



Board of Adjustment Annual Report

2016

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment
City of Bettendorf
2016 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.

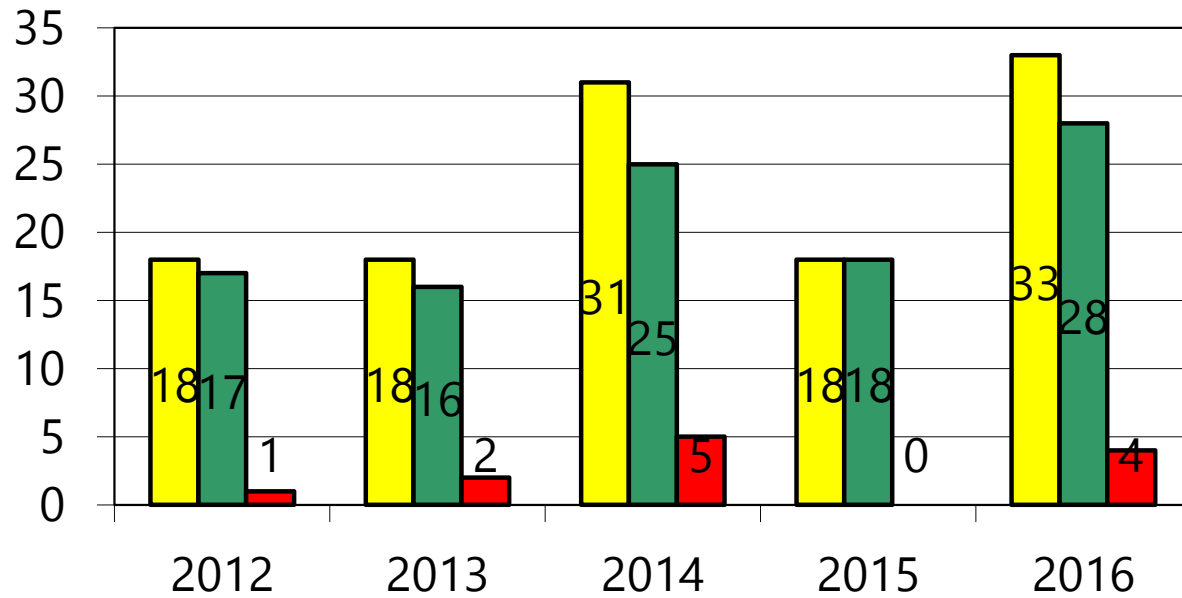
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2016 and ending December 2016. These cases are those for which a public hearing was held.

The Board of Adjustment held public hearings regarding 41 cases during the year ending December 2016. Of those cases, 33 were variance requests, and 7 were special use permit requests. The Board granted 28 variance requests and 6 special use permits. One exception was granted, and one variance request was withdrawn after a public hearing was held.

Board Member Listing

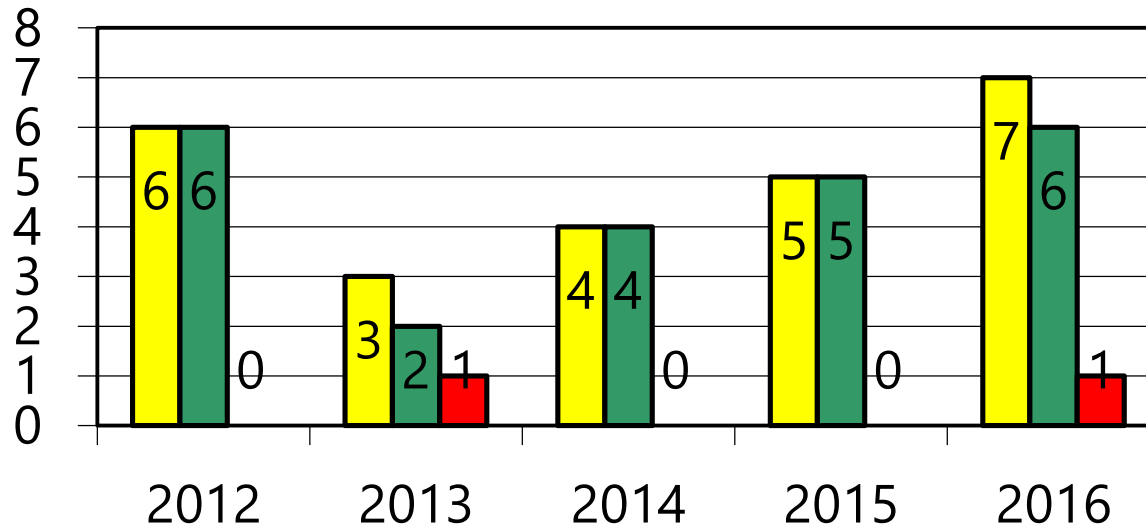
Norm Voelliger (Appointed 4/08)
David Falk (Appointed 4/10)
Bryce Johnson (Appointed 9/11) [Resigned]
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)
Kris Clements (Appointed 6/16)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2012 - 2016



