



BOARD OF ADJUSTMENT

City of Bettendorf

ANNUAL REPORT

2008



Board of Adjustment City of Bettendorf 2008 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 2008 and ending December 2008. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

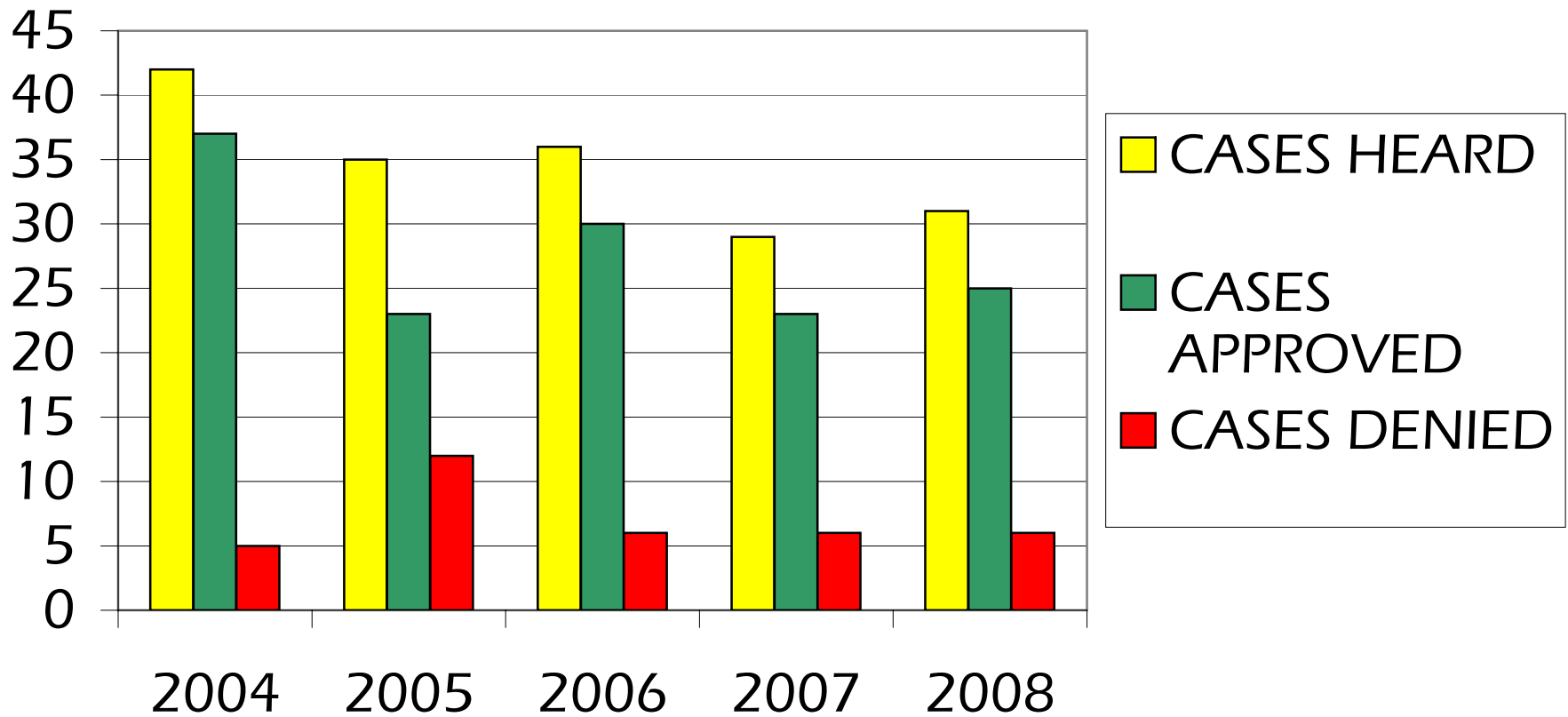
The Board of Adjustment heard 44 cases during the year ending December 2008. Of those cases there were 31 variance requests, 9 special use requests, 3 appeals of the Zoning Administrator's decisions, and 1 special location plan.

The Board granted 38 requests: 25 variances, 9 special uses, 3 appeal, and 1 special location plan. Six variance requests were denied.

