



Board of Adjustment Annual Report

2022

Special Use Permits
Variances
Special Location Plans
Appeals
Miscellaneous Items



Board of Adjustment
City of Bettendorf
2022 Annual Report

Summary of Activities

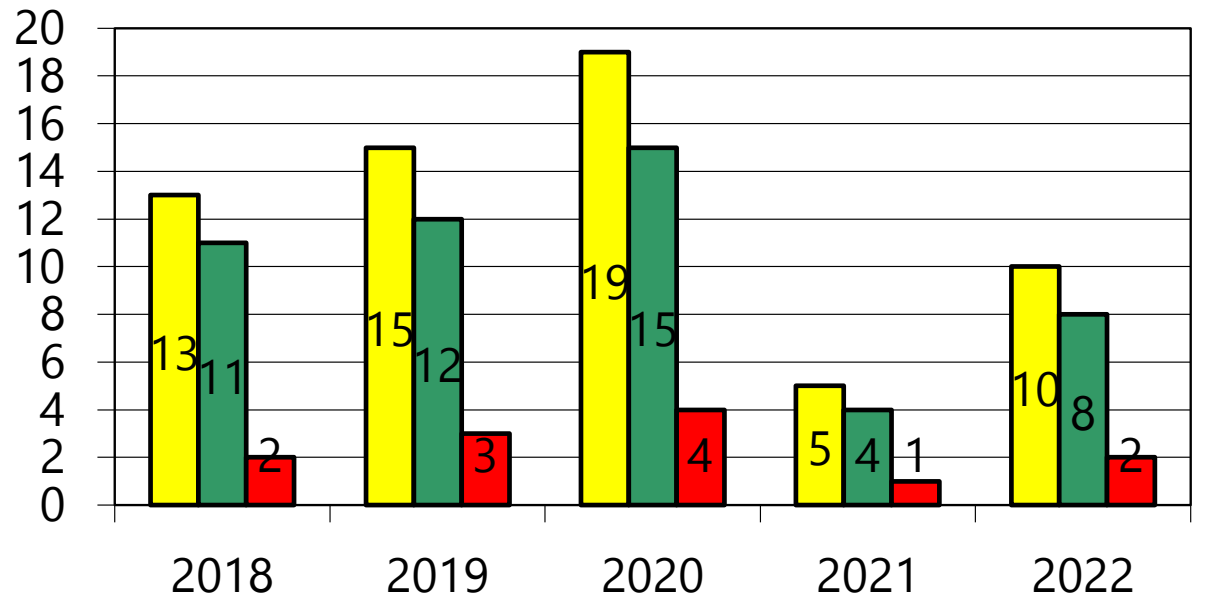
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board members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

The Board of Adjustment held public hearings regarding 24 cases during the year ending December 2022. Of those cases, 10 were variance requests, 13 were special use permit requests, and 1 was a request for an exception to off-street parking requirements. The Board granted 8 variance requests and 13 special use permits. Two variance requests were denied, and 1 variance request was withdrawn prior to the scheduled public hearing date.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 2018 - 2022