■ CASES HEARD ■ CASES APPROVED ■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2012 - 2016



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

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Case Number	Location	Request (Applicant)	Decision/Date
16-001	5382 Clemons Road	Special use permit to allow a 150-foot tall radio transmission tower. (Brian Porter)	Denied 2/11/16
16-002	1777 Isle Parkway	Variance to reduce the required setback for an on-premises identification sign from 100 feet to ½-foot. (Isle of Capri)	Granted 2/11/16
16-003	325 – 16 th Street	Variance to allow parking in a required front yard setback. (Bill Ernst)	Granted 3/10/16
16-004	325 – 16 th Street	Variance from the requirements of the Downtown Riverfront Corridor Overlay District related to signage for small shopping centers to allow a 45-foot high pole sign and to increase the allowable size of a sign from 100 square feet to 350 square feet. (Bill Ernst)	Granted modified request 3/10/16
16-005	325 – 16 th Street	Special use permit to allow a drive-up window. (Bill Ernst)	Granted 3/10/16
16-013	1045 Hall Street	Variance to allow a garage to exceed the 40% rear yard ratio by 100 square feet to allow construction of a 720 square foot garage. (Jenna Kinyon)	Granted 3/10/16
16-018	1008 – 18 th Street	Variance to reduce the required front yard setback from 25 feet to 7 feet to allow a 6-foot high fence (along 18 th Street) and to allow an 8-foot high fence (along the western property line). (Daniel Dimmig)	Granted 5/24/16
16-019	6048 Shawnee Court	Variance to reduce the required combined side yard setback from 20 feet to 16 feet to allow for construction of a room addition and garage. (Scott Pearson)	Granted 5/24/16
16-020	2550 Middle Road	Variance to reduce the required front yard setback from 80 feet to 20 feet to allow for a 120 square foot monument sign. (Mike Byington)	Granted 5/24/16
16-021	5572 Integrity Way	Variance to increase the allowable garage area from 734 square feet to 1,040 square feet. (Beaver Builders)	Granted 5/24/16

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Case Number	Location	Request (Applicant)	Decision/ Date
16-022	5594 Integrity Way	Variance to increase the allowable garage area from 720 square feet to 1,140 square feet. (Bob Buker)	Granted 5/24/16
16-024	3911 Sparrow Court	Variance to reduce the required rear yard setback from 25 feet to 10 feet to allow for construction of a 24-foot by 10-foot deck. (Sampson Construction, Inc.)	Granted 5/24/16
16-025	3128 Marynoel Avenue	Variance to reduce the required rear yard setback from 40 feet to 26 feet to allow for construction of a 14-foot by 16-foot room addition. (Sampson Construction, Inc.)	Denied 5/24/16
16-026	5780 Jenny Lane	Variance to increase the allowable garage area from 720 square feet to 880 square feet. (Bryan Daxon and Amber Arnholz)	Granted 5/24/16
16-027	4555 Utica Ridge Road	Variance to reduce the required front yard setback for parking from 20 feet to 0 feet and to reduce the required sign setback from 20 feet to 5 feet. (Katie Sommers)	Granted modified request 6/9/16
16-028	4287 Happiness Lane	Variance to allow a 6-foot high fence in a required front yard. (Bob Buker)	Denied 5/24/16
16-029	17 Grove Park Circle	Variance to reduce the required rear yard setback from 25 feet to 22 feet to allow for construction of a 8-foot by 14-foot deck. (Shenea Brockman)	Granted 5/24/16
16-035	4112 Woodview Drive	Variance to reduce the required rear yard setback from 25 feet to 15 feet to allow construction of a 16-foot by 16-foot screened porch. (Heartland Builders of the Quad Cities)	Granted 6/9/16
16-036	3431 Maple Glen Drive	Variance to reduce the required rear yard setback from 25 feet to 15 feet to allow construction of a 14-foot by 14-foot deck. (Ronald and Carolyn Krebs)	Granted 6/9/16
16-037	2624 Rosehill Avenue	Variance to allow a 6-foot high fence in a required front yard. (Ralph Armstrong)	Denied 6/9/16

