

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
JULY 10, 2025
5:00 P.M.

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

Item 1. Roll Call

PRESENT: Spranger, Tansey, Tombergs, Vermillion

ABSENT: Gallagher

STAFF: Beck, Hunt, Magsombol, Curran

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of March 13, 2025.

On motion by Tansey, seconded by Spranger, that the minutes of the meeting of March 13, 2025 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 25-027-VAR; 3149 Field Sike Drive (A-2)** – Variance to increase the allowable size of an accessory building from 834 square feet to 1600 square feet and to increase the allowable height of an accessory building measured at mid-gable from 15 feet to 19 feet, submitted by Thomas and Samantha Conger.

Tombergs asked if there was an affidavit of publication. Fuhrman confirmed this.

Chris Curran, City Attorney, summarized the legislation that became effective on July 1, 2025 that relates to area and dimensional variance requests that come before the Board. He explained that prior to the new legislation, Iowa Code Chapter 414 required that a hardship be established to justify granting a variance. He stated that the new

legislation defines area and dimensional variances, adding that minimum lot size, setbacks, yard widths, and height are some examples of this type of variance. Curran explained that those types of variance requests can now be approved if the applicant can show that there are practical difficulties that are not self-created, are unique to the property, and that would not alter the essential character of the neighborhood.

Magsombol reviewed the staff report.

Vermillion asked if the height request is because the applicant wishes to have a second story. Beswick explained that the applicant had indicated that they would like to utilize rafter storage in the building.

Hunt stated that an email in support of the request was received from Trish and Steve Wilger, 3213 Field Sike Drive.

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

On motion by Vermillion, seconded by Tombergs, that a variance to increase the allowable size of an accessory building from 834 square feet to 1600 square feet and to increase the allowable height of an accessory building measured at mid-gable from 15 feet to 19 feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 25-030-VAR; 3236 Palmer Hills Court (R-5)** – Variance to reduce the required front yard setbacks adjacent to AAA Court and Palmer Hills Court from 25 feet to 10 feet, submitted by Mike Janecek of Martin & Whitacre. (Withdrawn)

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:15 p.m.