



Board of Adjustment Annual Report

2025

Special Use Permits
Variances
Special Location Parking Plans
Appeals
Miscellaneous Items



Board of Adjustment
City of Bettendorf
2025 Annual Report

Summary of Activities

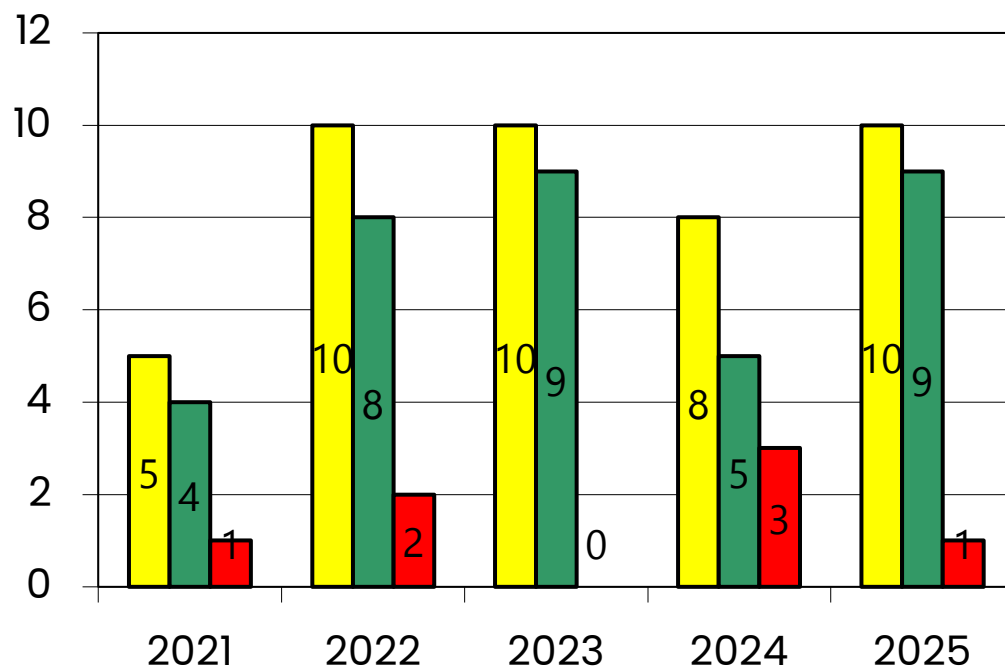
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board members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

The Board of Adjustment held public hearings regarding 14 cases during the year ending December 2025. Of those cases, 10 were Variance/Exception requests, and 4 were Special Use Permit requests. The Board granted 9 Variance/Exception requests and 4 Special Use Permits.

Board Member Listing

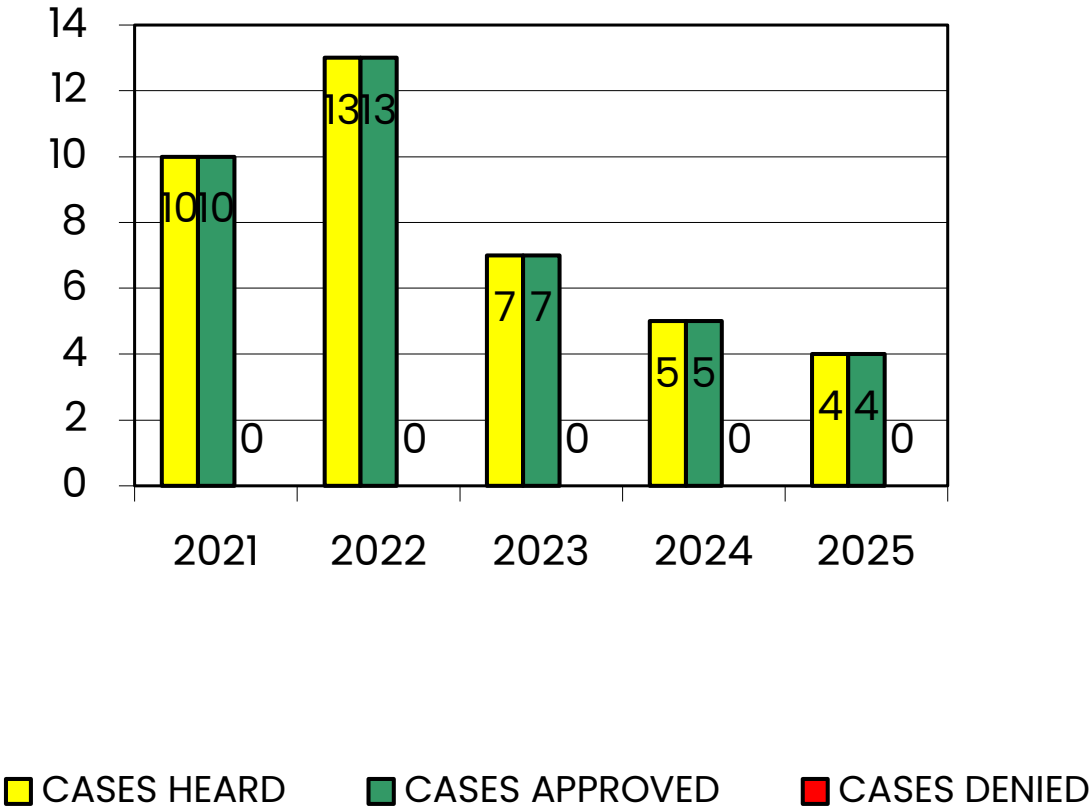
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)
Gwen Tombergs (Resigned 10/25)
Jim Tansey (Appointed 11/19)
Rocky Vermillion (Appointed 8/21)

