



Board of Adjustment Annual Report

2019

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment
City of Bettendorf
2019 Annual Report

Summary of Activities

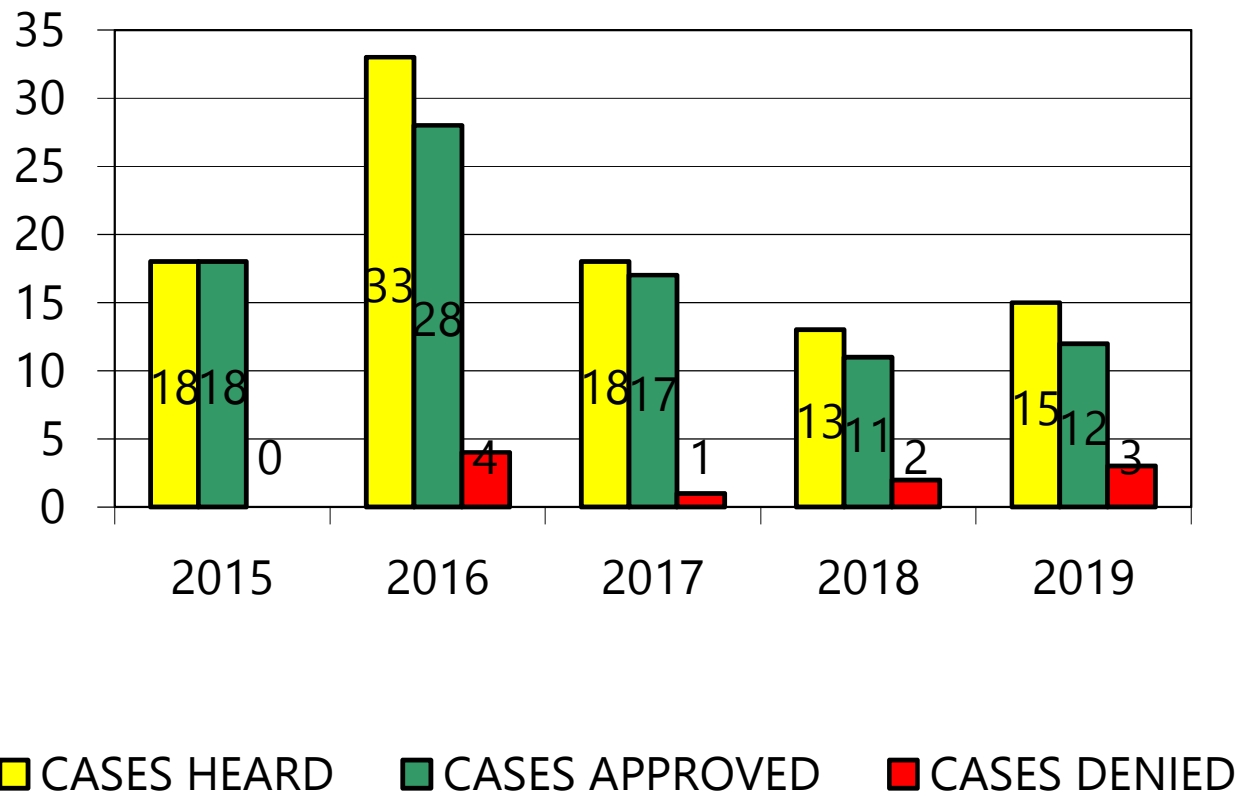
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board Members followed by a public hearing.

The Board of Adjustment held public hearings regarding 21 cases during the year ending December 2019. Of those cases, 15 were variance requests, and 6 were special use permit requests. The Board granted 12 variance requests and 6 special use permits. Three variance requests were denied. One variance request was withdrawn after a public hearing was held.

