



Board of Adjustment Annual Report

2024

Special Use Permits
Variances
Special Location Parking Plans
Appeals
Miscellaneous Items



Board of Adjustment
City of Bettendorf
2024 Annual Report

Summary of Activities

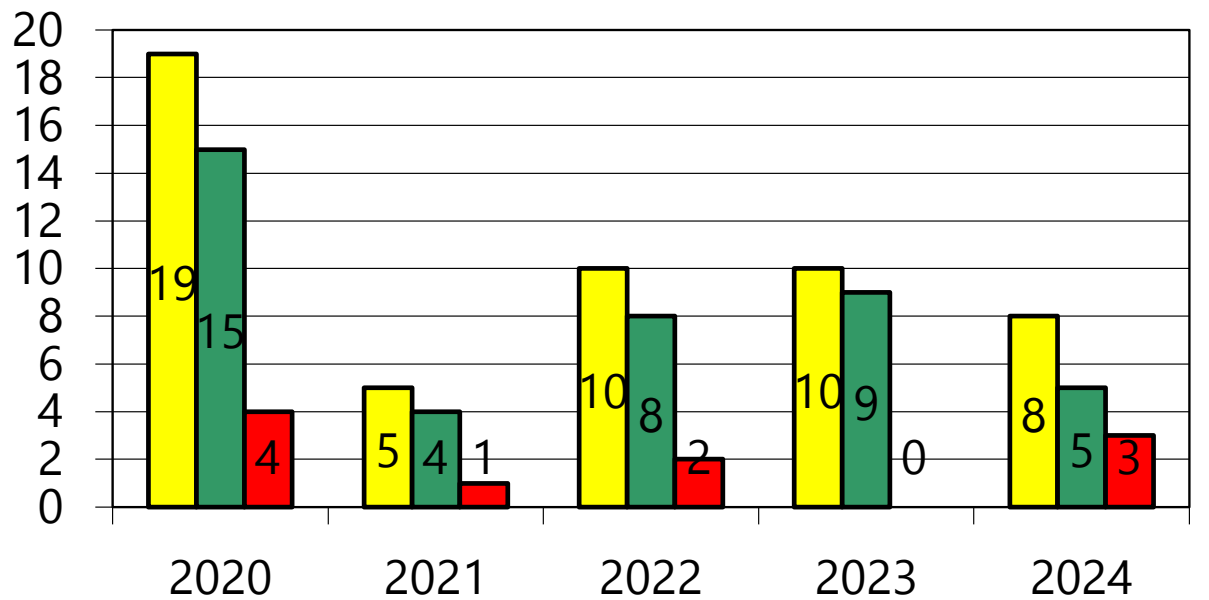
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board members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

The Board of Adjustment held public hearings regarding 15 cases during the year ending December 2024. Of those cases, 8 were Variance/Exception requests, 5 were Special Use Permit requests, and 2 were requests for approval of a Special Location Parking Plan. The Board granted 5 Variance/Exception requests, 5 Special Use Permits, and 2 Special Location Parking Plans.

