



Board of Adjustment
City of Bettendorf
2006 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 2006 and ending December 2006. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

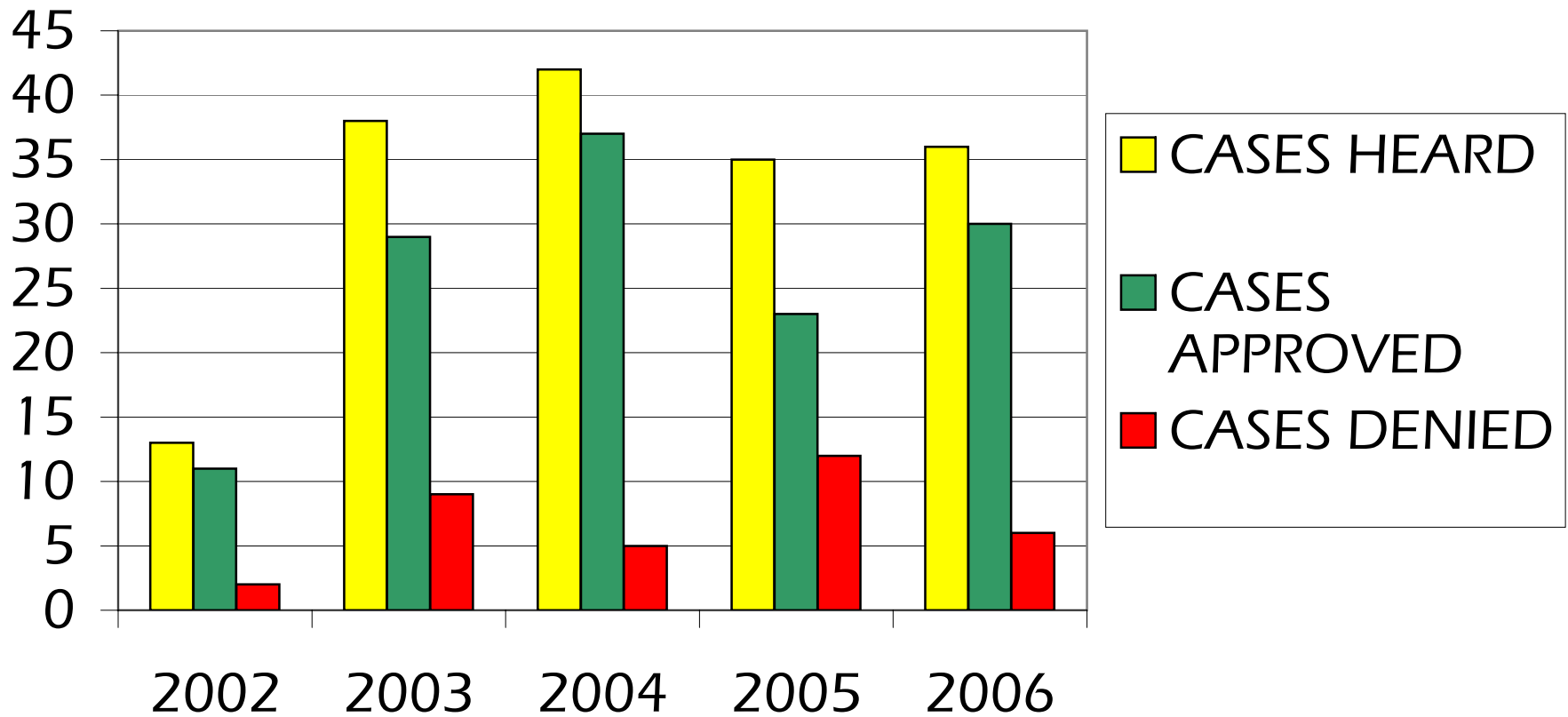
The Board of Adjustment heard 43 cases during the year ending December 2006. Of those cases there were 36 variance requests and 7 special use requests.

The Board granted 37 requests: 30 variances and 7 special uses. Six variance requests were denied.