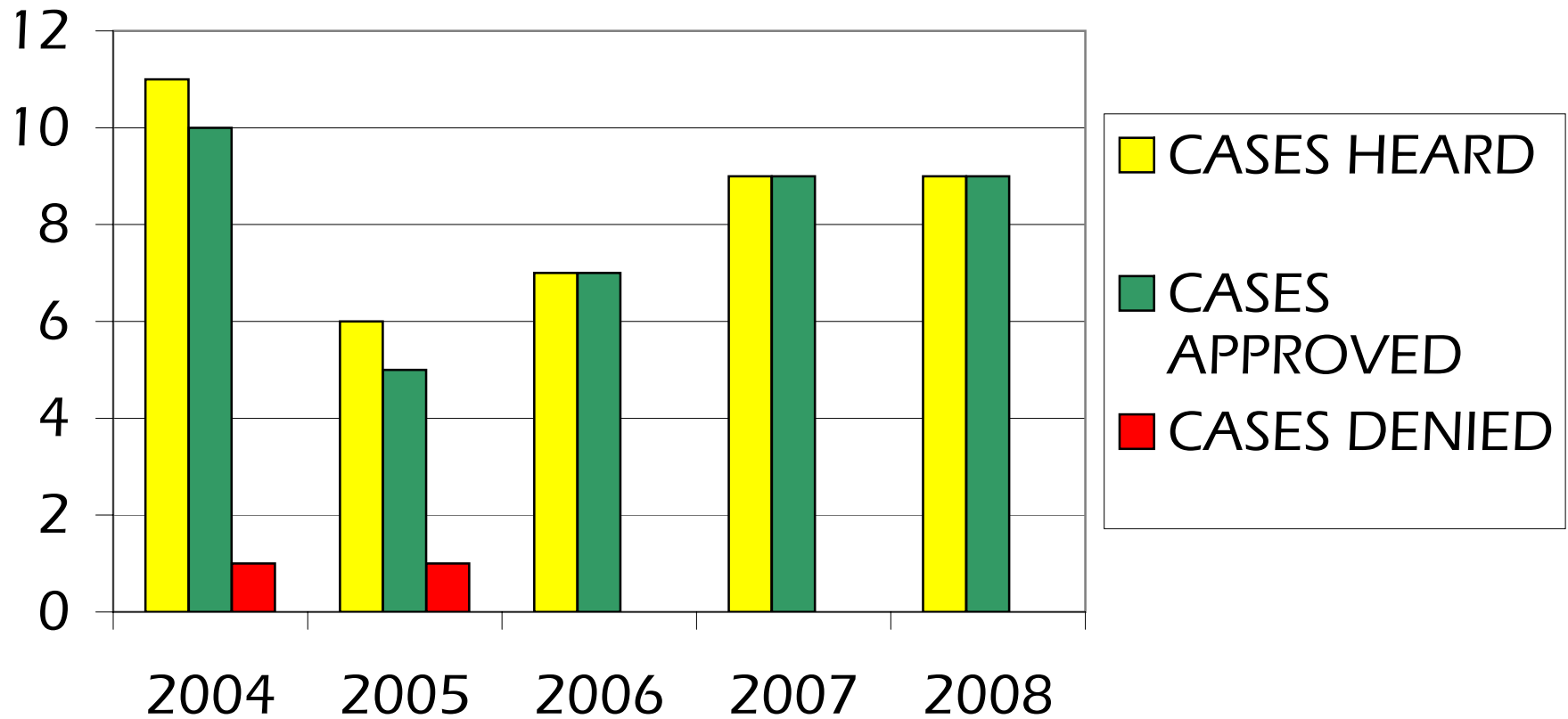
Board Member Listing

Tom Stelk, Chairman (Appointed pre-1979)
Kathleen McElhiney, Chairman Pro Tem (Appointed 11/98)
Pat Eikenberry (Appointed 6/01)
Robert Howe (Appointed 11/04)
Norm Voelliger (Appointed 4/08)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2004-2008



