



BOARD OF ADJUSTMENT
ANNUAL REPORT
2009

Special Use Permits

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Special Location Plans

Appeals

Miscellaneous Items

Prepared by the Community Development Department



Board of Adjustment
City of Bettendorf
2009 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 2009 and ending December 2009. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

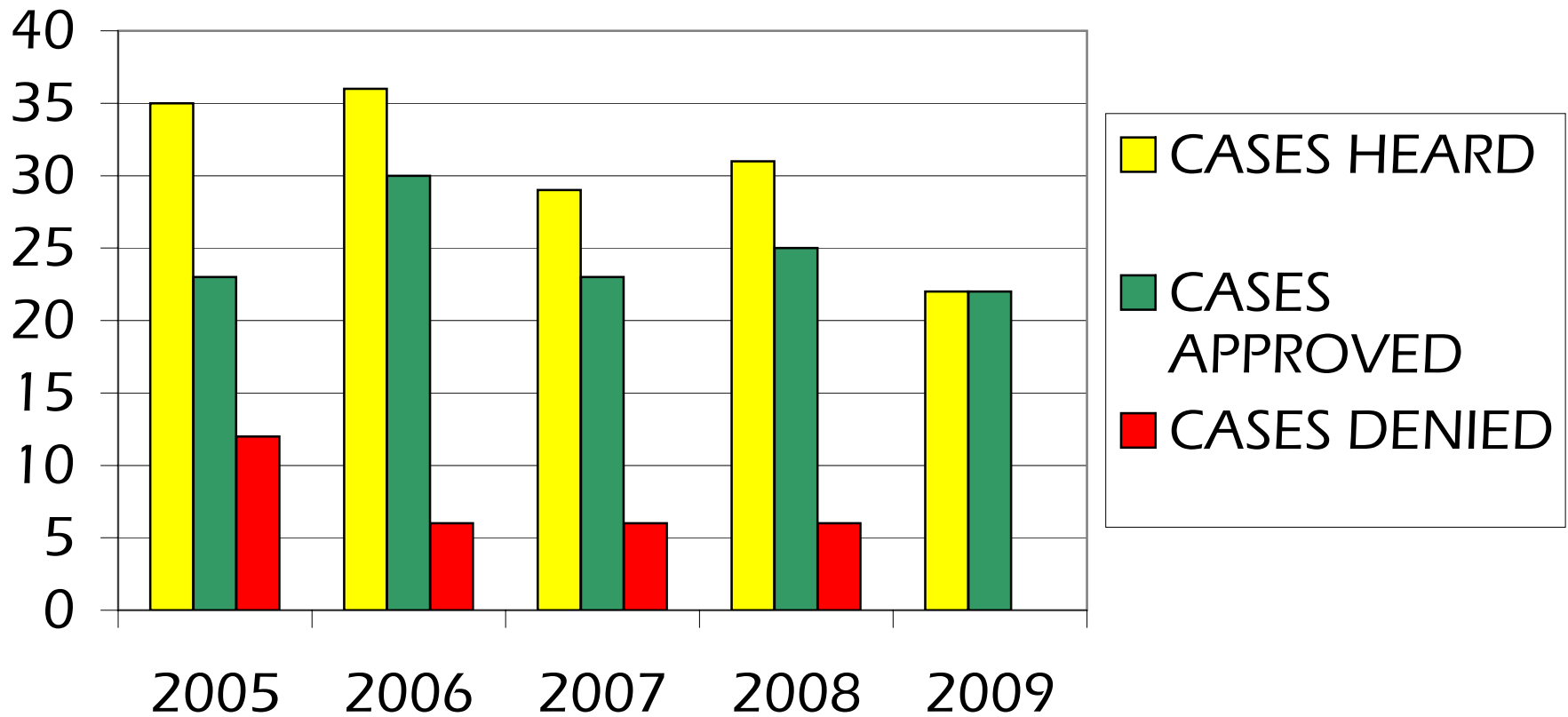
The Board of Adjustment made decisions regarding 29 cases during the year ending December 2009. Of those cases there were 22 variance requests, 5 special use requests, and 2 appeals of the decision of the Zoning Administrator.

The Board granted 27 requests. Two requests for appeals were denied.