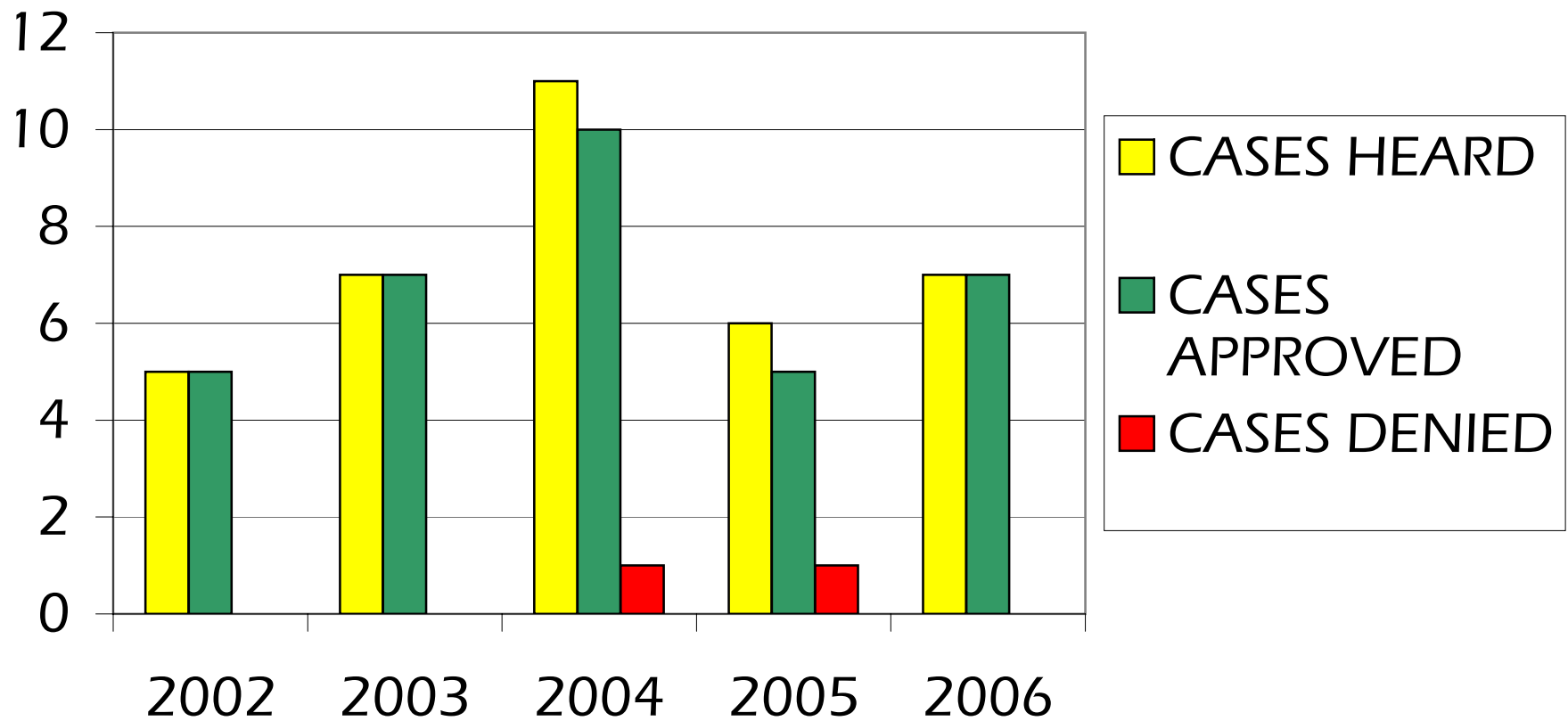
Board Member Listing

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 2002-2006



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2002-2006



BOARD OF ADJUSTMENT YEARLY REPORT - 2006

Case Number	Location	Request/Applicant	Decision/Date
06-008	838 Middle Road	Special use permit to allow a drive-up window, submitted by Jeff Brownell/PFDA Architects.	Granted 2/9/06
06-011	2321 Cumberland Square Drive	Special use permit to allow a bar with an outdoor service area, submitted by Mark Roemer.	Granted 2/23/06
04-019	920 Middle Road	Review and continuance of a special use permit to allow a garden center issued in March 2004, submitted by Home Depot.	Granted 3/9/06
06-012	1506 - 21 st Street	Variance to reduce the required rear yard setback from 25 feet to 15 feet to allow for a 12-foot wide garage addition, submitted by Steve Klos.	Granted 3/9/06
06-013	3424 State Street	Variance to increase the allowable garage area from 720 square feet to 1,224 square feet, submitted by William E. Plummer.	Granted 3/9/06
06-014	329 - 11 th Street	Variance for a 9-foot reduction of the established front yard setback to allow for a building addition, submitted by Nick Dubil.	Granted 3/9/06
06-015	880 Devils Glen Road	Variance to reduce the required front yard setback from 15 feet to 7 feet to allow an on-premises identification sign, submitted by Acme Sign Co.	Granted 3/9/06
06-018	5252 School House Road	Variance to allow a 4-foot high fence on a rear property line, submitted by Christy Hanna.	Granted 3/9/06
06-020	1965-1991 Spruce Hills Drive	Variance to reduce the required front yard setback from 20 feet to 7 feet to allow for an on-premises identification sign, submitted by Cumberland Business Association.	Granted 4/13/06
06-021	6127 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 28 feet to allow construction of a 12-foot by 20-foot deck, submitted by Steven D. Miller.	Granted 4/13/06
06-022	5765 New Castle Lane	Variance to reduce the required front yard setback from 35 feet to 33 feet to allow for a decorative overhang, submitted by Kent Johnson.	Granted 4/13/06
06-023	2338 Spruce Hills Drive	Special use permit to allow a seasonal food service trailer, submitted by Roberta Gimmy.	Granted 4/13/06
06-024	408 River Drive	Variance to encroach 8 feet into the established front yard setback to allow for a home addition, submitted by Jerry Douglas.	Granted 4/13/06
06-025	5665 Lewis Court	Variance to allow a 16-foot encroachment into the established front yard setback to allow for construction of a garage addition, submitted by lossi Construction, Inc.	Granted 4/13/06