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2004-2008



BOARD OF ADJUSTMENT ANNUAL REPORT - 2008

Case Number	Location	Request/Applicant	Decision/Date
07-095	SE corner of 18 th Street and 53 rd Avenue	Extension of a special use permit allowing a drive-up window for a banking facility, submitted by Hillcrest Partners - Crow Ridge.	Granted 8/14/08
07-116	1838 State Street	Reconsideration of conditions placed on granting of appeal of the Zoning Administrator's decision to prohibit an expansion of a non-conforming use, submitted by Ed Veit.	Granted 2/21/08
07-116	1838 State Street	Reconsideration of conditions placed on granting of appeal of the Zoning Administrator's decision to prohibit an expansion of a non-conforming use, submitted by Ed Veit.	Granted 5/8/08
08-001	2304 Spruce Hills Drive	Special use permit to allow a bakery wholesale/retail mixed use, submitted by Mel Foster Mortgage Co.	Granted 1/10/08
08-002	2124 State Street	Special use permit to allow a temporary seasonal outdoor sales area, submitted by Scrub Pub of Bettendorf.	Granted 1/10/08
08-005	1910 State Street	Variance from the requirements of the Downtown Riverfront Corridor Overlay District regarding signage (Code Section 18.12), submitted by Gray Family Investments.	Denied 2/21/08
08-006	1910 State Street	Variance to reduce the front yard setback requirements regarding signage, driveway placement, and parking, submitted by Gray Family Investments.	Denied 2/21/08
08-007	1910 State Street	Special use permit to allow a drive-up window, submitted by Gray Family Investments.	Granted 2/21/08
08-014	Lot 3, Hoffman's First Addition at Devils Glen	Variance to reduce the required rear yard setback from 50 feet to 30 feet, submitted by D.G. Storage, L.L.C.	Granted 3/13/08
08-015	2540 State Street	Variance to reduce the required front yard setback from 20 feet to 0 feet for a portion of a commercial building, submitted by JCO Properties, L.L.C.	Granted 3/13/08
08-016	852 Middle Road	Variance to allow an additional shopping center sign, submitted by Lange Sign Group.	Granted 3/13/08
08-017	3027 State Street	Special location plan to allow off-site parking, submitted by Jewell Group.	Granted 4/10/08

BOARD OF ADJUSTMENT ANNUAL REPORT - 2008

Case Number	Location	Request/Applicant	Decision/Date
08-023	3027 State Street	Variance to allow parking in a required front yard, submitted by Jewell Group.	Granted 4/10/08
08-024	2242 State Street	Special use permit to allow a bar, cocktail lounge, and tavern, submitted by Melissa Newsom.	Granted 4/10/08
08-025	3323 Magnolia Court	Variance to allow a 6-foot high fence in a required front yard, submitted by Kelly Langston.	Granted 4/10/08
08-030	2455 Eagle Circle	Variance to reduce the required front yard setback from 25 feet to 22 feet to allow construction of a garage addition, submitted by Doug Palmer.	Granted 4/10/08
08-032	1515 Belair Drive	Variance to reduce the allowable fence height from 6 feet to 7 feet, submitted by Fred Lepley.	Granted 5/8/08
08-033	SE corner of Middle Road and Kimberly Road	Variance to reduce the required front yard building setback from 20 feet to 0 feet and a variance to reduce the required sign setback from 15 feet to 2 feet and from 15 feet to 6 feet for two signs, submitted by McDonald Properties East, L.L.C.	Granted 5/8/08
08-034	SE corner of Middle Road and Kimberly Road	Special use permit to allow a drive-up window, submitted by McDonald Properties, L.L.C.	Granted 5/8/08
08-035	2340 Spruce Hills Drive	Special use permit to allow an outdoor alcohol service area, submitted by Dan Henderson.	Granted 5/8/08
08-036	3729 Vogel Court	Variance to reduce the required side yard setback from 5 feet to 2 ½ feet to allow for a 10-foot by 20-foot storage shed, submitted by Bob and Gail Dover.	Denied 5/8/08
08-037	3466 Maplecrest Road	Variance to reduce the required setback for an on-premises subdivision identification sign from 15 feet to 4 feet, submitted by Allen Sign Co.	Granted 5/8/08
08-038	1519 Brown Street	Variance to increase the allowable garage area from 720 square feet to 1296 square feet, submitted by Michael Sersland.	Granted 5/8/08
08-044	1930 State Street	Variance from the requirements of the Downtown-Riverfront Corridor Overlay District to allow an additional on-premises identification sign, submitted by Hardee's.	Granted 6/12/08

