

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 10, 2015
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Falk, Gallagher, Johnson, Voelliger

ABSENT: Spranger

STAFF: Fuhrman, Soenksen, Connors

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of August 13, 2015.

On motion by Gallagher, seconded by Falk, that the minutes of the meeting of August 13, 2015 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 15-067; 5680 Short Street (A-2)** - A request for a variance to allow a 5-foot high fence in a required front yard, submitted by John Ahlers.

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.

On motion by Falk, seconded by Gallagher, that a variance to allow a 5-foot high fence in a required front yard be granted in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

Soenksen stated that at the Board's request, he has been doing some research with regard to allowable garage size in other communities in Iowa. He indicated that his next step will be to contact several home builders who have made variance requests in the past related to garage size and get their input and suggestions about how to resolve the issue. Soenksen stated that he would ask the Board for a recommendation at the next Board of Adjustment meeting. Gallagher asked if staff would be making a recommendation for the Board to consider. Soenksen stated that the first meeting of the committee tasked with revision of the zoning ordinance has met and that the issue would be brought up to the members of that committee which includes Bryce Johnson.

Voelliger asked what the typical square footage of a two-car garage would be. Soenksen explained that the bare minimum size for a two-car garage would be 20 feet by 24 feet. Johnson commented that recently the Board has reviewed cases for builders who wish to construct a three-car garage plus have additional storage space. She indicated that she would be supportive of a revision based on the ordinance for the City of Ames which does not limit the size of a garage but rather the linear width of the garage/entry doors. Johnson commented that in Bettendorf any size garage would be allowed if the interior were altered such that a portion is rendered unusable for vehicle storage.

Falk commented that the City of Ames limits the linear width of garage doors to 27 feet and only includes doors that are 8 feet or higher in the calculation. He indicated that it is possible that a home builder could include several 7-foot high doors in a row which would not trigger the restriction. Soenksen concurred, adding that Bettendorf does not include the space behind 6-foot high doors when calculating allowable garage area. He indicated that typically a 6-foot high door would be used for access for a riding lawn mower or golf cart. Soenksen stated that Bettendorf's ordinance regarding allowable garage area would not necessarily have to be modeled exactly after the Ames regulations. Falk commented that many sports cars would fit through a 7-foot high door, adding that he feels that the Ames ordinance could be modified to make it a better fit for the Bettendorf market. Soenksen suggested that the ordinance could limit the linear width of all garage doors except for man doors.

Voelliger asked if a variance would be required in Ames if a larger than 900 square foot garage is proposed. Soenksen explained that the greater concern in Ames is the total width of the garage doors, adding that staff is still attempting to determine what an appropriate size limitation would be for detached garages. Johnson commented that it seems as though the door width limitation imposed by the Ames ordinance would allow oversized garages as long as the garage area is mostly indistinguishable from the remainder of the house.

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