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Case Number	Location	Request/Applicant	Decision/Date
06-031	3438 Grove Place	Variance to allow a 6-foot high fence in the front yard, submitted by Brian and Jami Riley.	Granted 5/11/06
06-032	4053 Tanglefoot Terrace	Variance to reduce the required rear yard setback from 25 feet to 17 feet to allow for construction of a 16-foot by 16-foot 4-season room, submitted by Stephen McDaniel.	Granted modified request 5/11/06
06-033	4417 Squire Court	Variance to reduce the required rear yard setback from 40 feet to 10 feet to allow for construction of a room addition and deck, submitted by Lyle Weas.	Granted 5/11/06
06-034	6042 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 34 feet to allow for construction of a 6-foot by 20-foot deck, submitted by Mark and Pam Eckman.	Denied 5/11/06
06-035	6021 Emery Court	Variance to reduce the required rear yard setback from 40 feet to 30 feet to allow for construction of a house, submitted by Monte Coy.	Denied 5/11/06
06-036	4211 Palm Drive	Variance to reduce the combined side yard setback from 20 feet to 17 feet to allow construction of a 4-foot by 6-foot concrete stoop, submitted by Dirk Kellums.	Granted 5/11/06
06-039	2300 Spruce Hills Drive	Special use to allow a drive-up window, submitted by Sherry Wilson.	Granted 5/11/06
06-046	2409 Central Avenue	Variance for a 12-foot reduction of the established front yard setback to allow construction of a 12-foot by 24-foot covered carport, submitted by Ben Buerkens.	Granted 6/8/06
06-047	4601 Norwood Drive	Variance for a 12-foot reduction of the front yard setback along Middle Road and for a 5-foot reduction of the front yard setback along Norwood Drive, submitted by Brenda Haynes.	Granted 6/8/06
06-048	4685 Atwood Court	Variance to reduce the required rear yard setback from 25 feet to 13 feet to allow construction of a 12-foot by 18-foot deck, submitted by Brian Fulrath.	Granted 6/8/06
06-054	1507 Grant Street	Special use to allow a residence of the proprietor of a commercial use, submitted by Chuck and Sandy Dixon.	Granted 7/13/06
06-055	3860 and 3878 Middle Road	Variance to reduce the required front yard setback from 20 feet to 4 feet to allow for a shopping center sign, submitted by Robert L. Byrum.	Granted 7/13/06
06-056	2801, 2803, 2815, 2823, 2835, 2847, 2859, 2865, 2877, 2883, 2899, and 2911 Villa Court	Variance to allow a 4-foot high fence in the front yard, submitted by Barcelona, L.L.C.	Granted 7/13/06

