

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
SEPTEMBER 9, 2021
5:00 P.M.

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

Item 1. Roll Call

PRESENT: Gallagher, Spranger, Tansey, Tombergs, Vermillion

ABSENT: None

STAFF: Beswick, Fuhrman, Hunt

Gallagher introduced Rocky Vermillion as a new member of the Board of Adjustment.

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of August 12, 2021.

On motion by Tansey, seconded by Tombergs, that the minutes of the meeting of August 12, 2021 be approved as submitted.

ALL AYES

Motion carried.

Item 4.

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

- a. **Case 21-068; 2035 Bellevue Avenue (R-2)** - Variance to increase the allowable size of a detached garage from 1,000 square feet to 1,728 square feet, submitted by Richard L. Wells.

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.

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

Ellen Weber, 2101 Bellevue Avenue, expressed support for the request and indicated that reducing the number of cars that park on the street would be beneficial to the neighborhood because the streets are not plowed very well in the winter.

Richard Wells, the applicant, stated that he has some antique cars that he would like to store and that he would like to have space for a woodworking shop. He indicated that none of his neighbors had indicated any opposition to his request.

Tombergs asked if the applicant would be required to submit another variance request if this case is denied. Gallagher commented that the applicant is allowed to have a 1,000 square foot garage according to the ordinance. Hunt added that the question before the Board is related to the size of the garage as the proposed structure is code-compliant with regard to required setbacks.

Eula Wells, 2035 Bellevue Avenue, stated that her husband has always wanted a workshop and that he needs to have space for his antique cars. She commented that it would be an attractive structure.

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

Spranger commented that a 1,728 square foot garage is not proportional to the property, adding that allowing the request would set a precedent for the neighborhood.

On motion by Spranger, seconded by Tombergs, that a variance to increase the allowable size of a detached garage from 1,000 square feet to 1,728 square feet be denied in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. **Case 21-070; 4590 Wyndham Drive (C-1)** - Special use permit to allow an outdoor service area associated with a restaurant with alcohol service, submitted by Adam Seitz.

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.

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

On motion by Spranger, seconded by Tansey, that a special use permit to allow an outdoor service area associated with a restaurant with alcohol service 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