



# Board of Adjustment Annual Report

2021

Special Use Permits

Variances

Special Location Plans

Appeals

Miscellaneous Items



Board of Adjustment  
City of Bettendorf  
2021 Annual Report

Summary of Activities

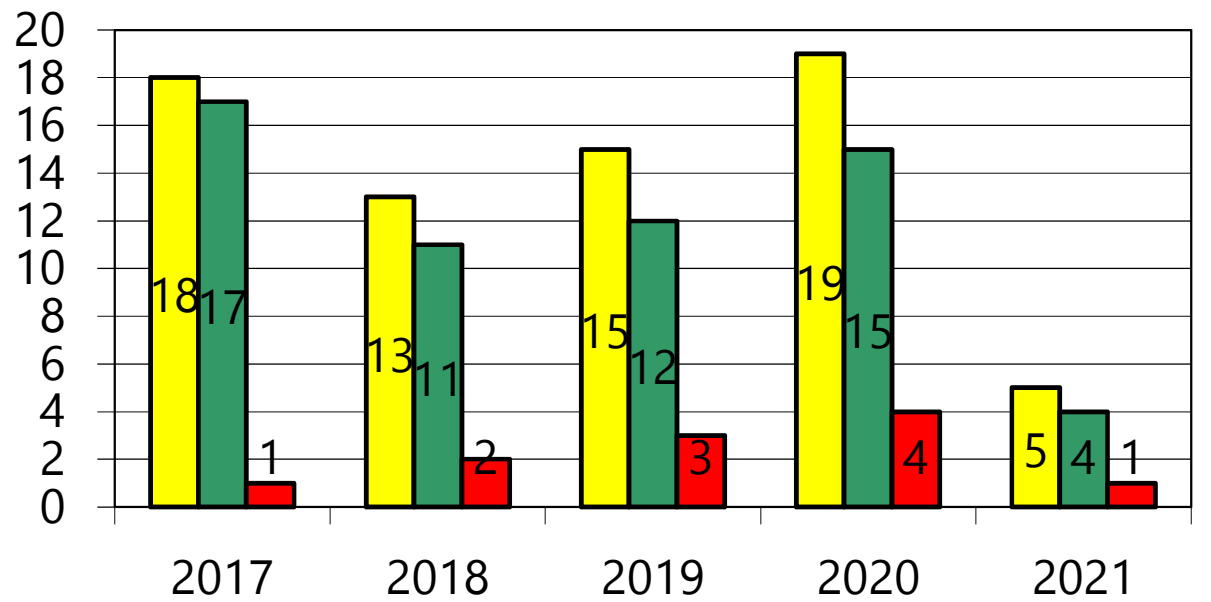
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board Members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

The Board of Adjustment held public hearings regarding 15 cases during the year ending December 2021. Of those cases, 5 were variance requests, and 10 were special use permit requests. The Board granted 4 variance requests and 10 special use permits. One variance request was denied, and 9 variance requests were withdrawn prior to the scheduled public hearing date.

Board Member Listing

Robert Gallagher (Appointed 2/12)  
Mary Spranger (Appointed 7/12)  
Gwen Tombergs (Appointed 10/18)  
Jim Tansey (Appointed 11/19)  
Rocky Vermillion (Appointed 8/21)

# BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2017 - 2021

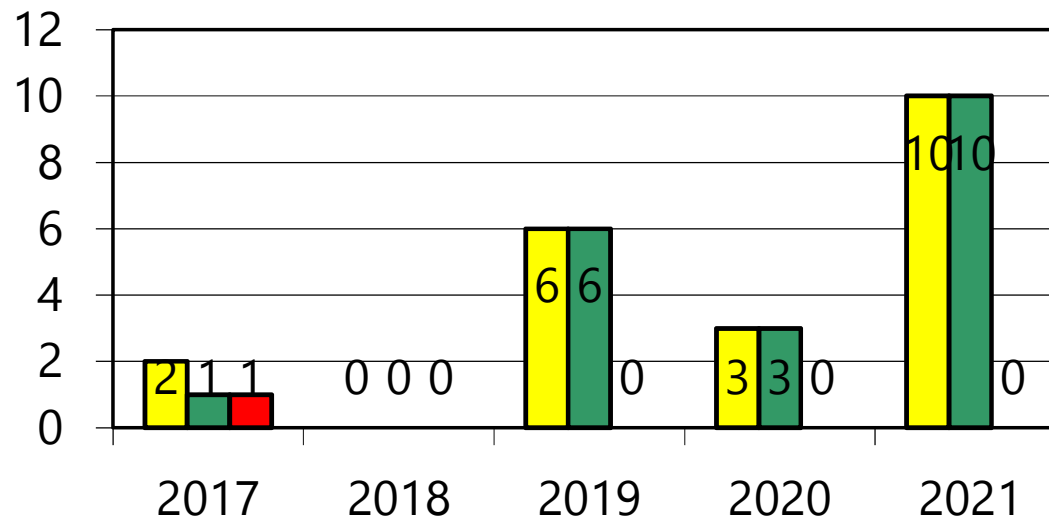


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

# BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2017 - 2021



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

## 2021 Board of Adjustment Annual Report

<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/Date</b>
21-004	1040 State Street	Special use permit to allow a bar in a C-3 zoning district. (Edgebrooke Homes, LLC)	Granted 2/11/21
21-005	905 Middle Road	Special use permit to allow a bar in a C-2 district. (Amber Brainerd)	Granted 2/11/21
21-016	2925 - 18 <sup>th</sup> Street	Special use permit to allow kennels in association with a veterinary clinic. (Dr. Sue Hartmann)	Granted 3/11/21
21-025	2775 Hickory Hills Court	Variance to reduce the required front yard setback along Belmont Road from 40 feet to 20 feet to allow for construction of a garage addition and deck. (Cristina Thomas)	Granted 4/8/21
21-026	1507 State Street	Special use permit to allow an outdoor service area associated with a restaurant. (Sidney Rognoni)	Granted 4/8/21
21-034	905 Middle Road	Special use permit to allow an outdoor service area associated with a bar. (Amber Brainerd)	Granted 6/10/21
21-035	6386 and 6882 Championship Drive	Special use permit to allow outdoor service areas associated with two commercial buildings. (Build to Suit, Inc./Kevin Koellner)	Granted 5/13/21
21-037	4371 - 53 <sup>rd</sup> Avenue	Special use permit to allow an outdoor service area associated with a bar. (Johnna and Austin Chesney)	Granted 5/13/21
21-044	3923 State Street	Variance to allow an on-premises identification sign on a non-street frontage and to increase the allowable square footage of on-premises identification signage from 279 square feet to 929 square feet. (Manatt's)	Granted modified request 7/8/21
21-045	4465 - 53 <sup>rd</sup> Avenue	Special use permit to allow an outdoor service area associated with a restaurant. (Shane Edwards)	Granted 6/10/21
21-054	6906 Competition Court	Special use permit to allow outdoor service areas associated with two restaurants. (Build to Suit, Inc./Kevin Koellner)	Granted 7/8/21

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<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/Date</b>
21-058	5200-5252 Pandit Drive	Variance to reduce the required rear yard setback from 25 feet to 12 feet to allow for construction of decks. (Everest Homes, LLC)	Granted 8/12/21
21-059	810 Brown Street	Variance to reduce the required rear and side yard setbacks for an accessory structure from 5 feet to 2 feet to allow for construction of an 18-foot by 20-foot garage. (Eric and Michelle Mundhausen)	Granted 8/12/21
21-068	2035 Bellevue Avenue	Variance to increase the allowable area of a detached garage from 1000 square feet to 1728 square feet. (Richard L. Wells)	Denied 9/9/21
21-070	4590 Wyndham Drive	Special use permit to allow an outdoor service area associated with a restaurant with alcohol service. (Adam Seitz)	Granted 9/9/21
21-079	Lots 1 and 5, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 19 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-080	Lots 4 and 6, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 19 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-081	Lots 7 and 9, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 19 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-082	Lots 10 and 12, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 23 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-083	Lots 13 and 15, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 23 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-084	Lots 16 and 18, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 23 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-085	Lots 19 and 21, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 22 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn

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<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/Date</b>
21-086	Lots 22 and 24, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 22 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn
21-087	Lots 25 and 27, Forest Grove Crossing Fifth Addition	Variance to reduce the required rear yard setback from 25 feet to 22 feet to allow for construction of screened porches. (Mike Richmond)	Withdrawn

