Decision/Date
05-040	7185 State Street	Special use to allow a telecommunications tower; variance to allow a 10-foot high fence, submitted by Davenport Cellular Telephone, L.P.	Granted 5/12/05
05-041	3465 Overland Drive	Variance to reduce the required side yard setback from 10 feet to 7 feet to allow for construction of a garage and shop addition, submitted by David M. Schneider.	Granted 5/12/05
05-042	625 Fourth Street	Variance to allow a 6-foot high fence in the front yard, submitted by Jamie Reese.	Granted 5/12/05
05-043	801-811 - 17 th Street	Variance to reduce the required rear yard setback from 25 feet to 7 feet, to reduce the required building separation to 5 feet, to reduce the required front yard from 25 feet to 10 feet, and to allow off-street parking in a front yard, submitted by Dawn A. Beck.	Denied 5/12/05
05-044	2014 Edgewood Drive	Variance to reduce the required side yard setback from 5 feet to 2 ½ feet and to reduce the combined side yard setback from 15 feet to 7 ½ feet to allow for expansion of an existing garage, submitted by Michael Kelley.	Denied 5/12/05
05-045	3692 Moencks Road	Variance to increase the allowable living area to garage ratio from 40 percent to 60 percent, to allow an accessory building in a front yard, and to reduce the required front yard setback from 40 feet to 30 feet, submitted by Larry Lax.	Granted 5/12/05
05-046	2724 - 29 th Street	Variance to reduce the required front yard setback from 30 feet to 24 feet to allow for construction of a deck, submitted by Lisa Miller.	Denied 5/12/05
05-053	Lots 1, 2, and 3 of River's Edge Addition	Variance to reduce the required front yard setback from 15 feet to 3 feet to allow for on-premise identification signs, submitted by State Street Redevelopment 2.	Granted 7/14/05
05-054	1213 Broadlawn Avenue	Variance to reduce the required side yard setback from 5 feet to 3 feet and to reduce the required combined side yard setback from 20 feet to 13 feet, submitted by Brandon Bonis.	Denied 6/9/05
05-055	2515 Devils Glen Road	Special use to allow a restaurant with a drive-up window, submitted by Bettendorf Regency Land, L.L.C.	Granted 10/13/05

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05-076	838 Middle Road	Variance to increase the allowed number of shopping center signs from 1 to 2 and to reduce the required sign setback from 20 feet to 0 feet, submitted by Duck Creek, L.L.C.	Granted 7/14/05
05-077	1140 Meadow Lane Drive	Variance to reduce the required rear yard setback from 25 feet to 12 feet to allow construction of a deck, submitted by Dan Meeker.	Granted 7/14/05
05-078	1503 Central Avenue	Variance to allow an 8-foot high fence in the front yard, submitted by Cheryl Graff.	Granted modified request 7/14/05
05-080	709 Grant Street	Variance to reduce the required side yard setback from 5 feet to 2 feet to allow for construction of a garage, submitted by Daniel and Francine Long.	Granted 8/11/05
05-081	3107 Maplecrest Road	Variance to reduce the required front yard setback from 30 feet to 22 feet to allow for construction of an 8-foot by 18-foot deck, submitted by Peggy Crawford.	Denied 8/11/05
05-084	3201 Windsor Drive	Variance to reduce the required front yard setback from 25 feet to 19 feet and to increase the allowed height of a fence from 6 feet to 8 feet to allow for construction of a deck with an attached fence on the rear of the existing structure, submitted by Jeff Berodt.	Granted modified request 8/11/05
05-090	910 Sixth Street	Variance to reduce the required front yard setback from 45 feet to 30 feet to allow for construction of a 24-foot by 24-foot garage, submitted by Charles and Ilo McBurney.	Denied 9/8/05
05-091	6126 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 30 feet to allow for construction of a residence and deck, submitted by John Maere.	Denied 9/8/05
05-092	2900 Devils Glen Road	Special use to allow a drive-up window and gas pumps associated with a convenience store, submitted by GMS Realty Co., L.P.	Granted 9/8/05
05-093	1913 Fairmeadows Drive	Variance to reduce the required side yard setback from 5 feet to 4 feet to allow for construction of a utility shed, submitted by Lee and Kelli Hipwell.	Granted 9/8/05
05-094	1800 Isle Parkway	Variance to increase the maximum height for a structure from 75 feet to 118 feet, submitted by Ryan Companies US, Inc.	Granted 9/8/05

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05-103	4001 Greenbrier Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for construction of an 8-foot by 17-foot deck, submitted by Ron Heskett.	Denied 10/13/05
05-104	333 - 14 th Street	Variance to increase the allowable height from 20 feet to 49 feet and to increase the allowable square footage from 60 square feet to 194 square feet for an additional on-premise identification sign, submitted by Absolute Cash.	Denied 10/13/05
05-105	6042 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 32 ½ feet to allow for construction of a 9-foot by 19 ½-foot deck, submitted by Tim Redington/Midwest Development and Construction.	Denied 11/10/05
05-106	4180 and 4182 Tanglewood Road	Variance to allow a 6-foot high fence in the front yard, submitted by Richard and Joanne Bartsh.	Granted 10/13/05
05-107	4051 Chris Court	Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a deck, submitted by Pat Condon.	Granted 10/13/05
05-109	1490 Grapler Court	Variance to reduce the required rear yard setback from 25 feet to 17 feet to allow for construction of a deck, submitted by Vernol Jackson.	Granted 11/10/05
05-110	1822 Sussex Court	Variance to reduce the required front yard setback from 25 feet to 21 feet to allow for construction of a ramp and platform to be used for handicapped access, submitted by Marvin Denny.	Granted 11/10/05
05-114	2229 Grant Street	Special location plan for off-street parking, submitted by Lawrence and Janet Goff.	Granted 12/8/05
05-115	2520 Central Avenue	Variance to reduce the required front yard setback from 25 feet to 20 feet to allow for construction of a 5-foot by 15 ½-foot deck, submitted by S & V Fence and Deck Co.	Denied 12/8/05
05-116	5154 Norwood Drive	Appeal of the zoning administrator's decision to allow a truck in excess of ¾-ton or a commercial vehicle to be parked or stored in a lot in an A-2 district, submitted by Bruce and Lori Acton.	Granted 12/8/05