



BOARD OF ADJUSTMENT ANNUAL REPORT 2013

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment
City of Bettendorf
2013 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.

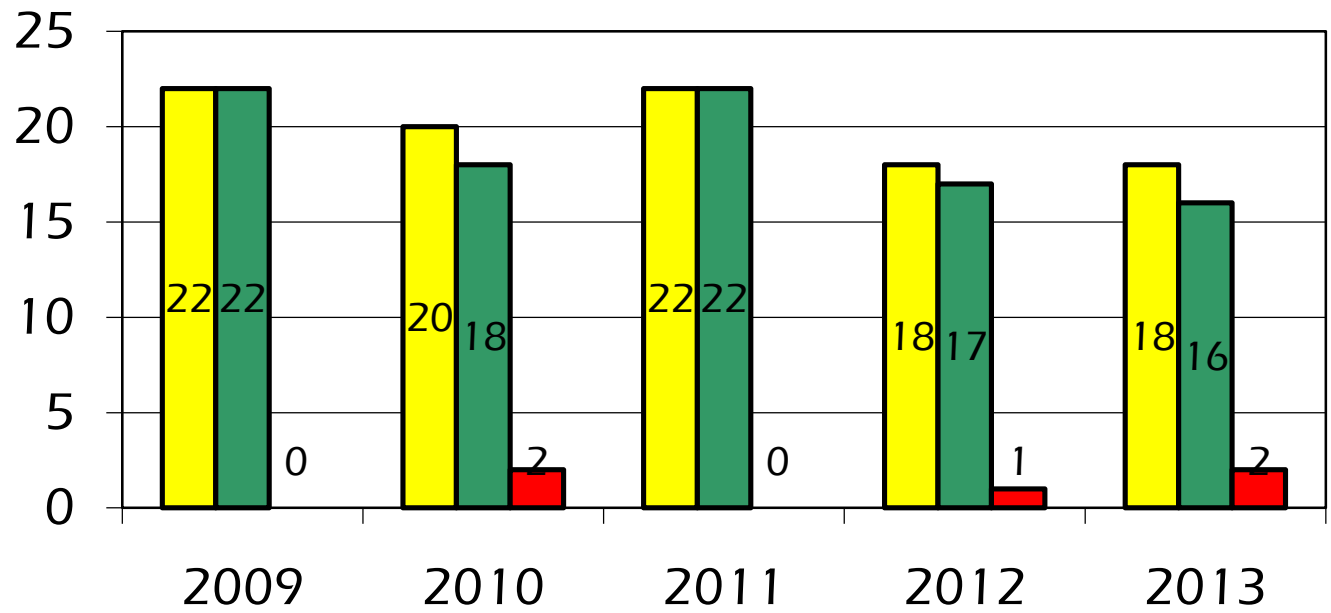
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2013 and ending December 2013. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

The Board of Adjustment made decisions regarding 21 cases during the year ending December 2013. Of those cases 18 were variance requests, and 3 were special use requests. The Board granted 18 requests in total.

