

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  
MAY 12, 2022  
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Gallagher, Tansey, Tombergs, Vermillion

ABSENT: Spranger

STAFF: Beck, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of April 14, 2022.

On motion by Tombergs, seconded by Vermillion, that the minutes of the meeting of April 14, 2022 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 22-024: 2727 Elk Drive (A-1)** - 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, submitted by Kristopher Tieso.

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 wishing to speak in favor of the request.

Kristopher Tieso, the applicant, asked that the Board approve his request as submitted because the topography of his lot would make it very difficult to add stairs and railings

to the deck expansion. He added that the deck expansion would not be level with the existing deck.

A brief discussion was held regarding the building code requirements for the proposed deck expansion and the proposed stairs and railings. Beswick commented that he had been unaware of the applicant's plan to include stairs, adding that the topography of the lot does slope substantially and that the rear yard is concealed from neighboring properties.

Hunt commented that the hardships established include the double-fronted lot, the lot's being located in a flood plain, and the topography of the lot. He added that he does not believe that approving the request as proposed would establish any sort of precedent. Gallagher concurred, adding that the probability of anything being built directly behind the house is slim.

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 yard setback from 40 feet to 28 feet to allow for construction of a 12-foot by 12-foot deck expansion be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 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 \_\_\_\_\_

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Taylor Beswick  
City Planner