



BOARD OF ADJUSTMENT

City of Bettendorf

ANNUAL REPORT

2007



Board of Adjustment
City of Bettendorf
2007 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 2007 and ending December 2007. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

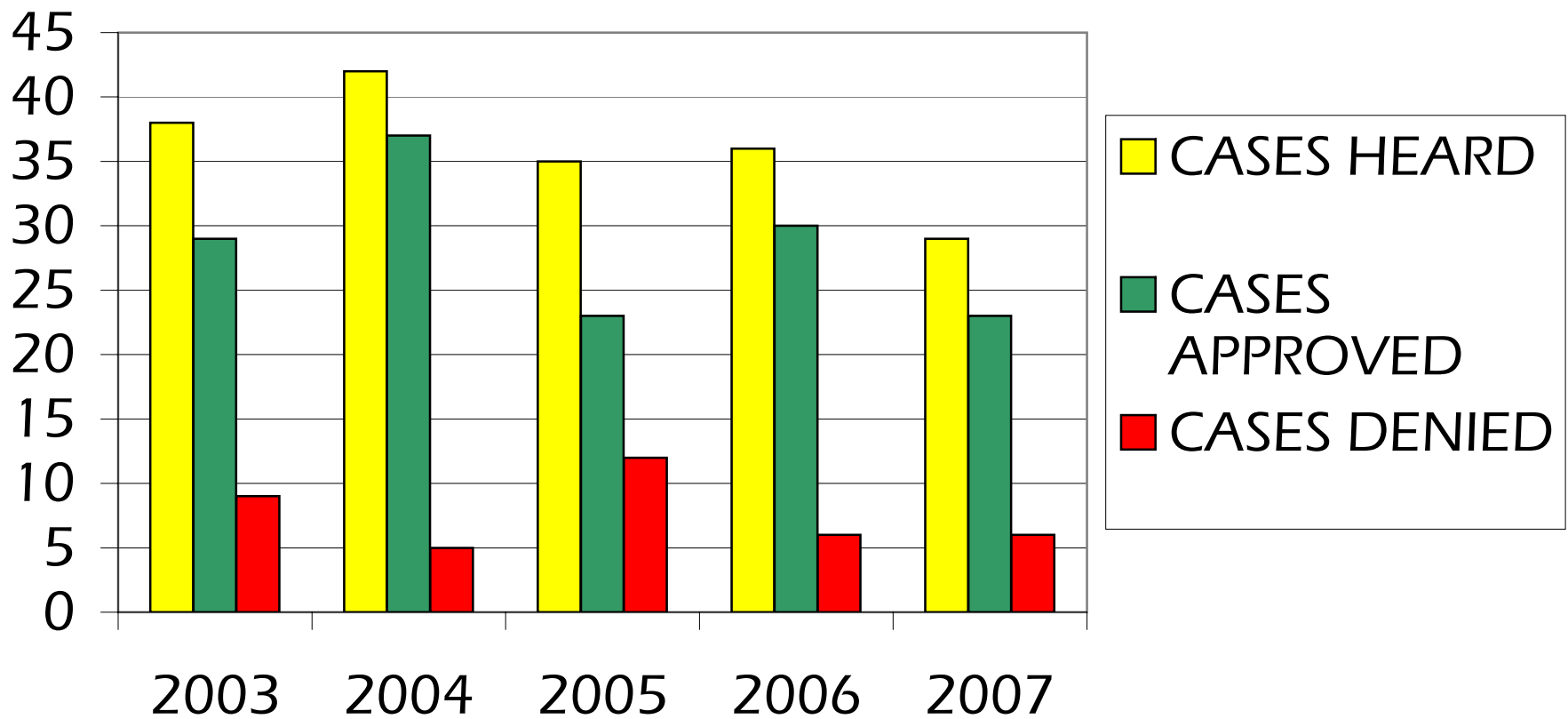
The Board of Adjustment heard 41 cases during the year ending December 2007. Of those cases there were 29 variance requests, 9 special use requests, 2 appeals of the Zoning Administrator's decisions, and 1 special location plan.

