



# **Board of Adjustment Annual Report**

## **2015**

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment  
City of Bettendorf  
2015 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.

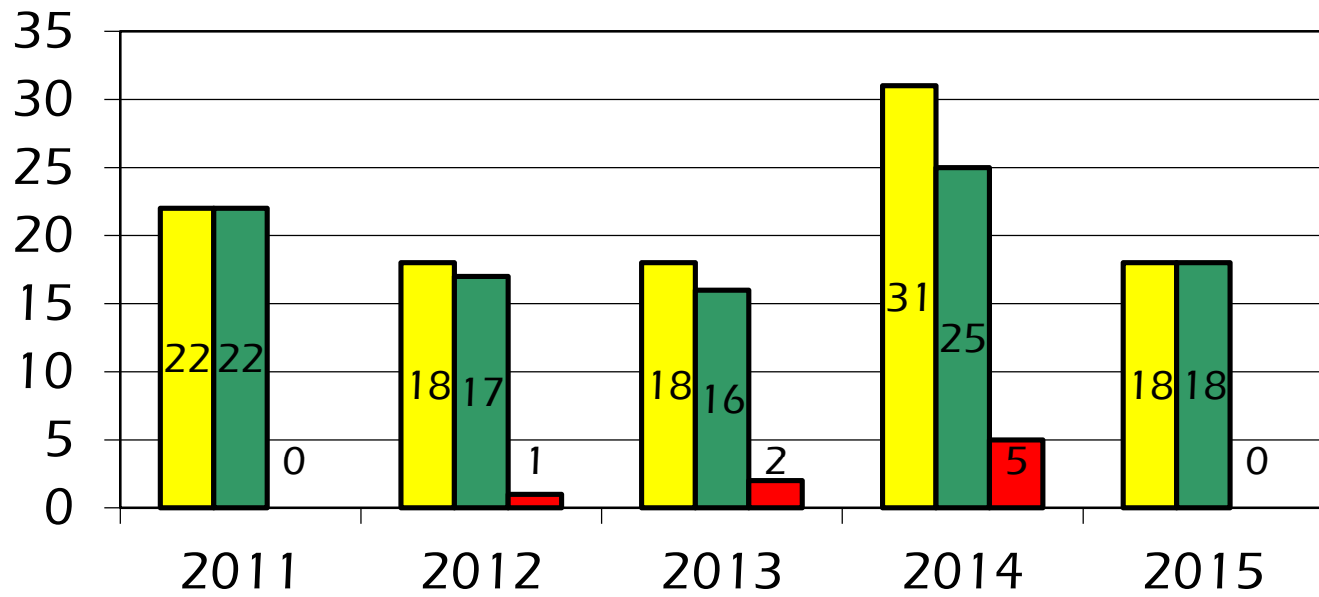
The following is a summary of the activities of the City of Bettendorf's Board of Adjustment. The cases were heard beginning January 2015 and ending December 2015. These cases are those actually brought before the Board and do not include those that were withdrawn or are pending.

The Board of Adjustment held public hearings regarding 24 cases during the year ending December 2015. Of those cases, 18 were variance requests, and 5 were special use permit requests all of which were approved. One variance request was withdrawn after a public hearing was held, and one appeal was deemed not timely-filed so no public hearing was held. The Board also defined 30 days as a "reasonable time" for any aggrieved person to appeal a decision of the building inspector.

