

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**  
**BOARD OF ADJUSTMENT**  
**JULY 10, 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 March 13, 2025.
4. The Board to hold a public hearing on the following cases:
  - 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.
  - b. **Case 25-030-VAR; 3236 Palmer Hills Court (R-5)** – Variance to reduce the required front yard setbacks adjacent to AAA Court and adjacent to Palmer Hills Court from 25 feet to 10 feet, submitted by Mike Janecek of Martin & Whitacre. (Withdrawn)



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 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.**

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**  
**MARCH 13, 2025**  
**5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Gallagher, Tombergs, Vermillion

ABSENT: Spranger, Tansey

STAFF: Beck, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of January 9, 2025.

On motion by Vermillion, seconded by Tombergs, that the minutes of the meeting of January 9, 2025 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2024 Board of Adjustment Annual Report.

On motion by Vermillion, seconded by Tombergs, that the 2024 Board of Adjustment Annual Report be approved as submitted.

ALL AYES

Motion carried.

Item 5. The Board to hold a public hearing on the following items:

- a. **Case 25-009-SU; 4648 Woodland Court (R-2)** – Special Use Permit to allow an accessory dwelling unit, submitted by Windmill Design Build.
- b. **Case 25-010-VAR; 4648 Woodland Court (R-2)** – Variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet, submitted by Windmill Design Build.

Beswick reviewed the staff report.

Vermillion asked if this is the first request for an accessory dwelling unit. Hunt stated that the Board approved a similar request several years ago.

Hunt stated that he had received a letter in support of the request from William and Dixie Burress, 4635 Woodland Court.

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

On motion by Vermillion, seconded by Tombergs, that a special use permit to allow an accessory dwelling unit be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

On motion by Vermillion, seconded by Tombergs, that a variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 25-011-SU; 3262 Ridge Pointe (C-1)** – Special Use Permit to allow an outdoor service area with alcohol, submitted by Will Nigey for IMC Construction.

Beswick reviewed the staff report.

A brief discussion was held regarding on-street parking on Ridge Pointe.

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

On motion by Tomerger, seconded by Vermillion, that a special use permit to allow an outdoor service area with alcohol in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

Hunt updated the Board members on the progress that is being made on the update to the zoning ordinance.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:20 p.m.

## STAFF REPORT

**Subject:** Board of Adjustment  
**Author:** Alyssa Magsombol  
**Department:** Community Development  
**Date:** July 10, 2025



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**Case No.:** 25-027-VAR

**Request:** Variance to increase the allowable size of accessory structure from 834 square feet to 1,600 square feet and to increase the allowable height at mid-gable from 15 feet to 19 feet

**Location:** 3149 Field Sike Drive

**Parcel ID:** 841003101

**Applicants:** Thomas and Samantha Conger

**Current Zoning:** A-2, Rural Residential

**Future Land Use:** Neighborhood Light

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### Background Information

Thomas and Samantha Conger have submitted a request to build a 40-foot by 40-foot garage with a height of 19 feet on their lot at 3149 Field Sike Drive (see [Aerial Map – Attachment A](#)). The applicants listed many reasons to grant the variance, such as denial from several contractors to attach an addition to their house citing difficulty in connecting new construction to the existing structure that is over 100 years old, the increased need for storage due to limited basement accessibility, and the increased need for enclosed vehicle storage.

The current zoning code will allow them to build an 834 square foot structure with a height of 15 feet at the midpoint of the gable. The applicants, however, are requesting 766 additional square feet for a total of 1600 square feet and 4 additional feet in the height of the garage.

### Future Land Use & Comprehensive Plan

The future land use designation for the site is Neighborhood Light (see [Future Land Use and Zoning – Attachment B](#)). Other areas of Neighborhood Light exist to the north and west. Mixed Transitional is located to the south and east. Greenways and Open Space and Parks exist to the north and south. The current A-2 zoning is consistent with the Future Land Use Map.

Staff contends that the garage addition as presented in the elevation drawing (see [Elevation Drawing – Attachment E](#)) would be consistent with the architectural character of the home and neighborhood, and such development is supported by the Comprehensive Land Use Plan’s Chapter 5 Community Character.

