



Village of Bayside

9075 N Regent Rd

August 1, 2024

Board of Zoning Appeals Meeting

Village Hall Board Room, 4:00 pm

**BOARD OF ZONING APPEALS  
AGENDA**

**PLEASE TAKE NOTICE** the meeting of the Village of Bayside Board of Zoning Appeals will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. May 6, 2024 Board of Zoning Appeals meeting minutes.

**III. PUBLIC HEARING**

- A. The purpose of the public hearing is to consider the request for a special exception by Kenneth S. Collins for stairs on the side of the home at the property located at 202 W. Brown Deer Road, contrary to Section 125-3(f)(1) with regard to front setback of structures.

**IV. BUSINESS**

- A. Discussion/recommendation on the request for special exception by Kenneth S. Collins for stairs on the side of the home at the property located at 202 W. Brown Deer Road, contrary to Section 125-3(f)(1) with regard to front setback of structures.

**VI. ADJOURNMENT**

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website ([www.baysidewi.gov](http://www.baysidewi.gov))



## Application for Appearance before the Board of Appeals

Owners's Name      Kenneth S. Collins

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Property Address      202 W. brown Deer Rd.

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Telephone      920-650-8300

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Email      ken.collins@charter.net

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Proposed project details (type of work, size, materials, etc.):

Option 1. Build wood stairs to porch measuring 72 inches wide off of the east side of the home and attach at a 45-degree angle measuring 50 7/8 inches to the current stairs in place on the south side of the home.

Option 2. Remove the south facing stairs to the porch and build wood stairs to the porch on the east side of the home measuring 72 inches wide.

Fee: \$500.00



**APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS**

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e), and, Section 125-57(e) of the Zoning Ordinance, and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Ordinance, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code for which you are requesting a special exception.: 125-3 General Provisions. (f) (1) The front setback of all structures shall match the setback of the adjacent homes wherever possible. In no event shall a structure encroach more than five feet beyond the setback of the average front setback of the nearest two homes on the same or an adjoining block or the nearest single home within 100 feet if no appropriate average can be determined. In measuring the setback of the nearest two homes, no home more than 200 feet away from the home in question shall be considered.

2. Give a brief description of what you want to do and why. We are changing the home to face N Navajo Rd. by adding stairs to the southeast corner of the home but facing east and attached to the current South facing stairs. We will also be adding a driveway on the East side entering and exiting from N Navajo Rd. and closing off the South facing driveway entrance currently in place on W. Brown Deer Rd. We are proposing to add stairs facing the east and attach them to the current stairs in place with stairs at a 45 Degree angle. This would not change the current placement of the stairs in relation to the lot line. Another option is to remove the South facing stairs entirely and build the stairs only to the East which would pull the corner of the building back 3 ft from the lot line. This would make the structure 4.9 feet from the lot line instead of the current 1.9 feet.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property. To comply with current code would require tearing down the front porch and 5 feet into the front of the house making this a teardown of the home and rebuild. Due to budgetary restrictions this is not possible. Moving the driveway to Navajo Rd. eliminates the current hazardous situation of backing out onto the very busy Brown Deer Rd when exiting the property.

4. State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code. Adding an east facing staircase to the south east corner of the home will not significantly change the current look of the home. This will be coupled with a safer and more aesthetically pleasing driveway off of N. Navajo Rd., providing a shorter more direct path to the garage. This also reduces impervious surface area with less runoff. The existing stairs, which are currently 1.9 ft. from the property line, would remain in place and be connected to the new east-facing stairs. This modification would not alter the current setback in place. Option 2, removing the south-facing stairs entirely and install new east-facing stairs, improves the setback placement by 3 feet. This does not meet but is an improvement towards the 15 ft. setback ordinance. either option prioritize safety, aesthetics, and environmental benefits.