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 2011 - 2015

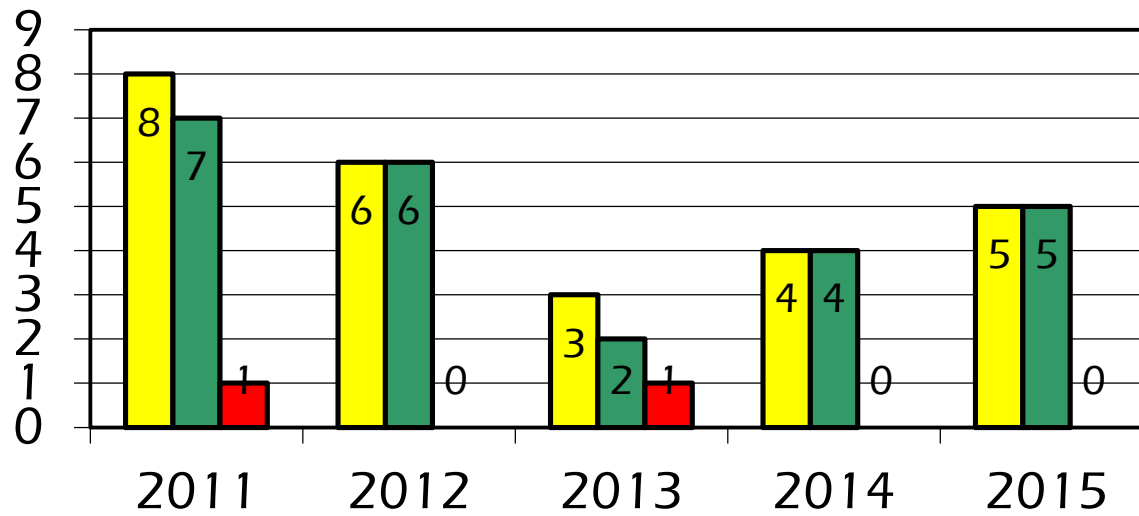


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

# BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2011 - 2015



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

## 2015 Board of Adjustment Annual Report

<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/Date</b>
15-004	3906 Elm Street	Special use permit to allow an automotive salvage yard. (Stephanie Goettsch)	Granted 2/12/15
15-005	518 Holmes Street	Variance to increase the allowable garage area from 720 square feet to 1,180 square feet. (Jeremy Reasoner)	Granted modified request 3/12/15
15-006	1801 Kimberly Road	Special use permit to allow a car wash. (Reed Windmiller)	Granted 2/12/15
15-015	2337 Oak Street	Variance to reduce the required front yard setback from 25 feet to 19 feet to allow for construction of a covered porch. (Jeffrey McCoy)	Granted 3/12/15
15-019	4368 - 55 <sup>th</sup> Avenue	Variance to increase the allowable garage area from 775 square feet to 875 square feet. (Bob Buker)	Granted 3/12/15
15-024	1104 Highland Park Drive	Variance to increase the allowable garage area from 720 square feet to 1,104 square feet. (Jeffrey Clark)	Granted 4/9/15
15-025	2420 - 18 <sup>th</sup> Street	Special use permit to allow a child care center. (Josiah Lorentzen)	Withdrawn
15-026	314 Holmes Street	Variance to reduce the required front yard setback from 25 feet to 3 feet to allow for construction of a garage and to increase the allowable garage area from 720 square feet to 1,010 square feet. (Lawrence Vens)	Withdrawn
15-029	2406 Lindenwood Drive	Variance to reduce the required front yard setback from 25 feet to 17 feet for a 6-foot high fence. (Lien Moore)	Granted 5/14/15
15-030	314 Holmes Street	Variance to reduce the required front yard setback from 25 feet to 3 feet to allow for construction of a garage and to increase the allowable size of a garage from 864 square feet to 1,058 square feet. (Lawrence Vens)	Granted modified request 5/14/15
15-031	2727 Elk Drive	Variance to reduce the required rear yard setback from 40 feet to 32 feet to allow for construction of a 8-foot by 10-foot deck. (Stephanie Tieso)	Granted 5/14/15

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<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/ Date</b>
15-032	3880 Tam-O-Shanter Drive	Variance to increase the allowable garage area from 720 square feet to 944 square feet. (Keith and Gloria Hanne)	Granted 5/14/15
15-033	37 Tower Lane	Variance to increase the allowable garage area from 1,074 square feet to 2,291 square feet. (Adam Hehlke)	Granted 5/14/15
15-034	3612 Lake View Court	Variance to increase the allowable garage area from 936 square feet to 1,502 square feet. (Ryan Windmiller)	Granted 6/11/15
15-040	2420 - 18 <sup>th</sup> Street	Special use permit to allow a seasonal snow cone trailer. (Chris Ploessl)	Granted 6/11/15
15-041	6478 Spring Creek Drive	Variance to reduce the required rear yard setback from 25 feet to 23 feet to allow for construction of a deck and to increase the allowable garage area from 765 square feet to 890 square feet. (Ryan Windmiller)	Granted 6/11/15
15-046		Establishment of a rule defining "reasonable time" related to Section 11-2B-3:A Appeals; Hearings; Fees: Right to Appeal.	Board defined "reasonable time" as 30 days 6/11/15
15-048	2870 Pleasant Ridge Court	Variance to reduce the required rear yard setback from 40 feet to 25 feet to bring the existing structure (including existing deck) into Code compliance. (Chase Pielak)	Granted 7/9/15
15-049	3475 Woodholm Lane	Variance to increase the allowable garage area from 720 square feet to 1,144 square feet to allow construction of a 26-foot by 44-foot garage. (Richard and Sandy Tillman)	Granted 8/13/15
15-053	131 - 12 <sup>th</sup> Street	Special use permit to allow a fitness center. (Seth Ross and Jan Butler)	Granted 8/13/15
15-054	5094 - 19 <sup>th</sup> Street	Variance to reduce the required setback from 25 feet to 10 feet for a 6-foot high fence. (Jennifer Buntmeyer)	Granted 8/13/15

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15-055	3224 ValleyWynds Drive	Variance to reduce the required front yard setback from 35 feet to 30 feet to allow for construction of a house. (Dave Prochaska)	Granted 8/13/15
15-056	3885 Middle Road	Special use permit to allow a drive-in banking facility. (Blackhawk Bank & Trust)	Granted 8/13/15
15-067	5680 Short Street	Variance to allow a 5-foot high fence in a required front yard. (John Ahlers)	Granted 9/10/15
15-073	2736 Eagle Heights Court	Appeal of the building inspector's and zoning administrator's interpretation and enforcement of the rear yard setback requirements set forth in Section 14.17(5) of the Zoning Ordinance (now found at Section 11-6A-7(E)). (James D. Bruhn for John M. Hoffman and Kimberly D. Hoffman)	Board determined that appeal was not timely-filed (no public hearing held)
15-078	3486 Spencer Drive	Variance to increase the allowable area of a garage from 773 square feet to 1,234 square feet to allow for construction of a 26-foot by 28-foot garage. (Scott Pfitzenmaier)	Granted 11/12/15
15-081	5375 Bayberry Lane	Variance to allow a 6-foot high fence in a required front yard. (John and Missy White)	Granted 12/10/15