## Lot Configuration & Zoning

This lot is zoned A-2 (see **Future Land Use and Zoning – Attachment B**). Nearby zoning districts include:

- R-1, Single Family Residence (north)
- R-3, Mixed Residential (southwest)
- R-5, High Density Multi-Family Residence (west)
- U-MI Urban-Medium Intensity

The property is 1.27 acres in size and includes the main residential building built in 1900 which has 1,880 square feet of coverage area (see **Creek View Addition – Attachment C**). There is an existing garage built in 2009 that measures 24 feet by 24 feet (576 square feet) located on the western side of the property with a driveway connecting it to Field Sike Drive. There are no plans to remove this structure. A 24-foot diameter above ground pool was added in the rear yard of the property in 2023. Permits were approved for the existing garage and pool.

The proposed 1,600 square foot garage would be located southwest of the main building and connected to the driveway (see **Proposed Garage Location – Attachment D**). All required setbacks are maintained. Applicants have been informed that it is their responsibility to verify that they are not building on top of a septic field.

## Staff Analysis

According to Section 11-11A-9: Supplemental Use Regulations – Accessory Uses, the zoning code allows for a maximum height of 15 feet for the accessory building and a maximum size of 1,000 square feet or 75 percent of the building coverage area of the main residential structure, whichever is greater (Section e. and g.). 75 percent of the 1,880 square feet coverage area of the house is 1,410 square feet. The existing garage is 576 square feet, so the additional accessory structure would be allowed to be 834 square feet in size. The applicants are requesting an additional 766 square feet to build their garage. The proposed structure has a height of 19 feet, which is 4 feet more than allowed by the code. The parcel's size, however, adequately supports the safe accommodation of a structure of this scale. The lot is more than three times the minimum size lot size under the A-2 zoning code (55,145 square feet compared to the 15,000 square foot minimum); thus, the visual impact of the proposed structure would be less than if it were on a minimum sized lot.

The Board has approved similar requests matching larger garage ratios to larger lots in the A-2 district to ensure that the structure is a proper match for the space.

Case No.	Address	Garage Request	Lot Size	Decision
12-042	3656 Moencks Road	1,860 sq. ft.	44,910 sq. ft.	Approved
15-078	3486 Spencer Drive	1,234 sq. ft.	39,422 sq. ft.	Approved
16-090	3421 Field Sike Drive	2,020 sq. ft.	50,910 sq. ft.	Approved
06-084	7132 Valley Drive	1,342 sq. ft.	50,040 sq. ft.	Approved

### **Staff Recommendation**

Given the evidence provided in the staff analysis, staff concludes that the applicants are experiencing practical difficulties and unique circumstances due to the age of their home and large lot size. The proposed garage would not significantly alter the essential character of the neighborhood, as similar structures are common in A-2 districts. Staff recommends the Board of Adjustment recommend **approval** of the variance for the proposed accessory building at 3149 Field Sike Drive (Case No. 25-027-VAR).

