

BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, May 4, 2023 6:00 PM
Eldridge City Hall 305 N 3rd Street

1. Call to Order
2. Public Comment
3. Consideration of approval of minutes from March 16, 2023.
4. Update from Ashley Atkins on progress of construction of home at 880 S. 1st Street
5. Adjournment

Karl Donaubaauer

Bob Kuehl

Dean Ferguson

Eric Gruenhagen

Paul Hayungs



**Eldridge Board of Adjustment
March 16, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 5:58 p.m. at Eldridge City Hall on February 23, 2023. Board members present were Karl Donaubaauer, Dean Ferguson, Paul Hayungs and Bob Kuehl. Eric Gruenhagen was absent. Also present were Jeff Martens and Nicholas Urbain.

The minutes from the previous meeting were presented. Kuehl asked that the votes be changed to 4-0 instead of 5-0 since he was absent at that meeting. A motion was made by Hayungs to approve the minutes pending these changes, seconded by Ferguson. Motion carried 4-0 by voice vote.

Donaubaauer stated the ground rules of the public hearing process.

Public Hearing opened at 6:00 p.m. Consideration of the Variance application submitted by Nicholas Urbain of 332 W. Doral Drive to construct a third bay on his garage which would leave a total side yard set back distance of 13' instead of the required 15'.

Martens gave an overview of the project and reviewed pertinent city code related to the project. He informed the board that the city staff questioned whether this request met the standards of variance provided for in city code. Because of this he stated that the city staff could not recommend approval of this project.

Urbain gave more detail about the project and presented two letters of support. One from each neighbor immediately to the east and west of his property. He also asked why a 15' set back was required. The board stated emergency vehicle and utility access and that at the time the code was adopted it probably matched what the neighboring towns of Davenport and Bettendorf required.

Martens stated that another neighbor had called to ask questions about the project but did not have any objections after Martens presented them with the information Urbain had submitted with his application.

The public hearing closed at 6:13 p.m.

The Board briefly discussed the proposal and asked a few questions.

Eric Gruenhagen

Karl Donaubaauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

Hayungs made a motion to deny the variance request. Kuehl seconded the motion. Motion carried 4-0 by voice vote.

Motion to adjourn by Hayungs at 6:21 p.m. Second by Ferguson. Motion carried 4-0 by voice vote.

Respectfully submitted,
Jeff Martens
Assistant City Administrator

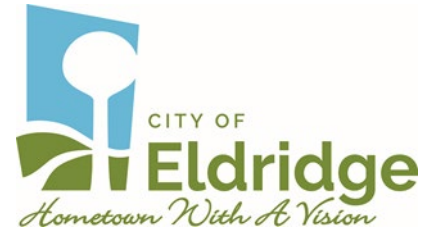
Eric Gruenhagen

Karl Donaubaue
Dean Ferguson

Paul Hayungs
Bob Kuehl

City of Eldridge

MEMORANDIUM



To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: 880 S. 1st Street property inspection
Date: 05-04-2023

Board of Adjustment,

On March 20, 2023 at 4:30 p.m. Zoning Enforcement Officer Jeff Martens inspected Ashley Atkins property at 880 S. 1st Street to determine if she was still residing in the accessory building. At the time of inspection, the camper was no longer located in the building, and Martens found no evidence that Atkins was living on the property.

Officer Brandon Pate from the Eldridge Police Department accompanied Martens on this visit.

Karl Donaubaauer

Bob Kuehl

Dean Ferguson

Eric Gruenhagen

Paul Hayungs