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Case Number	Location	Request (Applicant)	Decision/ Date
16-038	5768 New Castle Lane	Variance to increase the allowable height of an accessory structure from 15 feet to 17 ½ feet. (John O'Brien)	Granted 7/14/16
16-039	2255 Falcon Avenue	Variance to allow parking in a required front yard. (Build to Suit, Inc.)	Granted 6/9/16
16-040	872 Tanglefoot Lane	Variance to reduce the required rear yard setback from 50 feet to 10 feet. (Tanglefoot Investors, LLC/Thomas J. Pastrnak)	Granted 6/9/16
16-047	5645 Barcelona Street	Variance to reduce the required rear yard setback from 40 feet to 18 feet to allow construction of a 14-foot by 25-foot deck. (Wesley Hand)	Granted 7/14/16
16-048	5422 Cavan Crossing	Variance to reduce the required rear yard setback from 25 feet to 20 feet to allow construction of a 6-foot by 12-foot deck. (Towne & Country Bettendorf)	Granted 7/14/16
16-049	5572 Integrity Way	Variance to increase the allowable garage area from 734 square feet to 1,264 square feet. (Bob Buker)	Granted 7/14/16
16-050	931 State Street	Variance to reduce the required sign setback for an on-premises identification sign from 20 feet to 0 feet. (Dev Bastola)	Granted modified request 8/11/16
16-051	702 Eighth Street	Variance to reduce the established front yard setback (along Jones Street) from 7 feet to 3 feet 9 inches. (Adam Smith)	Granted with conditions 7/14/16
16-052	4823 Mason Run	Variance to reduce the required rear yard setback from 40 feet to 27 feet to allow for construction of a 12-foot by 20-foot deck. (Premier Custom Homes)	Granted 7/14/16
16-056	I-80 eastbound rest area (mile marker 300)	Special use permit to allow a radio communications tower. (CCSI)	Granted 9/8/16
16-058	4513 Stone Haven Drive	Variance to allow a 6-foot high fence in a required front yard. (George Hallas)	Denied 8/11/16

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Case Number	Location	Request (Applicant)	Decision/Date
16-075	2255 Falcon Avenue	Special use permit to allow a bar, cocktail lounge, and tavern and associated outdoor service area. (Mark Roemer)	Granted with conditions 9/8/16
16-076	3417 Moencks Road	Exception to allow demolition and reconstruction of a single-family home on a non-conforming lot. (Christopher and Janessa Ormsby)	Granted 9/8/16
16-090	3421 Field Sike Drive	Variance to increase the allowable garage area from 1,091 square feet to 2,020 square feet. (Joseph Martinolich)	Granted with conditions 10/13/16
16-091	2239 Kimberly Road	Special use permit to allow an outdoor service area. (Kathy Rashid)	Granted 10/13/16
16-092	3557 Deertrail Road	Variance to reduce the required front yard setback from 25 feet to 13 feet to allow for construction of a garage addition. (Donald and Cindy Tice)	Pending
16-093	2927 Cambridge Drive	Variance to allow a 5-foot high fence in a required front yard along 29 th Street. (James Riches)	Granted 10/13/16
16-094	SE corner of Middle Road and Crow Creek Road	Special use permit to allow two drive-up windows. (AMF Real Estate, LLC)	Granted 10/13/16
16-095	3470 Middle Road	Variance to increase the allowable size of a non-conforming on-premises identification sign from 30 square feet to 42 square feet. (Signs Now/Jeremy Collins)	Granted 10/13/16
16-102	5499 White Post Road	Variance to allow a 5-foot high fence in a required front yard. (David Knaack)	Granted 11/10/16
16-110	4060 Middle Road	Special use permit to allow a drive-up window. (Build to Suit, Inc./Kevin Koellner)	Granted 12/8/16
16-111	627 Eighth Street	Variance to allow an accessory building (garage) within 3 feet of the front property line adjacent to Eighth Street. (Michael Lavery)	Withdrawn