Respectfully submitted,

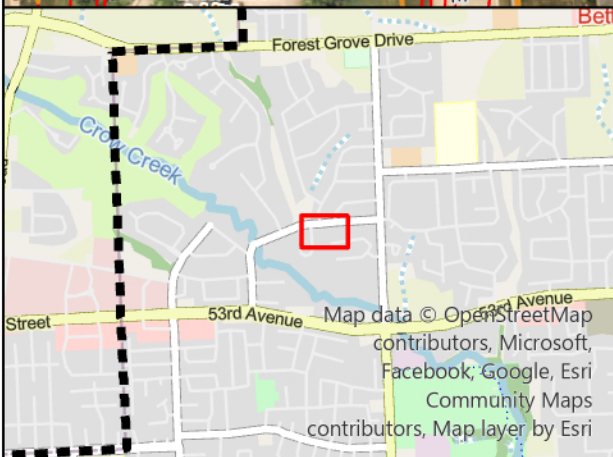
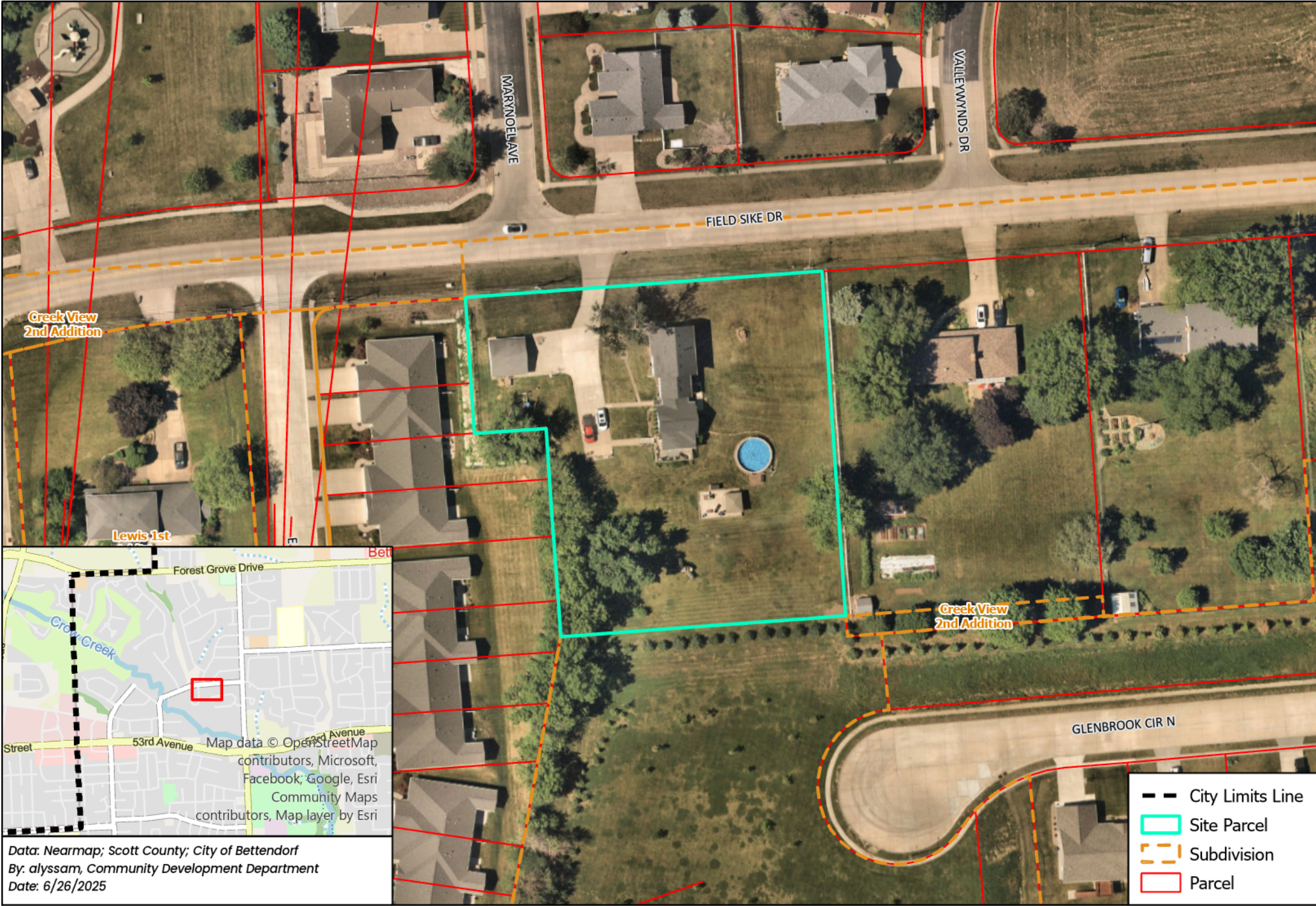
Alyssa Magsombol  
Community Development Intern

# Case No. 25-027: 3149 Field Sike Drive

## Variance

### Aerial Map - Attachment A

1 Inch = 87 Feet



Data: Nearmap; Scott County; City of Bettendorf  
By: alyssam, Community Development Department  
Date: 6/26/2025

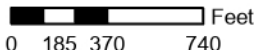
- City Limits Line
- Site Parcel
- Subdivision
- Parcel