Applicant Printed Name

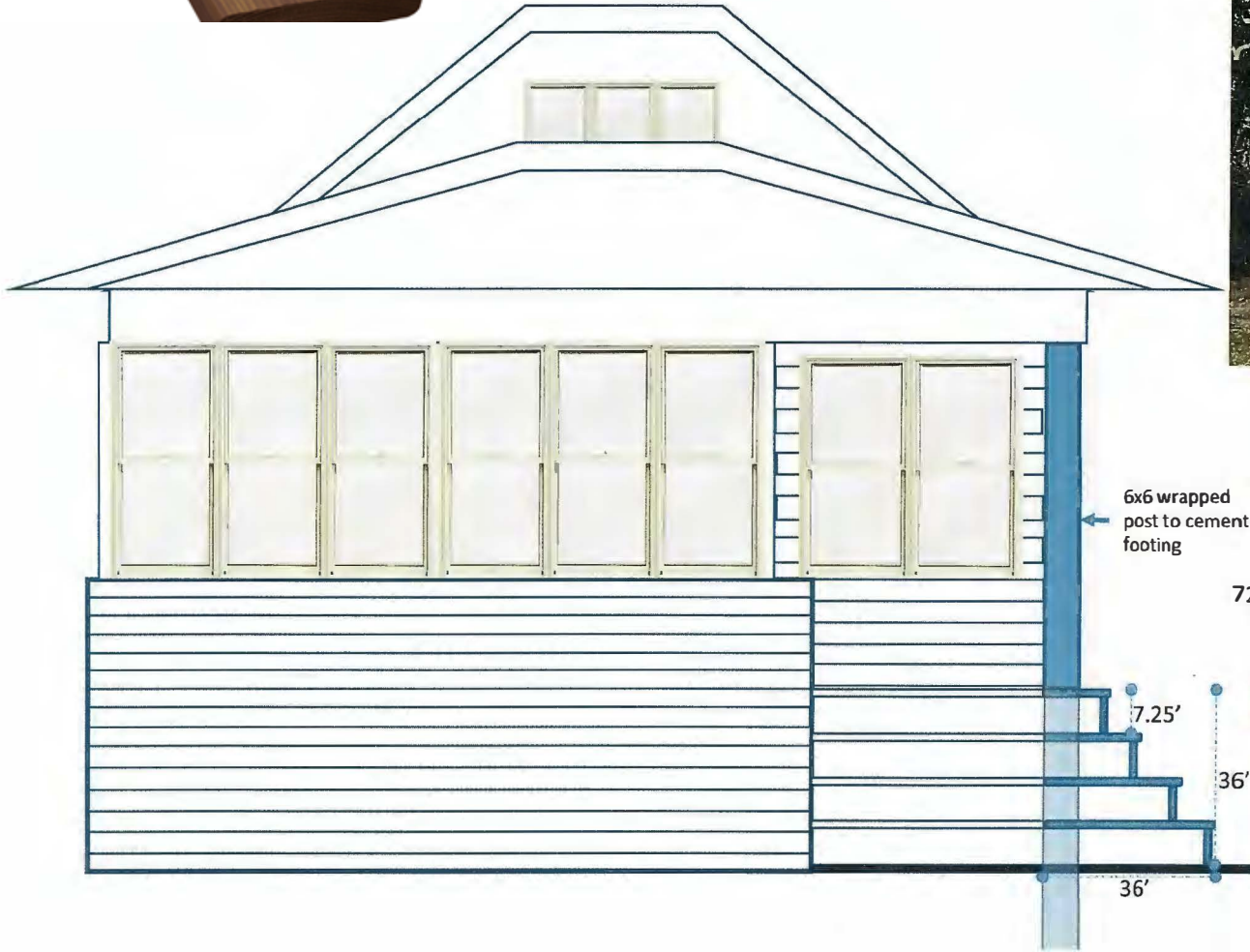
Applicant Signature

Date

Kenneth S. Collins

Kenneth S. Collins

6/21/2024



6x6 wrapped post to cement footing

