



BOARD OF ADJUSTMENT ANNUAL REPORT 2012

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment
City of Bettendorf
2012 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.

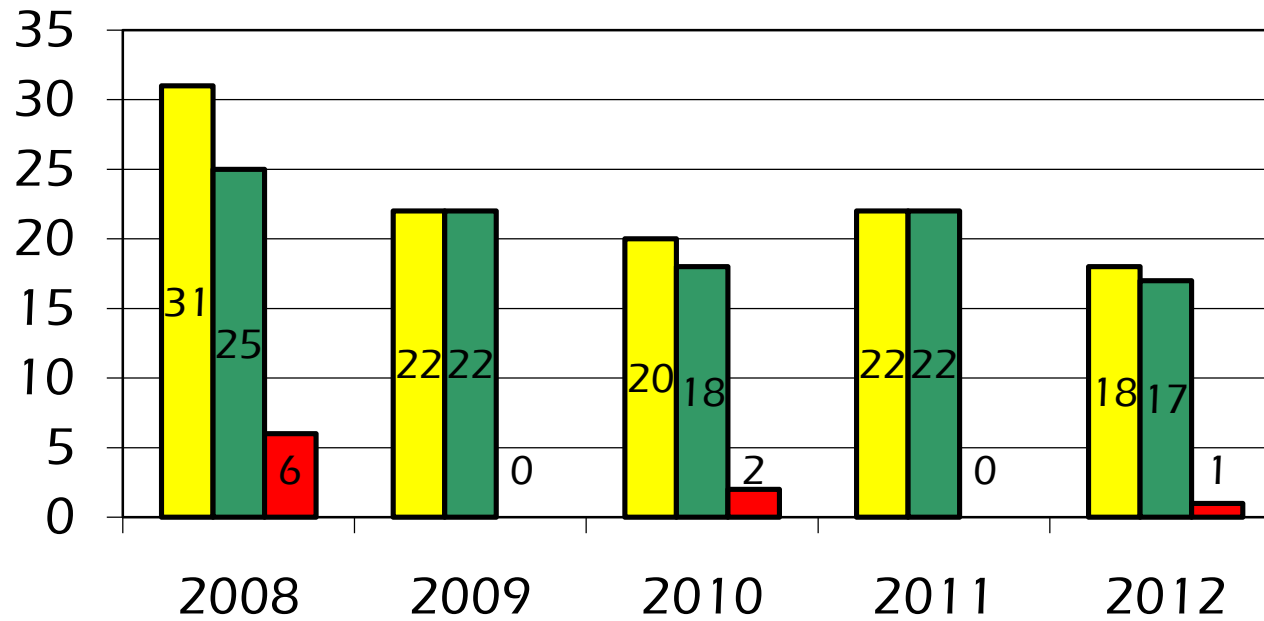
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2012 and ending December 2012. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

The Board of Adjustment made decisions regarding 24 cases during the year ending December 2012. Of those cases 18 were variance requests, and 6 were special use requests. The Board granted 23 requests.

Board Member Listing

Robert Howe (Resigned 4/12)
Norm Voelliger (Appointed 4/08)
David Falk (Appointed 4/10)
Bryce Johnson (Appointed 9/11)
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2008 - 2012