Board of Adjustment Activity Variances 2021 - 2025



■ CASES HEARD ■ CASES APPROVED ■ CASES DENIED

Board of Adjustment Activity Special Use Permits 2021 - 2025



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Case Number	Location	Request (Applicant)	Decision/ Date
25-001-VAR	5690 Devils Glen Road	Variance to allow a 5-foot high fence in the required front yard adjacent to Field Sike Drive at 5690 Devils Glen Road. (Carlos Calderon)	Denied 1/9/25
25-009-SU	4648 Woodland Court	Special Use Permit to allow an accessory dwelling unit. (Windmill Design Build)	Granted 3/13/25
25-010-VAR	4648 Woodland Court	Variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet. (Windmill Design Build)	Granted 3/13/25
25-011-SU	3262 Ridge Pointe	Special Use Permit to allow an outdoor service area with alcohol. (Will Nigey for IMC Construction)	Granted 3/13/25
25-027-VAR	3149 Field Sike Drive	Variance to increase the allowable size of an accessory building from 834 square feet to 1600 square feet and to increase the allowable height of an accessory building measured at mid-gable from 15 feet to 19 feet. (Thomas and Samantha Conger)	Granted 7/10/25
25-030-VAR	3236 Palmer Hills Court	Variance to reduce the required setbacks adjacent to AAA Court from 25 feet to 11 feet and adjacent to Palmer Hills Court from 25 feet to 13 feet to allow for construction of a two-family dwelling unit. (Mike Janecek of Martin & Whitacre)	Granted 8/14/25
25-032-VAR	4097 Lilly Court	Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a 15-foot by 16-foot deck. (Subashini Vijaykumar)	Granted 9/11/25
25-034-SU	Lot 5, FG 80 Holdings Sixth Addition	Special use permit to allow a boarding kennel. (Kevin Koellner for Focus Real Estate Development)	Granted 8/14/25
25-036-SU	Lot 4, FG 80 Holdings Sixth Addition	Special use permit to allow indoor storage units. (Kevin Koellner for Focus Real Estate Development)	Granted 8/14/25
25-044-VAR	6596 Cardinal Road	Variance to allow a 5-foot high fence in the required front yard adjacent to Blackbird Lane located 20 feet from the property line. (Tom Morrell)	Granted 9/11/25

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Case Number	Location	Request (Applicant)	Decision/Date
25-046-VAR	6535 James Road	Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building. (Ryan Fick)	Granted 9/11/25
25-047-VAR	1828 Sunset Drive	Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building (Jami Spriet)	Granted 9/11/25
25-048-VAR	3470 Glenbrook Circle North	Variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road. (Jarred Edmonds)	Granted 12/11/25
25-049-VAR	1543 Old Freeport Court	Variance to reduce the required building separation from 8 feet to 6 feet to allow for construction of a shed. (Wood Home Renovations)	Granted 12/11/25