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Case Number	Location	Request/Applicant	Decision/Date
06-057	3291 Pleasant Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for construction of a covered porch, submitted by Charles Askren.	Denied 7/13/06
06-064	3401 - 53 rd Avenue	Special use to allow a drive-up banking facility in a C-2 Community Shopping District, submitted by MBC Real Estate, L.L.C.	Granted 8/10/06
06-065	1814 Oak Street	Variance to allow a 4-foot high fence in the front yard, submitted by Flo Sielaff.	Granted 8/10/06
06-066	4160 Rolling Hills Drive	Variance to reduce the required rear yard setback from 25 feet to 19 ½ feet to allow construction of an 8-foot by 10-foot deck, submitted by Harry Harksen.	Denied 8/10/06
06-067	1501 Parklane Drive	Variance to allow a 6-foot high fence in the front yard, submitted by Damian and Karen Campion.	Withdrawn
06-073	2211 Grant Street	Special use to allow a drive-up window, submitted by Comco, Inc.	Granted 9/19/06
06-081	4365 Augusta Court	Variance to increase the allowable garage area from 720 square feet to 1086 square feet to allow for construction of an additional garage, submitted by Brad and Marcia Buckles.	Denied 10/18/06
06-082	2348 Hawk Drive	Variance to allow a 6-foot high fence in the front yard, submitted by Albert Belanger.	Denied 11/9/06
06-083	Property located directly west of and adjacent to 4870 Hopewell Avenue	Variance to reduce the required side yard setbacks from 50 feet to 10 feet and 31 feet and to reduce the minimum lot width from 400 feet to 70 feet to allow for a wireless communications facility, submitted by Verizon Wireless.	Granted 10/18/06
06-084	7132 Valley Drive	Variance to increase the allowable garage area from 720 square feet to 1342 square feet to allow for construction of an additional garage, submitted by Richard and Marcia Johnson.	Granted 10/18/06
06-085	1330 Terrace Park Drive	Variance to reduce the required rear yard setback from 40 feet to 34 feet to allow for construction of a room addition, submitted by Jack Turkeltaub.	Granted 10/18/06
06-086	5515 Crestview Heights Drive	Variance to reduce the required front yard setback from 40 feet to 19 feet to allow for construction of a home and garage addition, submitted by Ed Merritt.	Granted 10/18/06
06-091	2349 Lindenwood Drive	Variance to allow a 6-foot high fence in the front yard, submitted by Karen Duncheon.	Granted modified request 11/9/06

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Case Number	Location	Request/Applicant	Decision/Date
06-092	2605 Devils Glen Road	Variance to allow an 8-foot high fence, submitted by Wallace Garden Center.	Granted 11/9/06
06-093	4365 Augusta Court	Variance to increase the allowable garage area from 720 square feet to 826 square feet to allow for construction of an additional garage, submitted by Brad Buckles.	Granted 11/9/06
06-094	125 South 13 th Street	Variance to reduce the required front yard setback from 50 feet to 9 feet and to reduce the required side yard setback from 10 feet to 0 feet to allow for construction of a building addition, submitted by Keith Hall.	Granted 11/9/06
06-095	Lot 1, Event Center First Addition	Variance to reduce the required front yard setback from 20 feet to 13 feet for the construction of an event center and to allow parking in the front yard setback, submitted by the City of Bettendorf.	Granted 11/9/06
06-096	Lot 1, Creek Hill North	Variance to allow front yard parking and to reduce the required rear yard setback from 35 feet to 10.5 feet to allow for construction of a condominium building, submitted by RMV, L.L.C.	Granted 11/9/06
06-103	1017 State Street	Variance to reduce the required front yard setback from 15 feet to 0 feet for an on-premises identification sign, submitted by Signs Now.	Pending
06-104	North of 630 River Drive	Special location plan for an off-premises parking lot, submitted by Jackson Investments.	Pending