The Board granted 34 requests: 23 variances, 9 special uses, 1 appeal, and 1 special location plan. Six variance requests and one appeal were denied.

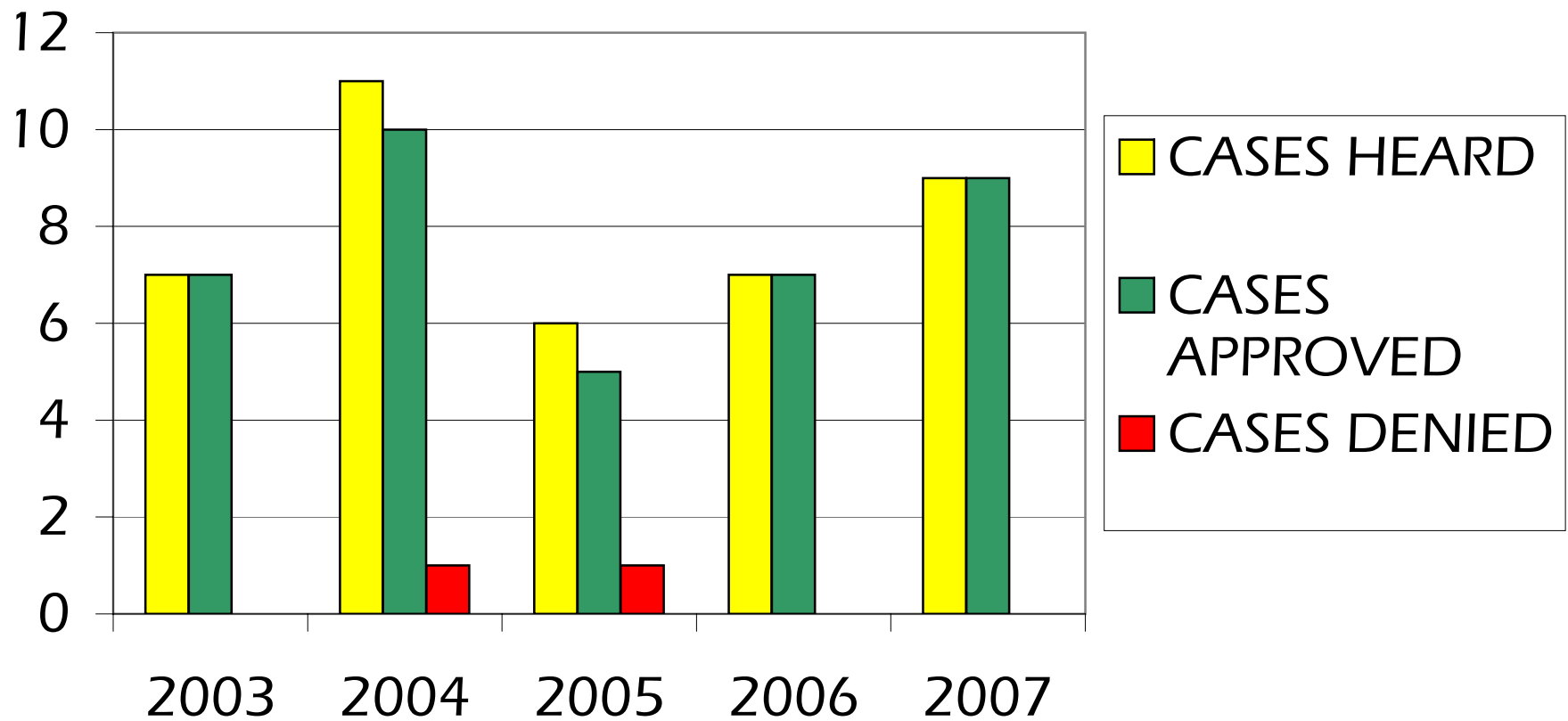
Board Member Listing

- 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 2003-2007



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2003-2007



BOARD OF ADJUSTMENT YEARLY REPORT - 2007

Case Number	Location	Request/Applicant	Decision/Date
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.	Granted 1/11/07
06-104	North of 630 River Drive	Special location plan for an off-premises parking lot, submitted by Jackson Investments.	Granted 1/11/07
07-001	2871 Devils Glen Road	Appeal of the Community Development Director's decision to require a building permit for installation of an electronic message center and an appeal of the Community Development Director's interpretations that the Code does not allow an electronic message center in excess of 50 square feet or an off-premises electronic message center, submitted by Lamar Advertising of the Quad Cities.	Denied 1/11/07
07-002	2890 Pleasant Ridge Court	Variance to increase the allowable square footage of a garage from 1318 square feet to 1444 square feet to allow construction of a 24-foot by 30-foot detached garage and to reduce the building separation requirement from 8 feet to 5 feet, submitted by Tim Beck.	Granted 1/11/07
07-007	3923 State Street	Variance to reduce the required front yard setback for an on-premises identification sign from 25 feet to 0 feet, submitted by Croell Redi-Mix, Inc.	Granted 2/8/07
07-008	416 - 26 ½ Street	Variance to reduce the required side yard setback from 5 feet to 2 feet and to increase the allowable occupied rear yard from 40% to 50% to allow for construction of a 12 ½-foot by 18-foot garage addition, submitted by Ken Hoffman.	Granted 2/8/07
07-019	2604 Central Avenue	Variance to allow a 64 square foot on-premises identification sign on a non-street frontage, submitted by Jeff McAfoos.	Granted 3/8/07
07-036	3800 Belmont Road	Special use to allow a seasonal garden center, submitted by Fareway Stores, Inc.	Granted 4/12/07
07-037	3445 Oakory Lane	Variance to allow an 8-foot high fence within the 40-foot building setback adjacent to Devils Glen Road, submitted by James E. and Ellen P. Kelley.	Granted 4/12/07
