

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 12, 2021
5:00 P.M.**

Gallagher called the meeting to order at 5:10 p.m.

Item 1. Roll Call

PRESENT: Gallagher, Tansey, Tombergs
ABSENT: Spranger
STAFF: Beswick, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of July 8, 2021.

On motion by Tansey, seconded by Tombergs, that the minutes of the meeting of July 8, 2021 be approved as submitted.

ALL AYES

Motion carried.

Item 4.

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

- a. **Case 21-058; 5200-5252 Pandit Drive (R-5)** - Variance to reduce the required rear yard setback from 25 feet to 12 feet to allow for construction of decks, submitted by Everest Homes, LLC.

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

Beswick reviewed the staff report. Staff report is Annex #3 to these minutes. Hunt commented that if the variance is granted, all of the lots in the development would have the same rear yard setback.

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

On motion by Tombergs, seconded by Tansey, that a variance to reduce the required rear yard setback from 25 feet to 12 feet to allow for construction of decks be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. **Case 21-059; 810 Brown Street (R-2)** - Variance to reduce the required rear and side yard setbacks for an accessory structure from 5 feet to 2 feet to allow for construction of an 18-foot by 20-foot detached garage, submitted by Eric and Michelle Mulhausen.

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

Beswick reviewed the staff report. Staff report is Annex #5 to these minutes. Beswick commented that he had received a call in support of the request from the applicant's neighbor to the east.

Gallagher asked if there was anyone present wishing to speak in favor of the request.

Eric Mulhausen, the applicant, stated that he is considering steel construction for the detached garage which would be better for fire safety purposes.

Tansey asked if steel construction would accomplish the goal of appropriate fire separation. Beswick stated that the building inspector will ensure that construction of the garage meets proper fire separation requirements.

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

On motion by Tansey, seconded by Tombergs, that a variance to reduce the required rear and side yard setbacks from 5 feet to 2 feet to allow for construction of an 18-foot by 20-foot detached garage be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #6 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:25 p.m.

These minutes and annexes approved

Taylor Beswick
City Planner