



# Board of Adjustment Annual Report

2023

Special Use Permits  
Variances  
Special Location Plans  
Appeals  
Miscellaneous Items



Board of Adjustment  
City of Bettendorf  
2023 Annual Report

Summary of Activities

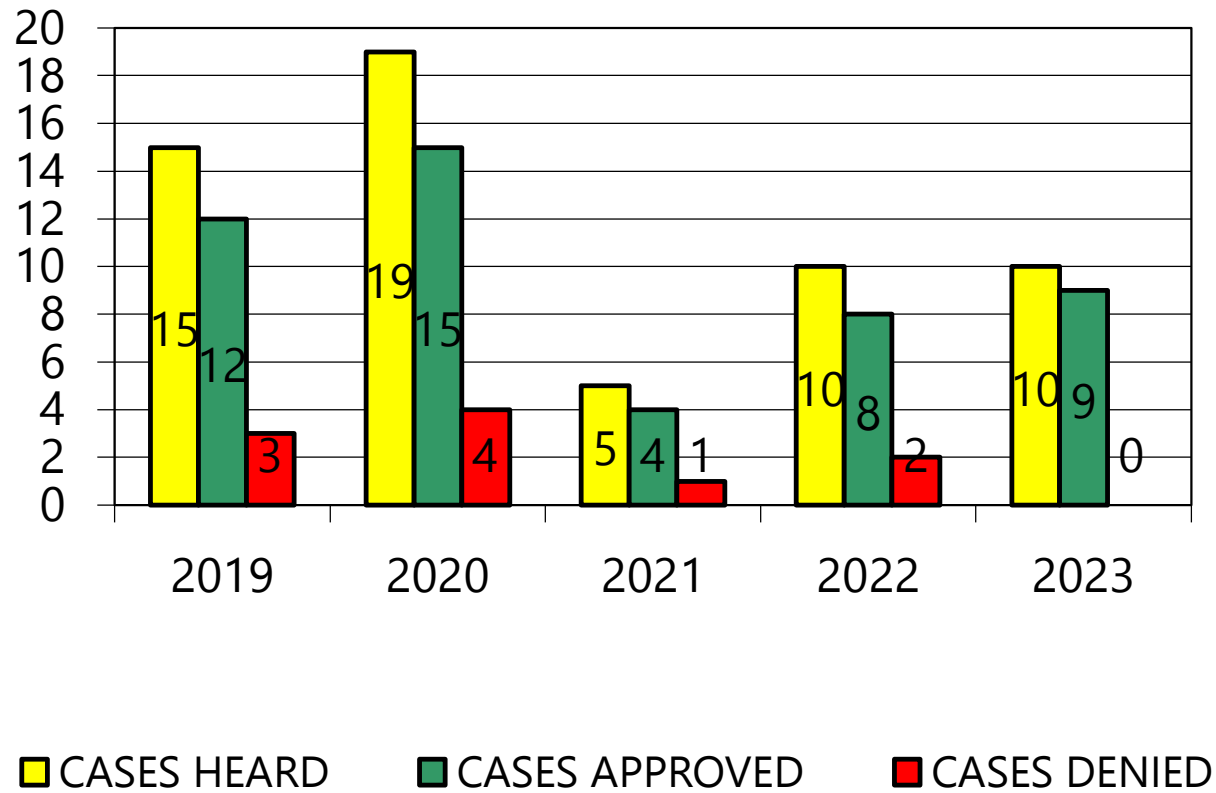
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board members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

The Board of Adjustment held public hearings regarding 18 cases during the year ending December 2023. Of those cases, 10 were Variance requests, 7 were Special Use Permit requests, and 1 was a request for approval of a Special Location Parking Plan which was approved. The Board granted 9 variance requests and 7 special use permits. One Variance request was deferred and subsequently withdrawn.

Board Member Listing

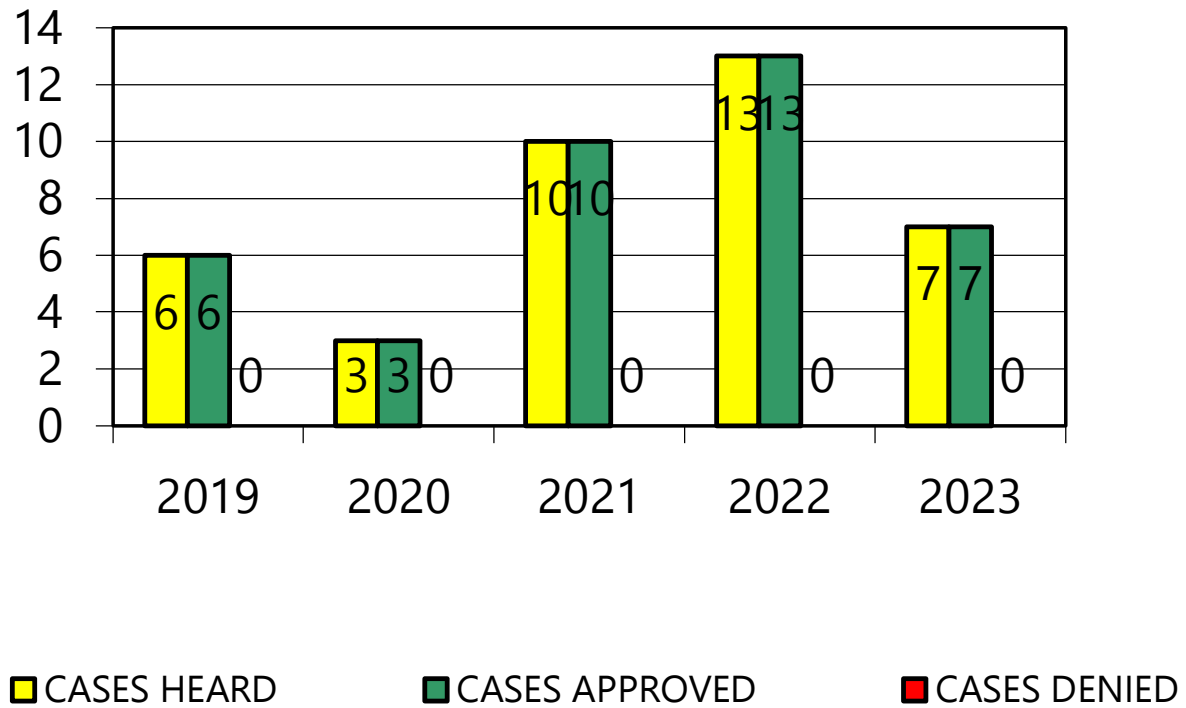
Robert Gallagher (Appointed 2/12)  
Mary Spranger (Appointed 7/12)  
Gwen Tombergs (Appointed 10/18)  
Jim Tansey (Appointed 11/19)  
Rocky Vermillion (Appointed 8/21)