07-038	1109 Terrace Park Drive	Special use to allow a drive-in banking facility, submitted by RIA Federal Credit Union.	Granted 4/12/07

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Case Number	Location	Request/Applicant	Decision/Date
07-039	3659 Devils Glen Road	Review and affirmation of staff's interpretation of a continued "non-conforming use" to allow indoor storage units.	Affirmed 4/12/07
07-042	1224 - 21 st Street	Variance to allow an off-street parking space in a front yard, submitted by John and Cathy Gockel.	Granted 5/10/07
07-043	3445 Oakory Lane	Variance to allow the extension of an 8-foot high fence, submitted by James and Ellen Kelley.	Granted 5/10/07
07-044	3264 Palmer Hills Court	Variance to allow an on-premises identification sign on a non-street frontage building location, submitted by Spike Pedersen.	Granted 5/10/07
07-050	3116 Mount Joy Avenue	Variance to reduce the required side yard setback from 50 feet to 20 feet and to reduce the required rear yard setback from 50 feet to 10 feet to allow construction of an outbuilding, submitted by Larry Dickey.	Granted 6/14/07
07-051	2330 Tech Drive	Variance to allow a 6-foot high fence within a front yard setback, submitted by Bettendorf Kindercare.	Granted 6/14/07
07-052	5245 Schoolhouse Road	Variance to allow a 6-foot high fence within a front yard setback, submitted by Lovewell Fence.	Granted 6/14/07
07-053	1322 Highland Park Drive	Variance to allow an 8-foot high fence in a rear yard, submitted by Fred Goettsch.	Granted 6/14/07
07-054	105 Greenwood Avenue	Variance to allow construction of a 28-foot by 32-foot garage within an established front yard setback, submitted by Kenn and Karen Brinson.	Granted 6/14/07
07-055	210 River Drive	Variance to reduce the required rear yard setback from 40 feet to 11 feet to allow construction of a 24-foot by 30-foot garage, submitted by Shirley Burt.	Granted 7/12/07
07-060	1837 Spruce Hills Drive	Variance to allow an 8-foot high fence, submitted by Jeff and Michelle Kemp.	Denied 7/12/07
07-061	3355 Devils Glen Road	Special use to allow a drive-in banking facility, submitted by Bankland, LLC/Kevin Koellner.	Granted 7/12/07
07-062	1515 Golden Valley Drive	Variance to reduce the required front yard setback from 25 feet to 16 feet, submitted by David Mason.	Granted modified request 7/12/07