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 2020 - 2024

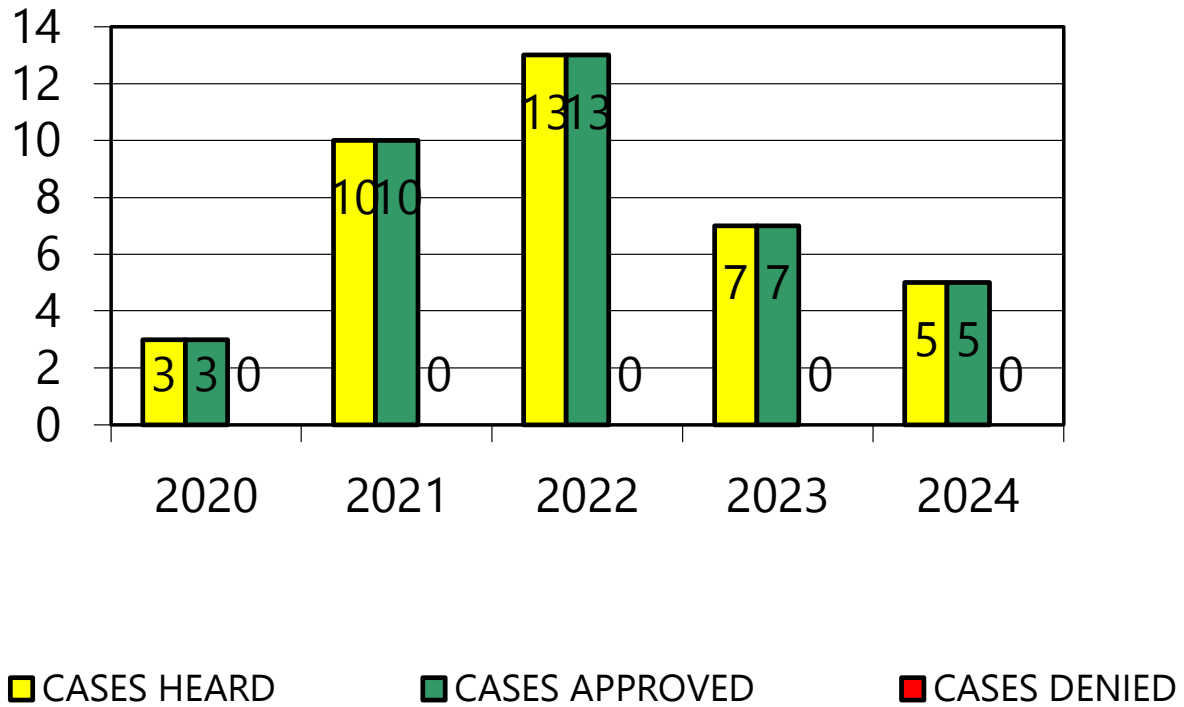


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2020 - 2024



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Case Number	Location	Request (Applicant)	Decision/ Date
24-007	3066 Victoria Street	Special Location Parking Plan to allow off-site parking at 3333 – 18 th Street to meet the minimum parking space requirement, submitted by Bettendorf Community School District.	Granted 2/15/24
24-014	6021 Valley Drive	Variance to reduce the required landscape buffer yard from 30 feet to 25 feet, submitted by Greg Franich.	Granted 3/14/24
24-015	5221 Competition Drive	Variance to increase the allowable height of an on-premises sign from 20 feet to 30 feet, submitted by Acme Sign Co.	Denied 3/14/24
24-016	3011 Devils Glen Road	Variance to increase the allowable area of an on-premises identification sign from 107 square feet to 177 square feet, submitted by Nicole Richards for Ace Sign Display.	Granted 3/14/24
24-017	3636 Tanglewood Road	Special Use Permit to allow a miniature golf course (Commercial Recreation-Controlled Impact), submitted by Craig Wagner.	Granted 3/14/24
24-039	2570 Middle Road	Special use permit to allow a bar and an outdoor service area with alcohol, submitted by SIM Golf Quad Cities 1, LLC.	Granted 5/9/24
24-040	1740 State Street	Special Use Permit to allow a bar and an outdoor service area with alcohol, submitted by Jason Sturtevant.	Granted 6/13/24
24-043	4383 – 53 rd Avenue	Special Use Permit to allow an outdoor service area with alcohol, submitted by Aman J. Razdan.	Granted 6/13/24
24-047	1740 State Street	Special Location Parking Plan to allow part of the required number of parking spaces to be located off-site, submitted by Jason Sturtevant.	Granted 7/11/24
24-053	2460 State Street	Special Use Permit to allow an outdoor service area with alcohol, submitted by Judith Mariscal.	Granted 10/10/24
24-054	3077 – 48 th Avenue	Variance to allow a 5-foot high fence in the required front yard along Davis Street, submitted by Kyle Pfitzenmaier.	Denied 8/15/24
24-059	Lots 2 and 3, Hopewell Farm Second Addition	Exception to reduce the required minimum lot size to allow for construction of townhomes, submitted by CT Creek.	Granted 8/15/24

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Case Number	Location	Request (Applicant)	Decision/Date
24-060	2834 Villa Court	Variance to reduce the required setback from 25 feet to 16 feet to allow construction of a deck, submitted by Tarikere Kumar.	Granted 8/15/24
24-061	4614 – 34 th Street	Variance to allow a 6-foot high fence in a required front yard, submitted by Ahmed Osman.	Denied 10/10/24
24-062	2846 Villa Court	Variance to reduce the required rear yard setback from 25 feet to 21 feet to allow construction of a deck, submitted by Pfitz's Fence & Deck.	Granted 10/10/24