# Case No. 25-027: 3149 Field Sike Drive

## Variance

### Future Land Use & Zoning - Attachment B

1 Inch = 500 Feet



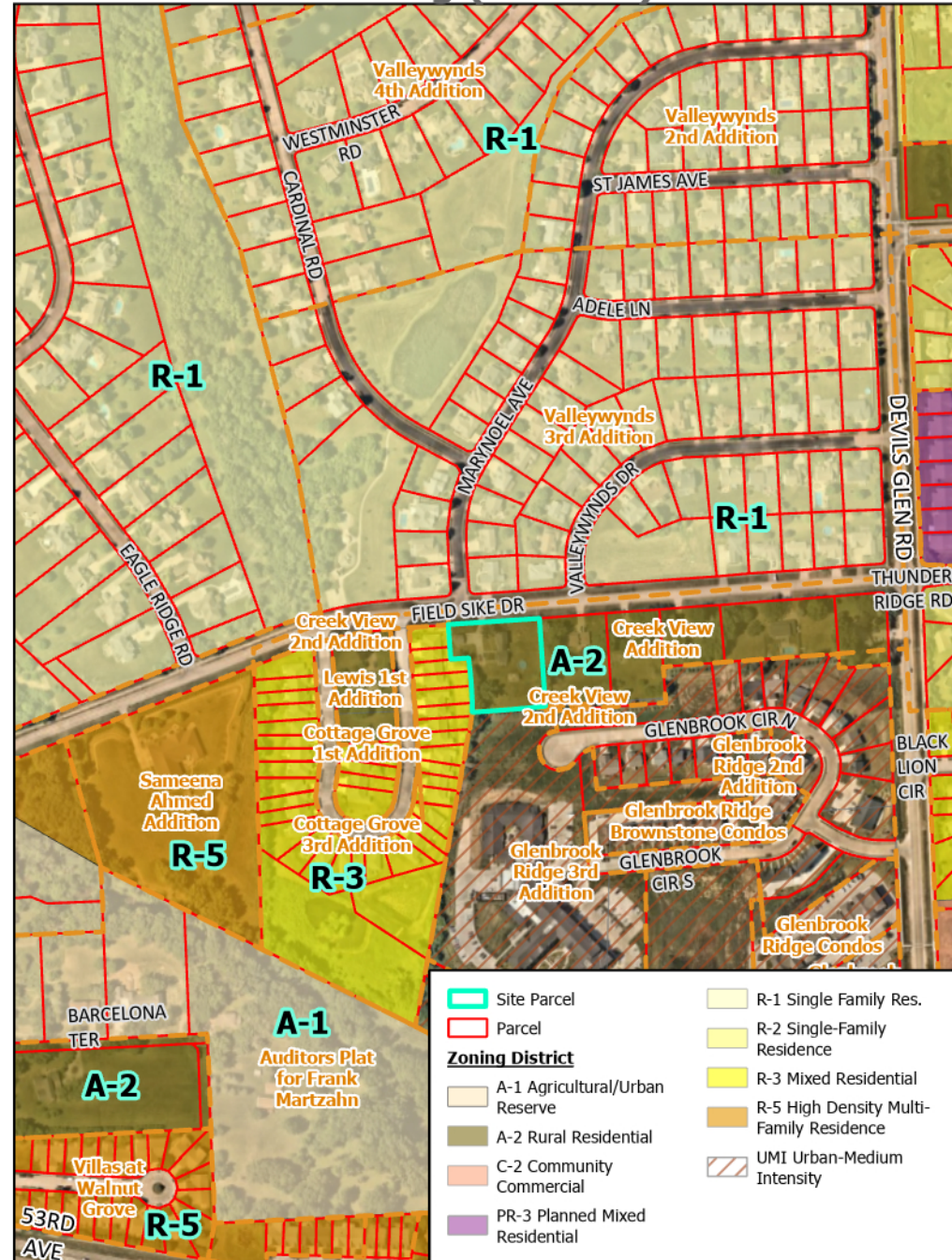
0 185 370 740 Feet



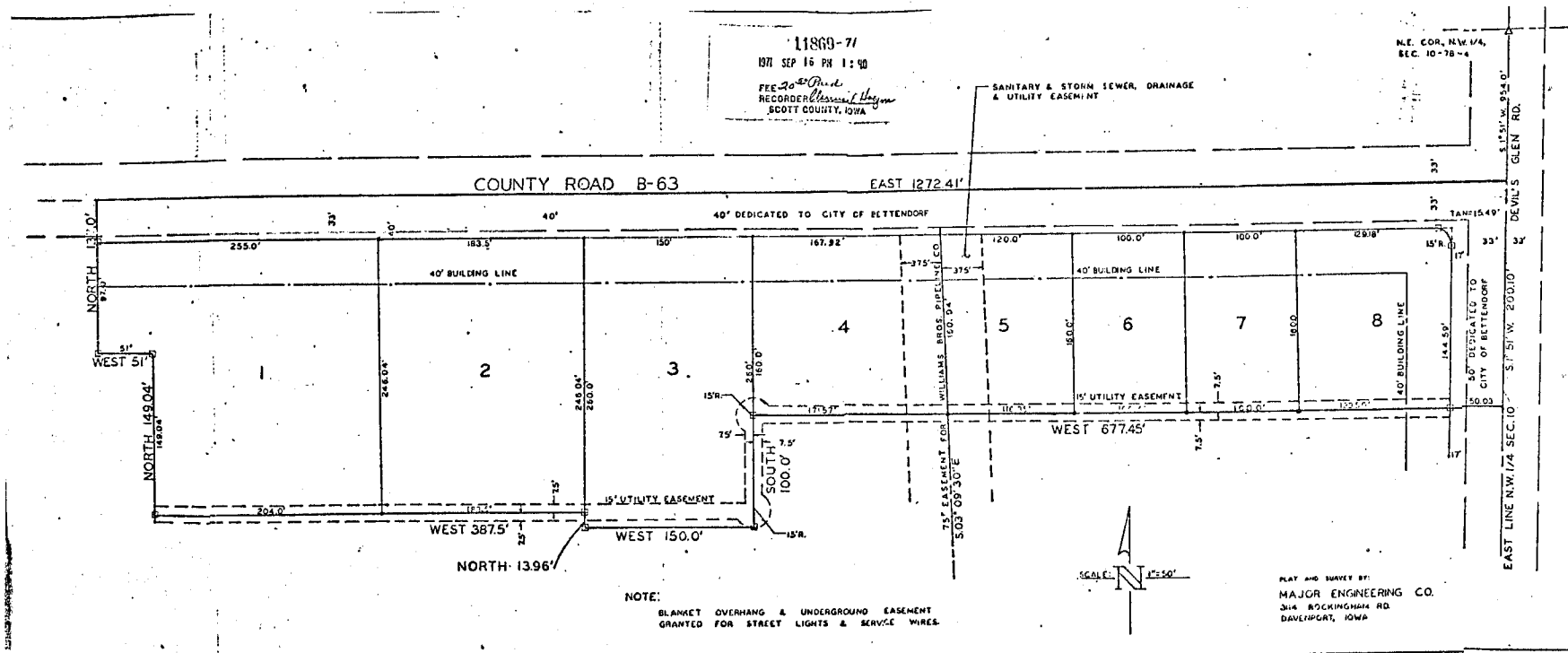
### Future Land Use



### Zoning (Current)



**ATTACHMENT C**



FINAL PLAT  
OF  
**CREEK VIEW ADDITION**

PART OF THE N.W. 1/4, SEC. 10, T-78N.  
R-4E. OF THE 5 PM.  
CITY OF BETTENDORF, IOWA

OWNER: JAMES A. NEWMAN  
R.R. 1  
BETTENDORF, IOWA

APPROVED BY:

CITY PLAN & ZONING COMMISSION.

BY: *[Signature]* CHAIRMAN

DATE: 8-17-71

CITY OF BETTENDORF, IOWA

BY: *[Signature]* MAYOR

ATTEST: *[Signature]* CITY CLERK

DATE: 8-17-71

IOWA - ILLINOIS GAS & ELECTRIC CO.

BY: *[Signature]* DATE: 8-17-71

BY: *[Signature]* DATE: 8-17-71

NORTHWESTERN BELL TELE. CO.

BY: *[Signature]* DATE: 8-17-71

DATE: 8-17-71

NOTE: 5/8 IRON REINFORCING RODS SET AT CORNERS SHOWN THUS:  $\bullet$  36" LONG  
 $\square$  6" DIA CONCRETE MONUMENTS WITH 5/8 IRON ROD CENTERED 36" LONG

