



Board of Adjustment Annual Report

2014

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment
City of Bettendorf
2014 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.

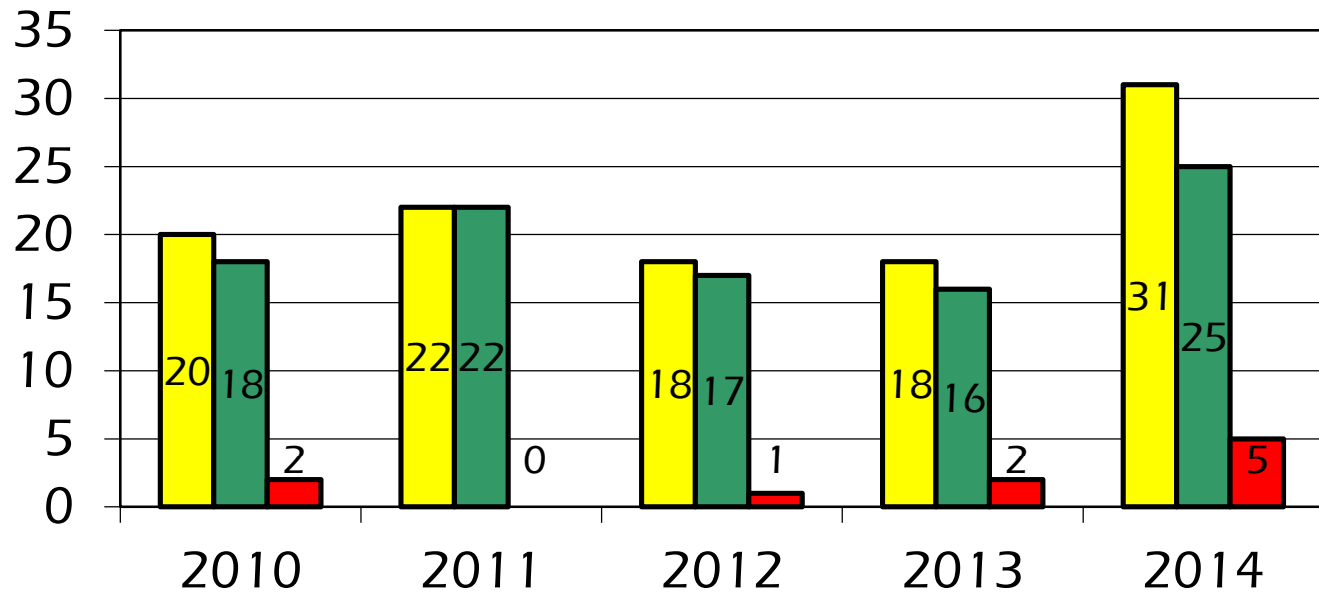
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2014 and ending December 2014. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

The Board of Adjustment held public hearings regarding 35 cases during the year ending December 2014. Of those cases 31 were variance requests, and 4 were special use permit requests. The Board granted 25 variance requests and 4 special use permit requests. Five variance requests were denied, and one variance request was withdrawn after a public hearing was held.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)
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)

BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2010 - 2014

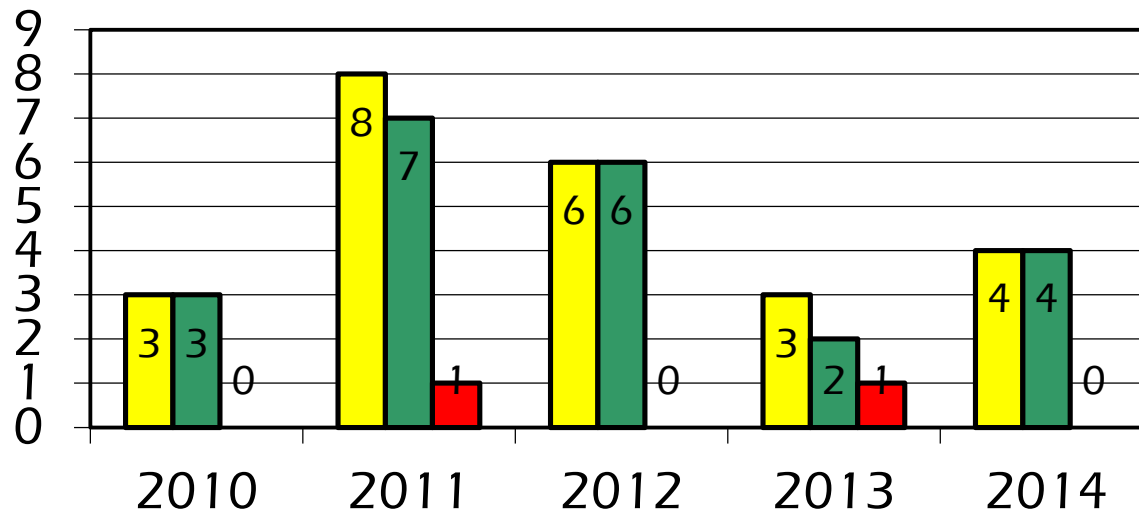


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2010 - 2014



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

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Case Number	Location	Request (Applicant)	Decision/Date
14-006	Lot 25, Villas at Glengevlin Second Addition and the entirety of Highlands Pointe 1 st Addition	Variance to reduce the required combined side yard setback from 15 feet to 10 feet. (Towne & Country Bettendorf, LLC)	Withdrawn
14-007	2435 Spruce Hills Drive	Variance to reduce the required front yard setback from 25 feet to 15 feet to allow construction of a restaurant and to allow parking within the required front yard. (Steve Ryan/Parco, LTD)	Granted 2/13/14
14-017	2871 Devils Glen Road	Variance to increase the allowable height of an on-premises advertising sign (billboard) from 30 feet to 40 feet. (Lamar Advertising)	Denied 3/13/14
14-021	4480 Utica Ridge Road	Variance to increase the allowable number of temporary mobile signs (banners) from 32 square feet to 300 square feet (600 square feet total) and to extend the allowed display time from 60 days to 365 days. (Unity Point)	Withdrawn
14-022	3656 Moencks Road	Variance to increase the allowable square footage of a garage from 720 square feet to 2,296 square feet to allow construction of a 36-foot by 42-foot garage. (Kyle Howard)	Granted 4/10/14
14-023	5774 Vanderginst Court	Variance to increase the allowable improved living area to garage area ratio from 40% to 48%. (Meadow Builders)	Granted 4/10/14
14-024	6306 International Drive	Variance to allow a 6-foot high fence in a required front yard. (Gary Herbst)	Granted 4/10/14
14-025	1314 Pinnacle Pines Court	Variance to reduce the required rear yard setback from 25 feet to 18 feet to allow for construction of a 12-foot by 12-foot deck. (Norman Voelliger)	Granted 4/10/14
14-027	5674 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 55 feet and to reduce the required minimum lot area from 8,400 square feet to 7,425 square feet. (Towne & Country Bettendorf/Dan Dolan)	Granted 5/8/14
14-028	5668 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 54.1 feet. (Towne & Country Bettendorf/Dan Dolan)	Granted 5/8/14
14-029	5662 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 51.81 feet. (Towne & Country Bettendorf/Dan Dolan)	Granted 5/8/14

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Case Number	Location	Request (Applicant)	Decision/ Date
14-030	5656 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 54.45 feet and to reduce the required minimum lot area from 8,400 square feet 8,309 square feet. (Towne & Country Bettendorf/Dan Dolan)	Granted 5/8/14
14-031	5650 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 54.51 feet. (Towne & Country Bettendorf/Dan Dolan)	Granted 5/8/14
14-032	5644 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 54.93 feet and to reduce the required minimum lot area from 8,400 square feet to 7,860 square feet. (Lyle Aronson)	Granted 5/8/14
14-033	5636 Cavan Crossing	Variance to reduce the required minimum lot width from 70 feet to 55 feet and to reduce the required minimum lot area from 8,400 square feet to 6,515 square feet. (Steve Cotton)	Granted 5/8/14
14-035	1723 Grant Street	Special use permit to allow an outdoor service area to be similar and compatible to the uses existing within the premises. (Sports Fans Pizza, Inc.)	Granted 5/8/14
14-036	4480 Utica Ridge Road	Variance to increase the allowable number of on-premises identification signs from 1 to 2 and to increase the allowable square footage of signage from 300 square feet to 873 square feet. (Unity Point)	Denied 5/8/14
14-044	3460 Oakory Lane	Variance to allow a 6-foot high fence in a required front yard. (Mary Nelson)	Granted 6/12/14
14-045	999 Middle Road	Variance to reduce the required sign setback from 20 feet to 10 feet, to increase the height of an on-premises identification sign from 20 feet to 52 feet, to increase the allowable size of an on-premises identification sign from 125 square feet to 344 square feet, and to increase the allowable size of the electronic programmable portion of an on-premises identification sign from 50 square feet to 150 square feet. (Acme Sign Co., Inc.)	Granted modified request 6/12/14
14-054	5620 Dodds Drive	Variance to allow a 6-foot high fence in a required front yard. (Scott Ward)	Granted 7/10/14