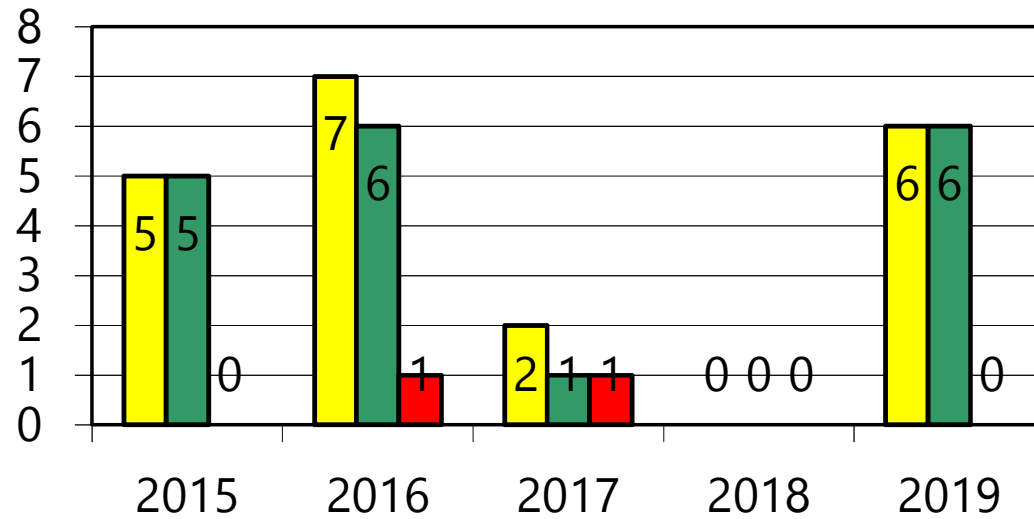
Board Member Listing

David Falk (Resigned 10/19)
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)
Kris Clements (Appointed 6/16)
Gwen Tombergs (Appointed 10/18)
Jim Tansey (Appointed 11/19)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2015 - 2019



BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2015 - 2019



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

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Case Number	Location	Request (Applicant)	Decision/Date
19-001	777 Tanglefoot Lane	Variance to allow parking in a required front yard. (Eye Surgeons Facilities, LLC)	Granted 1/10/19
19-002	3923 State Street	Variance to allow outdoor storage of raw materials and a 10-foot high screening wall in a required front yard. (Manatt's)	Granted 1/10/19
19-006	5055 Competition Drive	Special use permit to allow an outdoor service area. (Kevin Koellner)	Granted 2/14/19
19-007	5027 Competition Drive	Special use permit to allow a bar and an outdoor service area in a C-7 district. (Kevin Koellner)	Granted 2/14/19
19-019	3232 Utica Ridge Road and 1011 Utica Ridge Place	Variance to allow parking in a required front yard. (Geifman First Equity)	Granted 3/14/19
19-027	3219 Centennial Court	Variance to reduce the required front yard setback from 25 feet to 10 feet to allow for a driveway. (Barry Morris)	Granted 4/11/19
19-032	3145 Welshire Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for a 20-foot by 8-foot deck. (Dan and Deb Dunn)	Denied 5/9/19
19-033	4250 Sapphire Lane	Variance to allow a 6-foot high fence in a required front yard. (Greg Reckman)	Granted 5/9/19
19-034	4895 Heatherstone Road	Variance to allow a 10-foot high fence in a required rear yard. (John Boosalis)	Granted modified request 5/9/19
19-048	999 Middle Road	Variance to increase the allowable size of an electronic programmable sign from 100 square feet to 150 square feet. (Acme Sign Company)	Granted 7/11/19
19-049	4805 Kynnelworth Drive	Variance to allow a 6-foot high fence in the required front yard. (Travis Phillis)	Denied 7/11/19
19-050	5762 Danielle Drive	Variance to allow a 6-foot high fence in the required front yard. (Damian Brunt)	Granted 8/22/19
19-051	5738 Danielle Drive	Variance to allow a 6-foot high fence in the required front yard. (June Schindler Revocable Trust)	Granted 8/22/19

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Case Number	Location	Request (Applicant)	Decision/Date
19-055	6776 Championship Drive	Special use permit to allow a bar with an outdoor service area. (Middle & 80, LLC)	Granted 8/22/19
19-056	2285 St. Andrews Circle	Variance from the requirement that a religious assembly be located such that it fronts on a collector or arterial thoroughfare so designated in the comprehensive plan. (Chabad Lubavitch of the Quad Cities/Rabbi Shneur Cadaner)	Withdrawn
19-071	2400 Spruce Hills Drive	Special use permit to allow a food service trailer. (Petra Ramirez)	Granted 9/12/19
19-072	2226 Lundy Lane	Variance from the requirement to enclose a swimming pool with a fence. (Russell Kurtz)	Denied 10/10/19
19-077	Block 7, Town of Bettendorf	Variance to allow parking in the required front yards adjacent to 15 th Street, 16 th Street, and Grant Street. (DT Bettendorf, LC)	Granted 9/12/19
19-083	3557 Middle Road	Special use permit to allow a bar. (The Quarry, LLC)	Granted 10/10/19
19-084	5123 Middle Road	Variance to reduce the required front yard setback from 20 feet to 11 feet to allow enlargement of an existing 4.5-foot by 17-foot deck. (Townsend Engineering)	Granted 10/10/19
19-101	3515 Moencks Road	Special use permit to allow an accessory dwelling unit in a single-family home. (Janessa Ormsby/Shabby to Chic)	Granted 12/12/19
19-102	3515 Moencks Road	Variance from the requirement than accessory dwelling unit share a common entrance with the attached single-family home. (Janessa Ormsby/Shabby to Chic)	Granted 12/12/19 with conditions

