

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 11, 2025
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, Magsombol

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of August 14, 2025.

On motion by Tombergs, seconded by Vermillion, that the minutes of the meeting of August 14, 2025 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **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. (Deferred from meeting of August 14, 2025)

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

Beck reviewed the staff report.

Tansey asked if there is a fence at the home immediately adjacent to the applicant's rear yard. Beck confirmed this.

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

Subashini Vijaykumar, the applicant, reiterated that the configuration of the cul-de-sac and placement of his home on the lot resulted in a reduction of buildable area in the rear yard.

Gallagher stated that it is his understanding that the deck would be built approximately 2-3 feet above grade in the same location as the existing patio. Vijaykumar confirmed this.

Gallagher stated that four letters in opposition to the request were received and were distributed to the Board members. (John and Kelly Peters, 4106 Thunder Ridge Road; Kelly Peters, 4106 Thunder Ridge Road; Mike Osler, 4096 Thunder Ridge Road; and Traci and Tyler Johnson, 4082 Thunder Ridge Road.)

There being no one else 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 15 feet to allow for construction of a 15-foot by 16-foot deck be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 25-044-VAR; 6596 Cardinal Road (R-1)** – Variance to allow a 5-foot high fence in the required front yard adjacent to Blackbird Lane, submitted by Tom Murrell.

Beck reviewed the staff report.

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

Tom Murrell, the applicant, explained that while the lot has two front yards, the true front yard has been established on Cardinal Road. He added that the proposed fence would not be a visual obstruction from the corner.

Hunt asked if Murrell is planning to use a wrought iron style for the fence. Murrell confirmed this.

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

On motion by Vermillion, seconded by Tansey, that a variance to allow a 5-foot high fence in the required front yard adjacent to Blackbird Lane be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 25-046-VAR; 1828 Sunset Drive (R-5)** – Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building, submitted by Ryan Fick.

- d. **Case 25-047-VAR; 1828 Sunset Drive (R-2)** – Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building, submitted by Jami Spriet.

Beswick reviewed the staff reports.

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

Jami Spriet, applicant for Case 25-047-VAR, commented that because there is an 18-foot by 18-foot section of her rear yard that isn't buildable because of the presence of a utility pole, the location of the proposed garage is the only practical one.

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

On motion by Tansey, seconded by Vermillion, that a variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building at 6535 James Road be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes

On motion by Tombergs, seconded by Tansey, that a variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building at 1828 Sunset Drive be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:30 p.m.