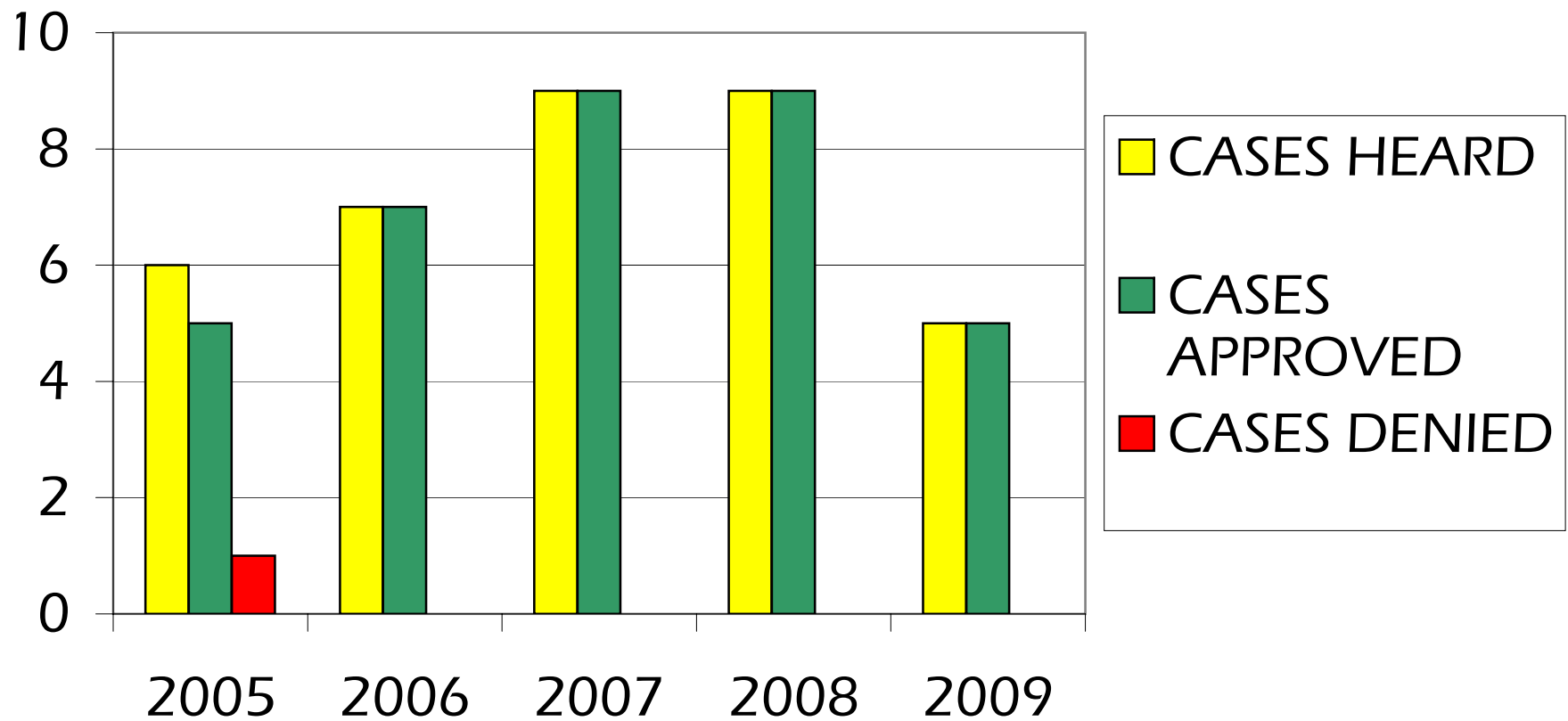
Board Member Listing

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 2005-2009



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USES 2005-2009



BOARD OF ADJUSTMENT ANNUAL REPORT - 2009

Case Number	Location	Request	Applicant	Decision/Date
09-001	3200 Devils Glen Road	Special use permit to allow a car wash.	DFCA, Inc.	Granted 1/8/09
09-006	6036 Shawnee Court	Variance to reduce the required rear yard setback from 40 feet to 30 feet and to reduce the required front yard setback from 35 feet to 30 feet.	Steven Zelle	Granted 3/12/09
09-007	7186 State Street	Special use permit to allow a concrete mixing facility.	Pleasant Valley Redi-Mix	Granted 2/12/09
09-008	3210 State Street	Appeal of the zoning administrator's decision to prohibit a log splitting operation.	Angela Solis	Denied 2/12/09
09-009	Part of Lot 1, Crowne Pointe Eighth Addition	Special use permit to allow a car wash.	Specialty Auto, Inc.	Granted 2/12/09
09-012	743 Grant Street	Variance to allow a 6-foot high fence within a front yard.	Sidney Rognoni	Granted 3/12/09
09-013	5733 Appleton Road	Variance to reduce the required side yard setback from 10 feet to 5 feet and the combined side yard setback from 15 feet to 10 feet.	Anthony Hofman	Granted 3/12/09
09-014	730 - 800 Tanglefoot Lane	Variance to reduce the required front yard setback from 50 feet to 20 feet.	Plantation Development	Granted 3/12/09
09-015	730 - 800 Tanglefoot Lane	Special use permit to allow a drive-up window.	Plantation Development	Granted 3/12/09
09-016	6021 Emery Court	Variance to allow an 8-foot high fence within a front yard.	Monte Coy	Granted modified request 3/12/09
09-024	19 Oak Park Drive	Variance to allow a 5-foot high fence in the established front yard setback to be located within 35 feet of the front property line.	David and Karri Mart	Granted 4/16/09
09-028	2400 - 18 th Street	Special use permit to allow an internet café.	Giovonnte Tate	Withdrawn
09-030	340 - 10 th Street	Variance to reduce the required rear yard setback from 25 feet to 13 feet to allow for a 12-foot by 16-foot deck.	Gerry Proulx	Granted 5/14/09
09-031	5252 Schoolhouse Road	Variance to allow a 6-foot high fence in the required front yard.	Nathan Durick	Granted 5/14/09
09-032	2420 - 18 th Street	Variance to allow an on-premises identification sign 9 feet from the front property line.	Cities Insurance Group	Granted with conditions 5/14/09