Board Member Listing

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 2009 - 2013

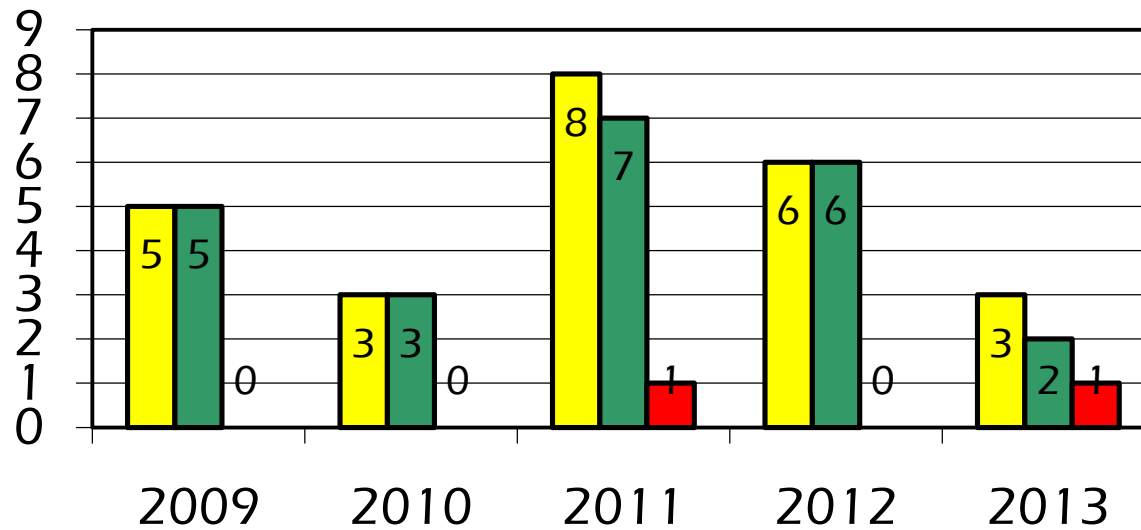


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2009 - 2013



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

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Case Number	Location	Request (Applicant)	Decision/ Date
13-001	3222 and 3236 Bear Tooth Court	Variance to request that a fitness center be considered similar and compatible to the permitted and/or special uses permitted in the I-2 General Industrial District. (GRD Development, LLC)	Granted 1/10/13
13-002	3222 and 3236 Bear Tooth Court	Variance to reduce the required number of off-street parking spaces to 24. (GRD Development, LLC)	Granted 1/10/13
13-007	3775 Middle Road	Variance to reduce the required setback for an on-premises identification sign from 15 feet to 13 feet. (Our Savior Lutheran Church)	Granted 3/14/13
13-010	4 Summer Place	Variance to reduce the required rear yard setback from 40 feet to 16 for a house addition. (Mark Roemer)	Granted 4/11/13
13-011	2154 St. Andrews Circle	Variance to reduce the required rear yard setback from 40 feet to 32 feet to allow for construction of a room addition. (Sampson Construction)	Granted 4/11/13
13-012	1109 Terrace Park Drive	Special use permit to allow a drive-in banking facility. (Joe Minorik/LaMacchia Group)	Granted 4/11/13
13-013	3487 Towne Pointe Drive	Variance to allow an additional on-premises identification sign on a non-street frontage and to increase the allowable size of the sign from 300 square feet to 600 square feet. (Bettendorf Christian Church)	Granted 4/11/13
13-018	1235 - 16 ½ Street	Variance to reduce the required front yard setback from 25 feet to 19 feet to allow for construction of a porch. (Roy Shaft)	Granted 5/9/13
13-019	1866 Bristol Drive	Variance to reduce the required side yard setback from 5 feet to 3 feet to allow for construction of a garage. (Nancy Rigby)	Denied 5/9/13
13-020	4038 Utica Ridge Road	Variance to reduce the required front yard setback from 50 feet to 10 feet for an on-premises identification sign. (Quad City Construction Services)	Granted 5/9/13
13-029	3495 ValleyWynds Drive	Variance to allow a 6-foot high fence in a required front yard. (Ben Moseley)	Granted 6/13/13
13-036	2114 Bellevue Avenue	Variance to increase the allowable square footage of a garage from 720 square feet to 932 square feet. (Terry Calhoun)	Granted 7/11/13

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Case Number	Location	Request (Applicant)	Decision/ Date
13-037	931 Middle Road	Special use permit to allow a drive-up window. (Geifman Food Stores, Inc.)	Granted 7/11/13
13-038	14 Oakbrook Place	Variance to increase the allowable square footage of a garage from 1088 square feet to 1141 square feet and to reduce the required combined side yard setback from 20 feet to 13 ½ feet. (Kent Houzenga)	Granted 7/11/13
13-040	1742 Susan Court	Variance to allow a 6-foot high fence in a required front yard. (Philip Harms)	Denied 8/8/13
13-052	6150 Buckskin Trail	Variance to reduce the required setback for a swimming pool from 10 feet to 6 feet. (David and Kelly Elg)	Denied 9/12/13
13-053	2501 - 53 rd Avenue	Special use permit for an outdoor service area to be similar and compatible to the uses existing within the premises. (The Clubhouse)	Denied 12/12/13
13-063	3204 Bear Tooth Court	Variance to reduce the required side yard setback from 10 feet to 6 feet to allow for a building addition. (David Death)	Granted 10/10/13
13-064	2777 - 18 th Street	Variance to increase the allowable square footage of a parking instruction sign from 9 square feet to 30 square feet and to allow two non-street frontage on-premises identification signs (building-mounted). (Conrad Wagner)	Granted 12/12/13
13-065	6655 Crow Creek Road	Variance to reduce the required rear yard setback from 40 feet to 10 feet to allow for a 14-foot by 50-foot house addition. (Bob and Martha Border)	Granted 12/12/13
13-066	2999 Middle Road	Variance to allow a 5-foot high fence along the Middle Road property line. (City of Bettendorf/Palmer Hills Golf Course)	Granted 12/12/13