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07-063	5304 Julie Ann Court	Variance to allow a 6-foot high fence in a front yard setback, submitted by Tony Showers.	Granted 7/12/07
07-064	5334 Julie Ann Court	Variance to allow a 6-foot high fence in a front yard setback, submitted by Tony Showers.	Granted 7/12/07
07-065	5515 Crestview Heights Drive	Variance to reduce the required front setback from 40 feet to 8 feet, submitted by Ed and Charlene Merritt.	Denied 8/9/07
07-066	Lots 2 - 14, Wyndham Hills (preliminary plat)	Variance to reduce the required front yard setback from 25 feet to 20 feet, submitted by AMF Real Estate, LLC.	Granted 7/12/07
07-067	7186 State Street	Special use to allow a proprietor's residence, submitted by Jeff Hartman.	Granted 7/12/07
07-074	1043 Holmes Street	Variance to reduce the required front yard setback from 30 feet to 17 feet to allow a deck, submitted by David H. Thode.	Denied 8/9/07
07-075	1204 Sixth Street	Variance to reduce the required front yard setback from 40 feet to 20 feet to allow for construction of a 20-foot by 24-foot garage, submitted by Judith Belfer.	Denied 9/13/07
07-080	3020 Hyperion Road	Variance to reduce the required front yard setback from 25 feet to 16 feet to allow for an 8-foot by 9-foot deck landing, submitted by Kay Hale.	Granted 9/13/07
07-082	3740 Utica Ridge Road	Variance to reduce the required sign setback from 15 feet to 4 feet to allow for an on-premises identification sign, submitted by Lange Sign Group.	Granted 9/13/07
07-085	1644 Grant Street	Special use to allow a drive-up window, submitted by Pamela J. O'Callaghan.	Granted 9/13/07
07-092	3520 Utica Ridge Road	Variance to allow parking in a required front yard, submitted by Dentistry Unlimited.	Granted 10/11/07
07-093	1535 - 14 th Street	Variance to reduce the required rear and side yard setbacks from 5 feet to 2 feet to allow construction of an 8-foot by 10-foot shed, submitted by Mary Meumann.	Denied 10/11/07
07-094	3515 Middle Road	Special use to allow a drive-up window, submitted by Whitey's Ice Cream, Inc.	Granted 10/11/07
07-095	2421-2479 - 53 rd Avenue	Special use to allow a drive-up window, submitted by Hillcrest Partners-Crow Ridge.	Granted 10/11/07
07-096	2561-2579 - 53 rd Avenue	Special use to allow a drive-up window, submitted by Hillcrest Partners-Crow Ridge.	Granted 10/11/07

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07-102	2900 Devils Glen Road	Special use for relocation of a seasonal garden center.	Granted 11/14/07
07-103	2311 Oak Lane	Variance to reduce the required front yard setback from 25 feet to 13 feet to allow for a room addition, submitted by Linda Stoltenberg.	Denied 11/14/07
07-116	1838 State Street	Appeal of the Zoning Administrator's decision to prohibit an expansion of a non-conforming use, submitted by Ed Veit.	Granted 12/20/07
07-117	3129 State Street	Variance to reduce the required front yard setback from 25 feet to 0 feet to allow for a building addition, submitted by Jewell Group.	Granted 12/20/07