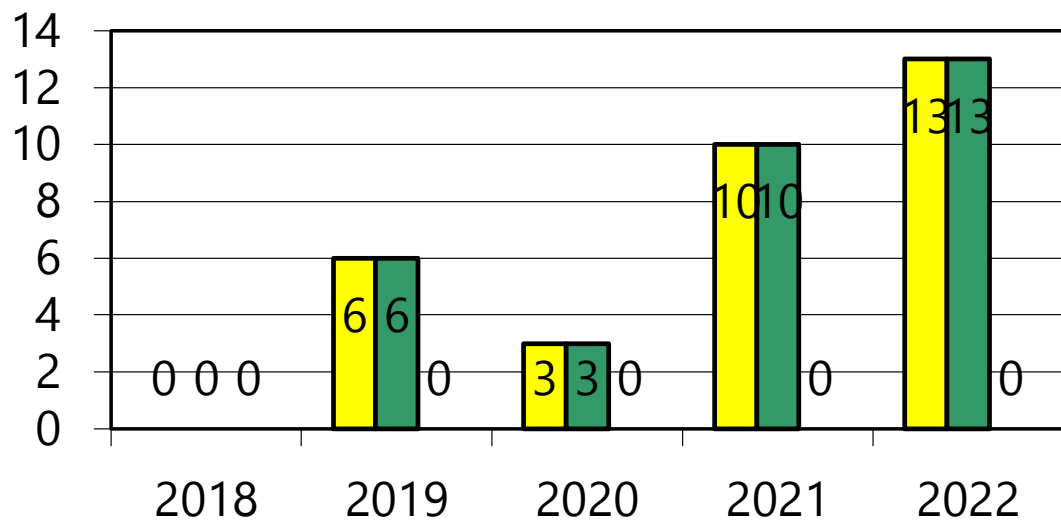


■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

BOARD OF ADJUSTMENT ACTIVITY SPECIAL USE PERMITS 2018 - 2022



■ CASES HEARD

■ CASES APPROVED

■ CASES DENIED

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Case Number	Location	Request (Applicant)	Decision/ Date
22-005	5329 Coachman Road	Variance to reduce the required front yard setback from 40 feet to 32 feet to allow for construction of a garage addition. (Leslie Olsen)	Granted 3/10/22
22-014	7054 St. Ann Drive	Variance to allow a 5-foot high fence in a required front yard. (Jeremy Salsberry)	Denied 4/15/22
22-015	7037 St. Ann Drive	Variance to allow a 5-foot high fence in a required front yard. (Jered Poposwki)	Denied 4/15/22
22-024	2727 Elk Drive	Variance to reduce the required rear yard setback from 40 feet to 28 feet to allow for construction of a 12-foot by 12-foot deck expansion. (Kristopher Tieso)	Granted 5/12/22
22-035	4465 – 53 rd Avenue	Variance to reduce the required number of parking spaces for a convenient care clinic. (Ryan Windmiller)	Withdrawn
22-038	5330 Coachman Road	Variance to reduce the required setback for a 6-foot high fence on a through lot from 15 feet to 1 foot. (Kassi and Trenton Moorehead)	Granted 7/14/22
22-039	18 Central Lane	Variance to allow an accessory building in a required front yard. (Mike Styvaert)	Granted 7/14/22
22-040	3340 Utica Ridge Road	Special use permit to allow a day care center. (Katherine Dusenberry)	Granted 7/14/22
22-042	3395 West Harbor Drive	Variance to reduce the required total side yard setback from 20 feet to 12 feet to allow for construction of a 22-foot by 50-foot garage addition. (Jeff DeCoster)	Granted 7/14/22
22-043	2820 Pleasant Ridge Court	Variance to reduce the required rear yard setback from 40 feet to 20 feet to allow for construction of a 12-foot by 24-foot addition. (Ron Spiva)	Granted 7/14/22
22-054	4465 – 53 rd Avenue	Variance to increase the allowable distance of an off-site parking lot from the building it is required to serve from 300 feet to 320 feet. (Ryan Windmiller)	Granted 7/14/22
22-060	5117 Competition Drive	Special use permit to allow an outdoor service area with alcohol. (Jason Stewart)	Granted 9/8/22

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Case Number	Location	Request (Applicant)	Decision/ Date
22-061	4808 Forest Grove Drive	Special use permit to allow an outdoor service area with alcohol. (Focus Real Estate Development/Kevin Koellner)	Granted 9/8/22
22-062	4832 Forest Grove Drive	Special use permit to allow an outdoor service area with alcohol. (Focus Real Estate Development/Kevin Koellner)	Granted 9/8/22
22-063	Lot 5, FG 80 Holdings First Addition	Special use permit to allow a high impact commercial recreational use (golf venue). (Focus Real Estate Development/Kevin Koellner)	Granted 9/8/22
22-064	Lot 5, FG 80 Holdings First Addition	Special use permit to allow a high impact commercial recreational use (multi-sport field complex). (Focus Real Estate Development/Kevin Koellner)	Granted 9/8/22
22-065	Lot 5, FG 80 Holdings First Addition	Exception to the off-street parking requirements for a high-impact commercial recreational use (golf venue and multi-sport field complex.) (Focus Real Estate Development/Kevin Koellner)	Granted 9/8/22
22-066	NW corner of 53 rd Avenue and Middle Road	Special use permit to allow a car wash associated with a convenience store. (Townsend Engineering)	Granted 9/8/22 Reversed 5/11/23
22-067	NW corner of 53 rd Avenue and Middle Road	Special use permit to allow unlimited gas sales associated with a convenience store. (Townsend Engineering)	Granted 9/8/22 Reversed 5/11/23
22-077	1591 Grant Street	Special use permit to allow an outdoor service area with alcohol. (ELD Holdings, LLC/Michael DeWitte)	Granted 11/10/22
22-079	1820 Bellevue Avenue	Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for construction of an 8-foot by 16-foot deck. (Savio Aguilar)	Granted modified request 11/10/22

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Case Number	Location	Request (Applicant)	Decision/Date
22-080	2211 Grant Street	Special use permit to allow a bar in a C-1 district. (Ben Earwood)	Pending
22-081	2211 Grant Street	Special use permit to allow an outdoor service area with alcohol. (Ben Earwood)	Pending
22-090	Lot 2, FG 80 Holdings Third Addition	Special use permit to allow an outdoor service area with alcohol. (Focus Real Estate Development/Kevin Koellner)	Granted 12/8/22
22-091	Lot 3, FG 80 Holdings Third Addition	Special use permit to allow an outdoor service area with alcohol. (Focus Real Estate Development/Kevin Koellner)	Granted 12/8/22
22-092	3579 Tanglefoot Lane	Special use permit to allow an outdoor service area with alcohol. (Tanglefoot and Devils Glen, LLC)	Granted 12/8/22
22-093	3595 Tanglefoot Lane	Special use permit to allow an outdoor service area with alcohol. (Tanglefoot and Devils Glen, LLC)	Granted 12/8/22

