

NOTICE TO THE AUDIENCE. PLEASE REMEMBER THAT IF YOU ARE INTERESTED IN MATTERS ON THE AGENDA THAT WILL HAVE SUBSEQUENT MEETINGS, IT IS YOUR RESPONSIBILITY TO NOTE THE DATES, TIMES, AND PLACES. NO FURTHER LETTERS OR REMINDERS WILL BE SENT. OF COURSE, IF YOU HAVE ANY QUESTIONS ABOUT ANY GIVEN MATTER, DO NOT HESITATE TO CONTACT THE PLANNING DEPARTMENT IN THE CITY HALL ANNEX, 4403 DEVILS GLEN ROAD, BETTENDORF, IOWA (344-4100).

**MEETING NOTICE
CITY OF BETTENDORF
BOARD OF ADJUSTMENT
AUGUST 14, 2025
5:00 P.M.**

PLACE: Bettendorf City Hall Council Chambers, Second Floor, 1609 State Street

1. Roll Call: Gallagher _____, Spranger _____, Tansey _____, Tombergs _____, Vermillion _____
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of July 10, 2025.
4. The Board to hold a public hearing on the following cases:
 - a. **Case 25-034-SU; Lot 5, proposed FG 80 Holdings Sixth Addition (C-3)** – Special use permit to allow a boarding kennel, submitted by Kevin Koellner for Focus Real Estate Development. (Staff: Alyssa Magsombol)
 - b. **Case 25-036-SU; Lot 4, proposed FG 80 Holdings Sixth Addition (C-3)** – Special use permit to allow indoor storage units, submitted by Kevin Koellner for Focus Real Estate Development. (Staff: Alyssa Magsombol)
 - c. **Case 25-030-VAR; 3236 Palmer Hills Court (R-5)** – Variance to reduce the required front yard setback from 25 feet to 11 feet (adjacent to AAA Court) and from 25 feet to 13 feet (adjacent to Palmer Hills Court) to allow for construction of a two-family dwelling unit, submitted by Mike Janecek of Martin & Whitacre. (Staff: Greg Beck)
 - d. **Case 25-032-VAR; 4097 Lilly Court (R-2)** – Variance to reduce the required rear yard setback from 25 feet to 15 feet to allow for construction of a 15-foot by 16-foot deck, submitted by Subashini Vijaykumar. (Staff: Greg Beck) **(Deferred to meeting of September 11, 2025)**



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.