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09-033	2757 Cody Street	Variance to reduce the required combined side yard setback from 15 feet to 10 feet to allow for construction of a garage.	Vincent and Margaret Barrett	Granted with conditions 5/14/09
09-034	2828 - 18 th Street	Appeal of the zoning administrator's decision to prohibit an internet café in a C-1 zoning district.	Giovonnte Tate	Withdrawn
09-038	940 Holmes Street	Variance to allow a 6-foot high fence in the required front yard.	Chris and Dawn Baldus	Granted 5/14/09
09-039	1818 Grant Street	Variance to allow an on-premises identification sign within 11 feet of the front property line and for a variance to the Downtown Corridor Overlay District regulations to allow 30 square feet of the sign to be an LED message center.	K & K Hardware - Casey Keller	Granted with conditions 5/14/09
09-044	6517 Ocean Boulevard	Variance to reduce the required rear yard setback from 40 feet to 35 feet to allow for an 18-foot by 18-foot deck.	Lovewell Fencing, Inc.	Withdrawn
09-045	1229 Broadlawn Avenue	Variance to allow a swimming pool in a required front yard.	Robert Gevinski	Withdrawn
09-046	717 Brown Street	Variance to increase the allowable living area to garage ratio from 40% to 44%.	William Frazier	Granted 6/23/09
09-047	1414 - 25 th Street	Variance to increase the allowable fence height from 6 feet to 7 ½ feet.	William Grothusen	Granted 6/23/09
09-048	3590 East Harbor Drive	Appeal of the zoning administrator's decision that a generator is not considered a building structure and therefore is not subject to side yard setback requirements.	Stephen Chlebowski	Denied 6/23/09
09-056	3346 Towne Pointe Drive, 3363 Devils Glen Road, and 3365 Devils Glen Road	Special location parking plan.	Oxbow Development, LLC	Withdrawn
09-061	5004 Norwood Drive	Variance to reduce the required front yard setback from 40 feet to 34 feet to allow for a covered porch, submitted by Bryan and Sue Sampson.	Bryan and Sue Sampson	Granted 8/13/09
09-062	3200 Devils Glen Road	Special use permit to allow drive-up windows.	Towne Center, L.L.C.	Granted 8/13/09
09-067	3208 South Hampton Drive	Variance to increase the allowable living area to garage area ratio from 40% to 66%.	Chris Gutierrez	Granted 9/10/09

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09-068	Lot 2, Shoppes at Duck Creek First Addition	Special use permit for an additional drive-up window.	McDonald Properties East, L.L.C.	Withdrawn
09-070	4505 Utica Ridge Road	Variance to reduce the required setback for an on-premises identification sign from 15 feet to 5 feet.	Kenneth G. Meier	Granted modified request 10/8/09
09-071	2104 State Street	Variance to allow an exposed lighting source sign (LED programmable) in the Downtown Riverfront Corridor Overlay District.	Trish Norris	Granted 10/8/09
09-072	3260 Halcyon Drive	Variance to reduce the required rear yard setback from 40 feet to 25 feet to allow for construction of a deck and 4-season room.	Sampson Construction	Granted 10/8/09
09-073	SE corner of 53 rd Avenue and Devils Glen Road	Variance to allow two on-premises identification signs in an R-4 Multi-family Residence District.	Continental 203 Fund, LLC	Granted 10/8/09
09-074	2820 Villa Court	Variance to reduce the required rear yard setback from 20 feet to 14 feet to allow for a 14-foot by 16-foot deck.	Teresa Stori	Pending
09-075	2834 Villa Court	Variance to reduce the required rear yard setback from 20 feet to 12 feet to allow for construction of a 16-foot by 16-foot deck.	Tarikere Kumar	Withdrawn
09-076	930 - 14 th Street	Variance to reduce the required front yard set back from 25 feet to 15 feet to allow for construction of a 22-foot by 32-foot pavilion.	Keith and Vicki Hall	Granted 10/8/09
09-082	7186 State Street	Special use to allow a permanent concrete mixing facility.	Pleasant Valley Redi-Mix	Pending
09-085	SE corner of 53 rd Avenue and Devils Glen Road	Variance to reduce the required size of a multi-family dwelling unit from 600 square feet to 500 square feet.	Continental 203 Fund, LLC	Granted 12/10/09