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Case Number	Location	Request (Applicant)	Decision/ Date
14-055	4500 Utica Ridge Road	Variance to increase the allowable number of on-premises identification signs from 1 to 2 and to increase the allowable square footage of signage from 300 square feet to 513 square feet. (Unity Point)	Granted 7/10/14
14-056	5636 Cavan Crossing	Variance to reduce the required rear yard setback from 25 feet to 12 ½ feet to allow for construction of a house. (Steve Cotton)	Withdrawn
14-062	4889 Allen Road	Variance to allow a 6-foot high fence in a required front yard. (Aaron Stetson)	Denied 8/14/14
14-064	1118 Jones Street	Variance to reduce the required side yard setback from 5 feet to 3 feet to allow for construction of a garage. (Josh Younkin)	Granted 8/14/14
14-067	2404 Hunter Road	Variance to allow a 6-foot high fence in a required front yard. (Jeff and Jennifer Wellman)	Granted 9/18/14
14-068	710 - 28 th Street	Variance to allow a deck in a required front yard. (Ron Grenko)	Granted 9/18/14
14-069	4340 Tanglewood Road	Variance to reduce the required side yard setback from 50 feet to 25 feet and to increase the allowable height of an accessory building from 15 feet to 29 feet to allow construction of a barn to be used for storage of farm equipment. (Chad Miller)	Granted 9/18/14
14-070	3412 State Street	Variance to reduce the required front yard setback from 20 feet to 0 feet to allow construction of a parking lot and the installation of an on-premises identification sign. (Green Valley Properties, LLC)	Granted 9/18/14
14-071	2207 Falcon Avenue	Special use permit to allow an outdoor service area. (Mark Roemer)	Granted 9/18/14
14-079	3256 Ridge Pointe	Variance to allow an additional on-premises identification sign on a non-street frontage. (Gary Buettner)	Denied 10/9/14
14-080	2241 and 2283 - 53 rd Avenue	Special use permit to allow gas pumps associated with a convenience store. (Kwik Trip, Inc.)	Granted 10/9/14

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Case Number	Location	Request (Applicant)	Decision/Date
14-081	3123 Mount Joy Avenue	Variance to reduce both required side yard setbacks from 50 feet to 10 feet and to increase the allowable height of an accessory building (pole barn) from 15 feet to 20 feet. (Dave Steil)	Granted modified request 10/9/14
14-083	5770 Little Lane	Variance to reduce the required front yard setback from 30 feet to 15 feet to allow construction of a house. (Gary Schumacher)	Denied 11/13/14
14-084	931 State Street	Variance to reduce the required front yard setback from 20 feet to 15 feet. (Italo Milani)	Granted 11/13/14
14-085	3790 East Harbor Drive	Variance to increase the allowable garage area from 720 square feet to 1,126 square feet and to reduce the required side yard setback from 5 feet to 3 feet. (Rockne Brosman)	Granted 11/13/14
14-091	2123 - 53 rd Avenue	Special use permit to allow a drive-in banking facility. (KGRD Green Bay, LLC)	Granted 12/11/14
14-092	2125 Devils Glen Road	Variance to reduce the required setback for an on-premises identification sign from 15 feet to 7 feet. (Ray LaFrentz/Pleasant Valley Community School District)	Granted 12/11/14