# BOARD OF ADJUSTMENT ACTIVITY VARIANCES 2019 - 2023



\*One Variance request was deferred and subsequently withdrawn.

## BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2019 - 2023



## 2023 Board of Adjustment Annual Report

<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/ Date</b>
22-080	2211 Grant Street	Special use permit to allow a bar in a C-1 district. (Ben Earwood)	Granted 2/9/23
22-081	2211 Grant Street	Special use permit to allow an outdoor service area with alcohol. (Ben Earwood)	Granted with conditions 2/9/23
23-001	1101 Hillside Drive	Variance to reduce the required front yard setback along Cypress Drive from 25 feet to 7 feet to allow for construction of a 24-foot by 24-foot garage. (Jason Dummer)	Granted 1/12/23
23-002	2255 Middle Road	Variance to reduce the required front yard setback from 25 feet to 10 feet to accommodate infrastructure improvements related to the proposed community water park. (Brent Morlok/City of Bettendorf.	Granted 1/12/23
23-008	5007 – 53 <sup>rd</sup> Avenue	Special use permit to allow a car wash associated with a convenience store. (Townsend Engineering)	Granted 3/9/23
23-009	5007 – 53 <sup>rd</sup> Avenue	Special use permit to allow gas sales associated with a convenience store that is designed to include pump islands that will permit fueling of more than 8 vehicles at a time. (Townsend Engineering)	Granted 3/9/23
23-031	6722 and 6780 Friendship Path	Variance to allow parking in a required front yard. (Paul Bofelli)	Granted 5/11/23
23-032	1705 Oak Street	Special use permit to allow an electronic programmable sign in an R-2 district. (Steve Miller)	Granted 5/11/23
23-033	2207 Falcon Avenue	Special use permit to allow an outdoor service area with alcohol. (Rigoberto Herrera)	Granted 5/11/23
23-035	Lot 1, Creek Ridge Estates Third Addition	Variance to reduce the required side yard setback from 21 feet to 7.5 feet. (Axiom Consultants/Brian Boelk)	Granted 5/11/23
23-039	1040 State Street	Special use permit to allow an outdoor service area with alcohol. (Jonathan Manatt)	Granted 6/15/23
23-041	250 – 35 <sup>th</sup> Street	Variance to reduce the required front yard setback from 50 feet to 20 feet. (Focus Real Estate Development)	Granted 6/15/23

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<b>Case Number</b>	<b>Location</b>	<b>Request (Applicant)</b>	<b>Decision/Date</b>
23-042	Adjacent to 204 – 36 <sup>th</sup> Street	Variance to reduce the required front yard setback along 35 <sup>th</sup> Street from 50 feet to 20 feet, to reduce the front yard setback along Depot Street from 50 feet to 15 feet, and to reduce the required street yard landscaping. (Barton Solvents)	Granted 6/15/23
23-045	1227 Broadlawn Avenue	Variance to reduce the required front yard setback from 30 feet to 24 feet to allow for construction of a garage. (Doug Anderson/Drafting Solutions)	Granted 7/13/23
23-052	2211 Grant Street	Special Location Plan to allow 3 offsite parking spaces to be used to meet the requirement of 35 total parking spaces for a bar. (Ben Earwood/EFH, LLC)	Granted 8/10/23
23-074	Lot 2, Coreline Addition	Variances to reduce the required rear yard setback from 25 feet to 7 feet, to reduce the required front yard setback from 25 feet to 12 feet, to reduce the required buffer on the northern lot line from 30 feet to 5 feet, and to reduce the required side yard setback from 5 feet to 2 feet to accommodate parking. (Webster Properties, LLC)	Granted 11/9/23
23-077	5235 Competition Drive	Variance to allow parking in the required front yard. (Jason Steward of Frontier Hospitality Group)	Granted 11/9/23
23-080	1928 Tanglefoot Lane	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for construction of a deck. (Mary Bunce)	Withdrawn