BOARD OF ADJUSTMENT ANNUAL REPORT - 2008

Case Number	Location	Request/Applicant	Decision/Date
08-045	2550 Middle Road	Variance to reduce the required setback for an on-premises identification sign from 25 feet to 15 feet, submitted by Northwest Bank & Trust.	Granted 6/12/08
08-046	2804 Middle Road	Variance to reduce the required front yard setback from 30 feet to 28 feet, submitted by Covenant Homes.	Granted 6/12/08
08-047	3245 Utica Ridge Road	Variance to reduce the required sign setback from 20 feet to 17 feet, submitted by Acme Sign Co.	Granted 6/12/08
08-048	4357 Palm Drive	Variance to increase the allowable garage area from 720 square feet to 916 square feet, submitted by Beaver Builders, Inc.	Granted 6/12/08
08-049	1039 Hall Street	Variance to reduce the required side yard setback from 5 feet to 3 feet to allow construction of a garage, submitted by Tim Grothus.	Granted 6/12/08
08-050	2215 Echodale Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow construction of a 10-foot by 20-foot deck, submitted by Joseph Miller.	Denied 6/12/08
08-051	221 - 15 th Street	Special use permit to allow an outdoor alcohol service area, submitted by Anthony Buckley.	Granted 6/12/08
08-060	4650 Davis Street	Variance to allow a 6-foot high fence in a front yard, submitted by Greg Smart.	Denied 7/10/08
08-061	4580 Tanglewood Road	Variance to increase the allowable height of four condominium buildings from 2 ½ stories to 3 stories, submitted by River Cities Realtors, Inc.	Granted 7/10/08
08-062	2720 Devils Glen Road	Appeal of the Zoning Administrator's decision to prohibit the opening of a car care facility as a Car-X franchise, submitted by Robert Bettendorf.	Granted 7/10/08
08-072	4460 Woodfield Drive	Variance to reduce the required rear yard setback from 40 feet to 35 feet to allow for a deck, submitted by Jennifer Sparks.	Granted 8/14/08
08-073	1644 Grant Street	Variance to reduce the required sign setback from 15 feet to 10 feet, submitted by Josh Smith.	Granted 8/14/08
08-074	1644 Grant Street	Special use permit for an outdoor service area, submitted by Josh Smith.	Granted 8/14/08

BOARD OF ADJUSTMENT ANNUAL REPORT - 2008

Case Number	Location	Request/Applicant	Decision/Date
08-075	1530 - 29 th Street	Variance to increase the allowable square footage for garage space from 720 square feet to 840 square feet, submitted by Robert Glenn.	Granted 8/14/08
08-076	3535 Woodholm Lane	Variance to increase the allowable square footage for garage space from 720 square feet to 904 square feet, submitted by Steve Honse.	Granted 8/14/08
08-082	1048 Grant Street	Variance to increase the allowable height of an accessory structure from 15 feet to 18 feet, submitted by Bryan and Melissa Auliff.	Granted 10/9/08
08-089	1848 Anderson Court	Variance to reduce the required rear yard setback from 25 feet to 9 feet to allow for a 12 ½-foot by 18-foot deck addition, submitted by Kristine Thorpe.	Granted modified request 10/9/08
08-103	2810 State Street	Variance to reduce the required sign setback from 20 feet to 7 feet, submitted by Animal Emergency Center of the Quad Cities.	Granted 11/13/08
08-106	4104 and 4112 Lilienthal Street	Variance to reduce the required front yard setback from 25 feet to 0 feet to allow for a 6-foot high fence, submitted by Chuck Pekios.	Denied 12/11/08
08-107	3898 Valley View Drive	Variance to reduce the required side yard setback from 5 feet to 3 feet to allow for a garage addition, submitted by George W. Palmer.	Granted 12/11/08