

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 12, 2015
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Falk, Gallagher, Johnson, Spranger, Voelliger
ABSENT: None
STAFF: Connors, Fuhrman, Soenksen

Item 2. Review of Board Procedures.

Item 3. The Board to review and approve the minutes of the meeting of February 12, 2015.

On motion by Falk, seconded by Gallagher, that the minutes of the meeting of February 12, 2015 be approved as submitted.

ALL AYES

Motion carried.

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

- b. Case 15-015; 2337 Oak Street (R-2) - A request for a variance to reduce the required front yard setback from 25 feet to 19 feet to allow for construction of a covered porch, submitted by Jeffrey McCoy.

Voelliger asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #3 to these minutes.

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

Jeff McCoy, the applicant, stated that he believes the proposed addition would blend nicely into the neighborhood and would enhance it aesthetically. He indicated that he would like to improve the appearance of the front of his home.

Voelliger asked if the porch would be enclosed, screened, or have windows. McCoy explained that it would not be enclosed at all but would merely serve as a covered entrance to his house. He indicated that it would have wooden steps and that he plans to plant flowers around it.

Falk commented that it appears as though the 6-foot deep porch would only extend 1 foot past where an allowable 5-foot x 5-foot stoop would be placed. Soenksen confirmed this.

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

On motion by Gallagher, seconded by Spranger, that a variance to reduce the required front yard setback from 25 feet to 19 feet to allow for construction of a covered porch be granted in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- c. Case 15-019; 4368 - 55th Avenue (R-1) - A request for a variance to increase the allowable garage area from 775 square feet to 875 square feet, submitted by Bob Buker.

Voelliger asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #5 to these minutes.

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

Bob Buker, the applicant, explained that the future owner would like to have extra space to store vehicles.

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

On motion by Johnson, seconded by Falk, that a variance to increase the allowable garage area from 775 square feet to 875 square feet be granted in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #6 to these minutes.

- a. Case 15-005; 518 Holmes Street (R-2) - A request for a variance to increase the allowable garage area from 720 square feet to 1,180 square feet, submitted by Jeremy Reasoner. (Deferred from meeting of February 12, 2015)

Voelliger asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #3 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #7 to these minutes.

Voelliger asked if there was anyone present wishing to speak in favor of or in opposition to the request.

Jeremy Reasoner, the applicant, explained that rather than build a 900 square foot detached garage, he would like to construct a 24-foot by 30-foot garage and leave the existing garage as is. He indicated that he would like to use the existing garage for storage of lawn equipment.

Voelliger commented that the proposed modification to the request would reduce the square footage of the detached garage. Reasoner stated that by reducing the size of the proposed detached garage, he would have a total of 1,000 square feet of garage space.

Falk asked if the applicant plans to build a 720 square foot garage and leave the attached garage as is. Reasoner confirmed this, adding that he has not parked a vehicle in the existing garage since he purchased his home.

Johnson asked for clarification of the square footage of garage space allowed by Code. Soenksen stated that the applicant would be allowed to have a total of 720 square feet of garage space.

Voelliger commented that the applicant's lot is larger than most in the neighborhood and that the proposed garage would fit into the area.

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

On motion by Spranger, seconded by Gallagher, that a variance to increase the allowable garage area from 720 square feet to 1,000 square feet be granted in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #8 to these minutes.

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

These minutes and annexes approved _____

John Soenksen, City Planner