



# Board of Adjustment Annual Report

2017

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment  
City of Bettendorf  
2017 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.

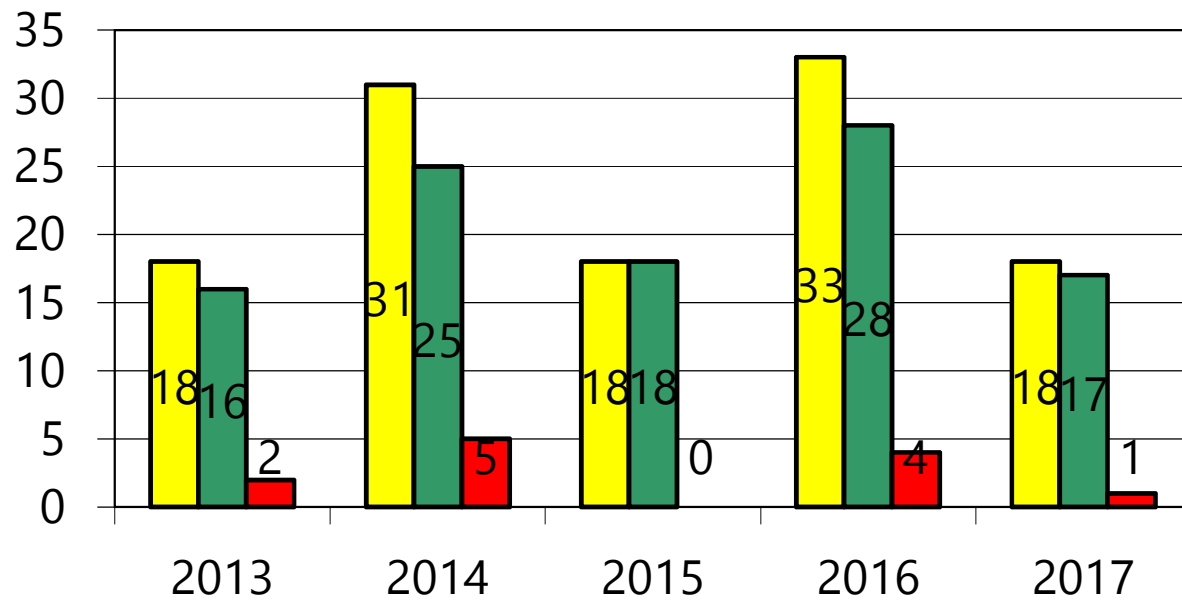
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2017 and ending December 2017. These cases are those for which a public hearing was held.

The Board of Adjustment held public hearings regarding 22 cases during the year ending December 2017. Of those cases, 18 were variance requests, and 2 were special use permit requests. The Board granted 14 variance requests, one special use permit, one appeal of the zoning administrator's decision, and one expansion of a non-conforming use. One variance request and one special use permit were denied. Two variance requests were withdrawn after a public hearing was held.

Board Member Listing

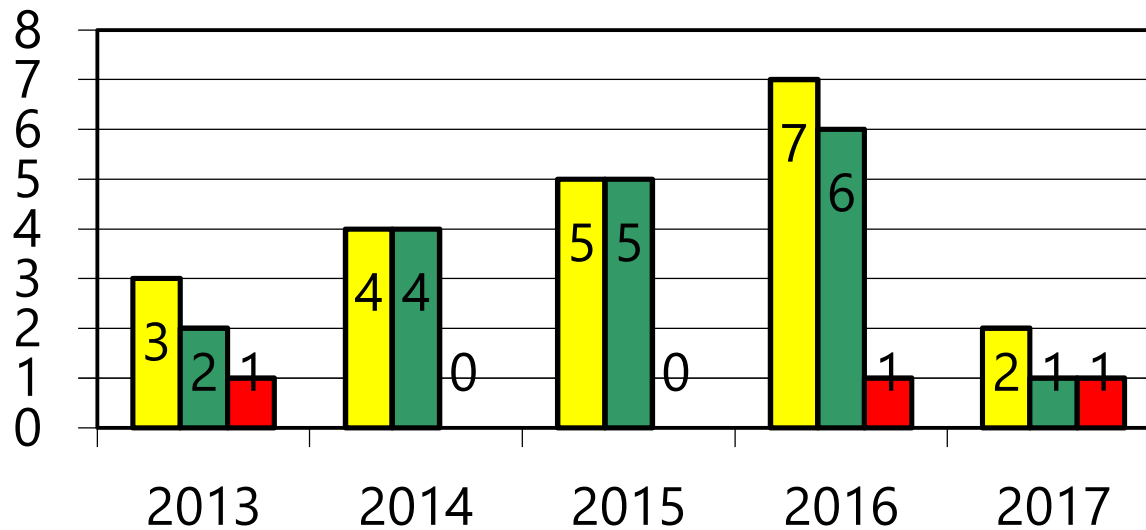
Norm Voelliger (Appointed 4/08)  
David Falk (Appointed 4/10)  
Robert Gallagher (Appointed 2/12)  
Mary Spranger (Appointed 7/12)  
Kris Clements (Appointed 6/16)

# BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2013 - 2017



■ CASES HEARD   ■ CASES APPROVED   ■ CASES DENIED

# BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2013 - 2017



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

## 2017 Board of Adjustment Annual Report

<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/ Date</b>
16-092	3557 Deertrail Road	Variance to reduce the required front yard setback from 25 feet to 16 feet to allow for construction of a garage addition. (Donald and Cindy Tice)	Granted 1/12/17
17-006	5104 Pandit Drive	Variance to reduce the required width of a single-family residential lot from 70 feet to 50.5 feet. (Everest Homes, LLC)	Granted 3/9/17
17-007	3775 Middle Road	Variance to reduce the required side yard setback from 50 feet to 29 feet to allow construction of a building addition. (McClure Engineering)	Granted 3/9/17
17-008	4555 Utica Ridge Road	Variance to reduce the required front yard setback from 20 feet to 12 feet for 4 parking spaces and to allow a private driveway in a required front yard. (REMAX Centre, LLC)	Granted 4/11/17
17-009	221 - 15 <sup>th</sup> Street	Variance to reduce the required front yard setback from 20 feet to 1.8 feet to allow for construction of a 5-story apartment building. (Jennifer Bennett)	Withdrawn
17-010	221 - 15 <sup>th</sup> Street	Variance to reduce the required number of parking spaces from 247 to 170. (Jennifer Bennett)	Withdrawn
17-037	3128 Marynoel Avenue	Variance to reduce the required rear yard setback from 40 feet to 30 feet to allow construction of a 12-foot by 16-foot room addition. (Sampson Construction)	Denied 5/22/17
17-041	4600 Amber Court	Appeal of the zoning administrator's decision to prohibit a home occupation. (Melissa Bigelow)	Decision overturned 5/22/17
17-042	1808 Sunset Drive	Variance to reduce the required front yard setback from 25 feet to 5 feet for a 6-foot high fence along 18 <sup>th</sup> Street. (Jacob Swain/Aasiya Laheri)	Granted 5/22/17
17-043	1407 Olde Freeport Place	Variance to reduce the required rear yard setback from 40 feet to 25 feet to allow construction of a 11-foot by 29-foot deck. (Scott Pearson)	Granted 5/22/17

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17-044	6021 Emery Court	Variance to reduce the required front yard setback from 30 feet to 25 feet to allow a portion of a deck to be constructed in a required front yard. (Nick Wood)	Granted 5/22/17
17-045	4850 Bettplex Drive	Variance to allow parking/driveway in a required front yard. (Missman, Inc.)	Granted 5/22/17
17-046	3627-51 Devils Glen Road	Special use permit to allow a bar, cocktail lounge, or tavern with an associated outdoor service area. (Andrew Dasso)	Granted with conditions 5/22/17
17-059	6024 Shawnee Court	Variance to allow a 5-foot high fence in a required front yard adjacent to Hopewell Avenue. (Bonnie Asay)	Granted 7/13/17
17-060	2631 Heather Glen Circle	Variance to allow a swimming pool in a required front yard. (Shawn Dormire)	Granted 7/13/17
17-065	2925 - 18 <sup>th</sup> Street	Variance to allow an accessory structure in an established front yard. (Family Video/Oliver Owen)	Denied 8/10/17
17-066	770 Tanglefoot Lane	Variance to allow parking in a required front yard adjacent to Tanglefoot Lane. (Strategic Behavioral Health, LLC/Rob Elsner)	Granted 9/14/17
17-069	770 Tanglefoot Lane	Variance to allow parking in a required front yard adjacent to Interstate 74. (Strategic Behavioral Health, LLC/Rob Elsner)	Granted 9/14/17
17-071	770 Tanglefoot Lane	Variance to reduce the required rear yard setback from 50 feet to 5 feet and to reduce the required side yard setback from 10 feet to 5 feet to allow construction of a future structure. (Strategic Behavioral Health, LLC/Rob Elsner)	Withdrawn
17-073	3665 Devils Glen Road	Request for expansion of a non-conforming use (indoor storage units). (Build to Suit/Kevin Koellner)	Granted 9/14/17
17-074	2515 - 53 <sup>rd</sup> Avenue	Special use permit to allow an outdoor service area. (Devon Hill)	Withdrawn

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17-086	1609 State Street	Variance to reduce the required setback for an on-premises identification sign from 15 feet to 0 feet. (Shive-Hattery, Inc./Dave Tallman)	Granted 10/12/17
17-087	3876 - 18 <sup>th</sup> Street	Variance to allow a 6-foot high fence in a required front yard. (Yahya Albdairi)	Granted 10/12/17