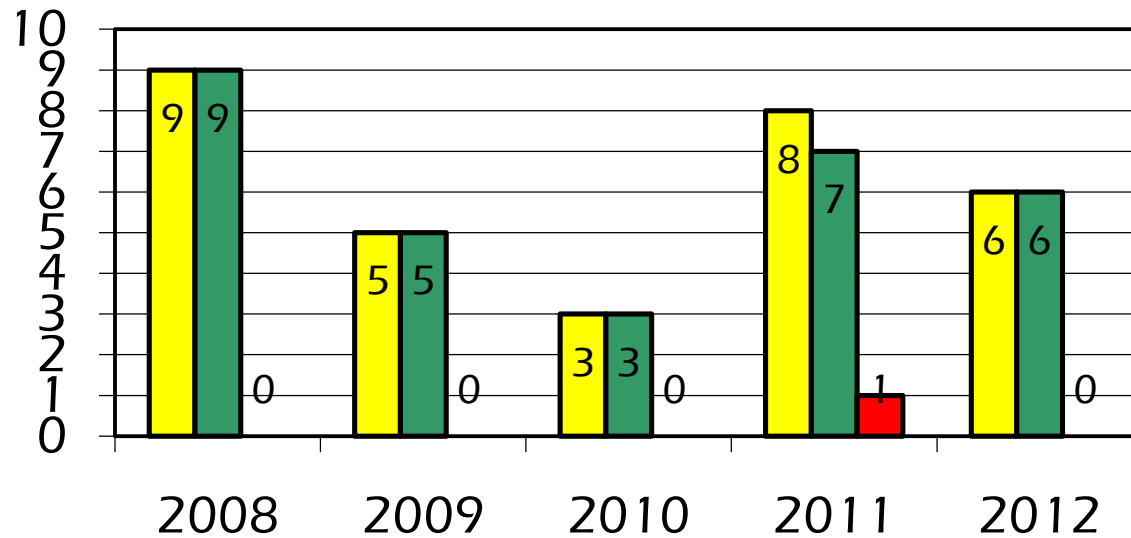


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2008 - 2012



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

2012 Board of Adjustment Annual Report

Case Number	Location	Request/Applicant	Decision/Date
12-001	1227 Broadlawn Avenue	Variance to allow construction of a 18-foot x 16-foot deck within the established front yard setback, submitted by Amy Beausoleil.	Granted 1/12/12
12-002	5092 - 45 th Avenue	Variance to allow a 6-foot high fence in a required front yard, submitted by Robert Ferns.	Granted with conditions 1/12/12
12-007	1304 Elmore Avenue	Variance to reduce the required front yard setback from 30 feet to 20 feet to allow for construction of a deck and pergola, submitted by Richard and Lisa Syfert.	Granted 2/9/12
12-008	2002 Spruce Hills Drive 2828 - 18 th Street	Special use permit to allow a drive-up window, submitted by FEPH Acquisitions Fund II, LLC.	Granted with conditions 2/9/12
12-009	2002 Spruce Hills Drive 2828 - 18 th Street	Variance to allow parking in a required front yard along 18 th Street, submitted by FEPH Acquisitions Fund II, LLC.	Granted with conditions 2/9/12
12-012	3230 Ridge Pointe	Special use permit to allow a drive-in banking facility, submitted by Deere Harvester Credit Union.	Granted with conditions 2/9/12
12-014	2801 Bellevue Avenue	Variance to increase the allowable square footage for a garage from 720 square feet to 1,080 square feet and to allow a 2-foot encroachment into the established front yard setback, submitted by Richard Frantz.	Granted 3/8/12
12-016	800 - 23 rd Street	Special use permit to allow a church, submitted by Apostolic Assembly of Bettendorf.	Granted 3/8/12
12-018	3135 Central Avenue	Variance to increase the allowable square footage for a garage from 720 square feet to 936 square feet, submitted by Dennis Stoffel.	Granted 3/8/12
12-025	6400 Crow Creek Road	Variance to reduce the required setback for an on-premises identification sign to 1 foot, submitted by Acme Sign Company.	Granted modified request 4/12/12
12-031	2339 - 53 rd Avenue	Special use permit to allow a drive-in banking facility, submitted by Joe Minorik.	Granted 5/10/12
12-032	3462 Maple Glen Drive	Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow construction of a deck, submitted by Tom Stopulos.	Granted modified request 5/10/12

2012 Board of Adjustment Annual Report

12-037	4021 Greenbrier Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow construction of a 6-foot by 8-foot deck, submitted by Douglas Larson.	Granted 6/14/12
12-039	2701 Devils Glen Road	Variance to allow a 8-foot high fence, submitted by Scott Rubins.	Granted 7/12/12
12-041	1460 Isle Parkway	Modification of an existing special use permit to allow auctions, submitted by U.S. Auctioneers.	Granted with conditions 8/9/12
12-042	3656 Moencks Road	Variance to increase the allowable square footage of a garage from 720 square feet to 1860 square feet to allow construction of a 36-foot by 30-foot garage (barn), submitted by Kyle Howard.	Granted 7/12/12
12-044	2312 Spruce Hills Drive	Special use permit to allow a drive-up window, submitted by TM & ACZ, Inc.	Granted 7/12/12
12-046	6313 Dorothy's Drive	Variance to allow a 6-foot high fence in a required front yard, submitted by James and Laurie Rohner.	Granted 8/9/12
12-047	6305 International Drive	Variance to allow a 6-foot high fence in a required front yard, submitted by Brian Mosbaugh.	Granted 8/9/12
12-048	2339 - 53 rd Avenue	Variance to reduce the required sign setback from 15 feet to 7 ½ feet and from 15 feet to 13 feet for two on-premises identification signs, submitted by Ascentra Credit Union.	Granted 8/9/12
12-052	2211 Grant Street	Variance to reduce the required setback for an on-premises identification sign from 15 feet to 3 feet, submitted by David Howard.	Granted with conditions 9/13/12
12-062	3449 Moencks Road	Variance to allow a 6-foot high fence in a required front yard, submitted by Christopher and Janessa Ormsby.	Granted with conditions 11/8/12
12-063	3333 - 18 th Street	Variance to reduce the required setback from 15 feet to 3 feet for two on-premises identification signs, submitted by Lange Sign Group.	Granted 11/8/12
12-064	2140 Devils Glen Road	Variance to increase the allowable garage area from 720 square feet to 1808 square feet, submitted by Chuck Mausser.	Denied 11/8/12

