

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next board meeting.

**MINUTES
BETTENDORF BOARD OF ADJUSTMENT
AUGUST 14, 2008
5:00 P.M.**

Chairman Stelk called the meeting to order at 5:00 p.m.

Item 1. Roll Call

PRESENT: Eikenberry, Howe, Stelk
ABSENT: McElhiney
STAFF: Connors, Fuhrman, Soenksen

Item 2. Review of Board Procedures.

Item 3. The Board to review and approve the minutes of the meeting of July 10, 2008.

On motion by Eikenberry, seconded by Howe, that the minutes of the meeting of July 10, 2008 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to hold a public hearing on the following items:

- a. Case 08-072; 4460 Woodfield Drive (R-1) - A request for a variance to reduce the required rear yard setback from 40 feet to 35 feet to allow for construction of a deck, submitted by Jennifer Sparks.

Stelk asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #3 to these minutes. He stated that he had received a letter in support of the request from John and Pat Schneider, 3295 Woodcrest Drive.

There being no one present wishing to speak in favor of or in opposition to the request, Stelk closed the public hearing.

Eikenberry commented that the proposed deck is appropriate for the neighborhood especially as it is merely a request to replace an existing deck. Other board members concurred.

On motion by Eikenberry, seconded by Howe, that the request for a variance to reduce the required rear yard setback from 40 feet to 35 feet to allow for construction of a deck be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. Case 08-073; 1644 Grant Street (C-2) - A request for a variance to reduce the required sign setback from 15 feet to 10 feet, submitted by Josh Smith.
- c. Case 08-074; 1644 Grant Street (C-2) - A request for a special use permit for an outdoor service area, submitted by Josh Smith.

Stelk asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff reports are Annex #5 and Annex #6 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Stelk closed the public hearing.

Howe stated that the Board has had a history of approving similar requests, adding that he believes that the request is consistent with the neighborhood. Eikenberry concurred, adding that he feels that the proposed coffee shop makes good use of the property.

On motion by Howe, seconded by Eikenberry, that the request for a variance to reduce the required sign setback from 15 feet to 10 feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

On motion by Howe, seconded by Eikenberry, that the request for a special use permit to allow an outdoor service area be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #8 to these minutes.

- d. Case 08-075; 1530 - 29th Street (R-2) - A request for a variance to increase the allowable square footage for a garage from 720 square feet to 840 square feet, submitted by Robert Glenn.

Stelk asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #9 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Stelk closed the public hearing.

Eikenberry commented that a two-car garage is standard today. Howe concurred, adding that the proposed addition is consistent with the neighborhood.

On motion by Howe, seconded by Eikenberry, that the request for a variance to reduce the required sign setback from 15 feet to 10 feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #10 to these minutes.

- e. Case 08-076; 3535 Woodholm Lane (R-1) - A request for a variance to increase the allowable square footage of a garage from 720 square feet to 904 square feet, submitted by Steve Honse.

Stelk asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #11 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Stelk closed the public hearing.

Howe stated that the request is consistent with other structures in the neighborhood. Eikenberry concurred.

On motion by Howe, seconded by Eikenberry, that the request for a variance to increase the allowable square footage of a garage from 720 square feet to 904 square feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #12 to these minutes.

- f. Case 07-095; SE corner of 53rd Avenue and 18th Street (Lot 1, Crow Ridge Plaza) [C-2] - A request for an extension of a special use permit to allow a drive-up window for a banking facility, submitted by Hillcrest Partners - Crow Ridge.

Stelk asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #13 to these minutes.

Eikenberry stated that his engineering firm had prepared the preliminary plat but that Missman Stanley & Associates is no longer involved in the development and therefore he does not have a conflict of interest. Soenksen added that the request is merely a formality as an identical special use permit has already been approved for the property.

There being no one present wishing to speak in favor of or in opposition to the request, Stelk closed the public hearing.

On motion by Howe, seconded by Eikenberry, that the request for an extension of a special use permit to allow a drive-up window for a banking facility be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #14 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:30 p.m.

These minutes and annexes approved

John Soenksen
City Planner