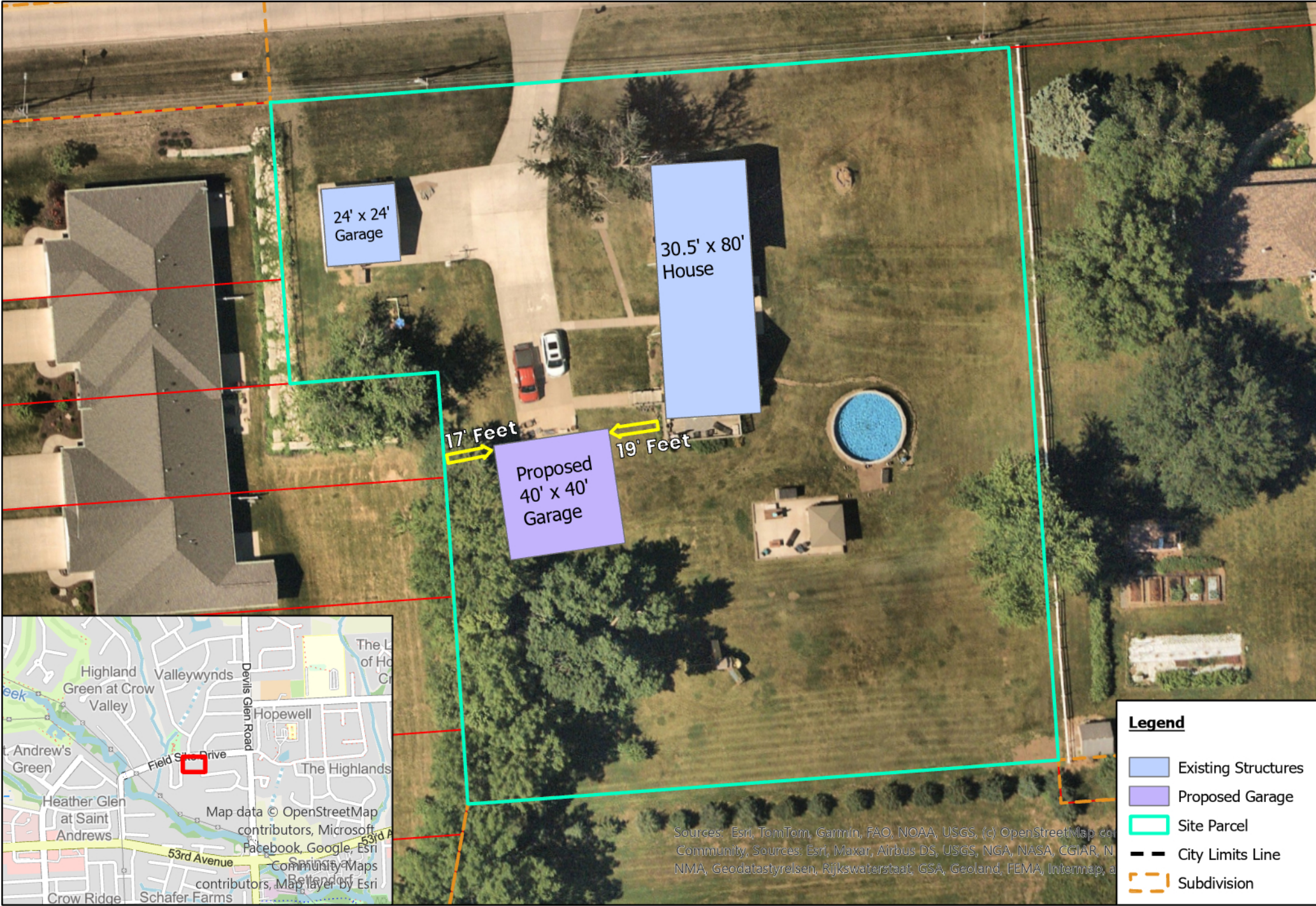
I hereby certify that this plat was duly recorded and is a true and correct copy of the original as filed in my office, and that the same is a true and correct copy of the original as filed in my office.

*[Signature]* 8-17-71  
Recorder



**Case No. 25-027: 3149 Field Sike Drive**  
**Variance**  
**Proposed Garage Location - Attachment D**

1 Inch = 42 Feet



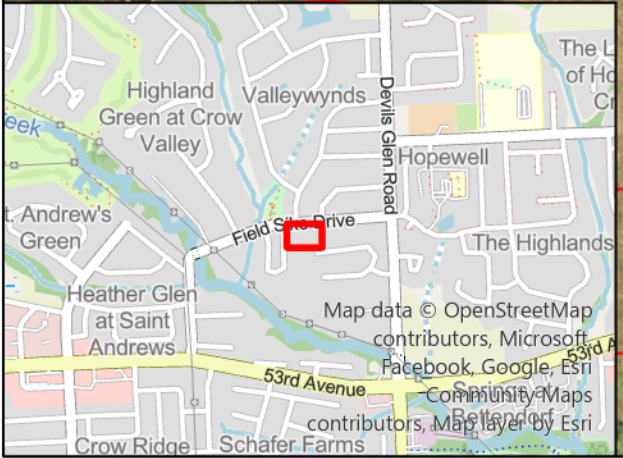
24' x 24'  
Garage

30.5' x 80'  
House

17' Feet

Proposed  
40' x 40'  
Garage

19' Feet



- Legend**
- Existing Structures
  - Proposed Garage
  - Site Parcel
  - City Limits Line
  - Subdivision

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, Microsoft, Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, a

